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PLANNING COMMISSION
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Planning Commission
Linda Crook, Chairperson
Hugh Harris, Vice Chairperson
Tara Capecci, Secretary
Bert Smalley
Edward Dulac

Planning Commission Minutes
June 15, 2026

Chairperson, Linda Crook, called the meeting to order at 6:30 p.m. Present: Commission Members Hugh Harris, Tara Capecci, Bert Smalley (virtual) and Edward Dulac; Township Engineer Justin Coyle, Lori Seese, Planning & Zoning Administrator, and Emily Fucci, Asst Planning & Zoning Administrator.

APPROVAL OF THE AGENDA

Motion to approve the agenda as posted was moved by Harris and seconded by Capecci. The motion carried unanimously.

APPROVAL OF MINUTES

Motion to approve the minutes of the May 18, 2026 meeting was moved by Harris and seconded by Capecci. The motion carried unanimously.

There were no items of discussion under **CORRESPONDENCE & ANNOUNCEMENTS.**

SUBDIVISION/LAND DEVELOPMENT

Minor Subdivision of Land for Jeffrey Mikol, et al – Preliminary/Final Plan

Present for the Application: Applicants Andrea Polkowski and Jeffrey Mikol, and Engineer Brian Pysher

Pysher introduced the project, which proposes subdividing a 1.789 acre lot from the approximately ninety (90) acre agricultural lot. The farm has an agricultural conservation easement, which permits subdivision of two (2) acres for a single-family dwelling (SFD). The lot and new SFD will be for Polkowski and her family to reside in.

Coyle read the June 12, 2026 Carroll Engineering review letter aloud. The Applicants have already obtained the necessary variances from the Zoning Hearing Board. Waiver requests were submitted for curbing and widening the right-of-way and cartway on Hollo Road. Coyle referenced the plan as straightforward, with no technical review items regarding stormwater, traffic or utilities.

Pysher stated that septic testing has been completed in coordination with the Township Sewage Enforcement Officer (SEO) and will be reflected on the revised plans.

Coyle advised that discussion will need to be held on the waiver requests.

Capecci questioned why the new lot was not two (2) acres. Pysher explained that the conservation easement reads to the centerline of Hollo Road. The new lot area had to be calculated from centerline, which conflicts with the Zoning Ordinance requirement of calculating the lot area from the right-of-way.

Harris asked if there were any plans to widen Hollo Road. Coyle responded that he was not currently aware of any.

Seese read her June 10, 2026 review letter aloud. Seese requested that the zoning table on the plans be updated to still show the compliant dimensions. The proposed SD will contain an accessory dwelling unit (ADU), and the zoning table needs to reflect a SFD with ADU. Seese also noted that the Applicant will be responsible for payment of the Open Space Fee.

Pysher responded that he has already drafted the requested zoning table updates and they will be shown on the next plan submission.

Seese asked if residual lot testing was performed and Pysher confirmed it had been. The septic testing will be shown on the next plan submission.

Capecci expressed she had no issue with waiving the curbing but believed that they needed to be consistent with widening the roadway. Capecci suggested they collect an escrow for the widening of the roadway if there were no current plans.

Coyle clarified that the right-of-way would be widened from sixteen (16) feet to thirty (30) feet. Capecci stated she thought it was fair to take the additional right-of-way.

Seese pointed out that they cannot take additional right-of-way on the preserved portion of the property. Pysher agreed.

Discussion was held on whether the additional right-of-way can be taken without condemning the property, as the property is preserved with a conservation easement.

Harris asked if the issue of requiring additional right-of-way had arisen with other preserved properties and Seese was not able to provide an example.

Dulac commented that if they cannot widen all of Hollo Road, it would not make sense to require it on this property alone.

Capecci stated that if the property was not preserved, she would have liked to see it taken.

Harris stated that since there was no curbing in the vicinity, he did not have an issue with the waiver request.

Smalley agreed that curbing was not necessary and that widening the roadway with preserved farmland on both sides did not make sense.

Motion to recommend approval of the Minor Subdivision for Jeffrey Mikol, et al, and approval of the waiver requests for Section 741.6 and Section 741.2 requiring widening of the right-of-way and cartway, and Section 741.40 requiring curbing, with the condition that the comments contained in the June 12, 2026 review letter from Carroll Engineering and June 10, 2026 review letter from Lori B. Seese are adequately addressed was moved by Harris and seconded by Dulac. The motion carried unanimously.

564 Township Road Minor Subdivision – Preliminary/Final Plan

Present for the Application: Applicant Matthew Fehnel and Plan Preparer Chris Moyer

Moyer introduced the project, which proposed subdividing two (2) acres for a SFD from the approximately forty (40) acre lot and keeping the remainder of the property in agriculture. The farm is enrolled in Act 319 and only two (2) acres of land can be disturbed without breaking the covenant. The lot and new SFD will be for Fehnel and his fiancée to reside in.

Moyer stated that they will do a grading plan at the time of constructing the new single-family dwelling. Fehnel stated that the existing trailer on the property will not be removed until after they have received approval and permits for the new lot and home.

Coyle read his June 11, 2026 review letter aloud. The Applicants have already obtained the necessary dimensional variances from the Zoning Hearing Board. Coyle stated that no waivers had been requested, and a waiver will be required for the plan scale. Coyle noted that widening of the right-of-way and cartway, and curbing will be items of discussion.

Coyle noted that the property does not have a conservation easement, but it is on the Official Map as property to be under development right acquisition. Seese added that the property was enrolled in the Agricultural Security Area.

Harris asked on the status of the Township Line Road paving project. Coyle replied that bids paving should take place sometime in July 2026. The width of the roadway will not be increased.

Seese read her June 10, 2026 letter aloud. Seese noted that removal of the existing trailer is a condition of the Zoning Hearing Board's decision. Seese noted that the property currently has four (4) accessory structures. The Zoning Ordinance only permits two (2) accessory structures. Fehnel replied that they will remove the necessary structures to address the comment and reach compliance. The structures to be removed will be noted on the next submission.

Seese stated that she had spoken with the Applicant on the possibility of requesting a waiver for septic testing on the residual tract. Seese confirmed that waivers were previously granted for similar applications. Seese also noted that the Applicant will be responsible for payment of the Open Space Fee.

Coyle requested the PC's opinion on the widening of the Township right-of-way. Moyer stated that they planned on seeking waivers, but did not plan to include them until the next submission.

Crook commented that they should widen the right-of-way on Township Line Road, but not the cartway.

Harris agreed, especially since the road is being paved and there is no widening proposed.

Capecci asked for clarification that the right-of-way will be on both lots and not just the new flag lot. Coyle confirmed it will be for both lots.

Coyle advised that no action should be taken until waivers are formally requested. Crook agreed the plans should be tabled.

Harris expressed that curbing is not necessary, and no escrow should be required for future widening.

Motion to table the 564 Township Road Minor Subdivision plans was moved by Harris and Seconded by Dulac. The motion carried unanimously.

No comments were received under **COURTESY OF THE FLOOR**

ADJOURNMENT

The motion to adjourn was moved by Capecci and seconded by Harris. The motion carried unanimously. The meeting adjourned at 7:06 p.m.

Respectfully submitted,

Emily Fucci
Asst. Planning & Zoning Administrator