

Township of Marple
Planning Commission
February 24, 2022

1. Pledge of Allegiance

Chairperson Nick Siano led the room in the Pledge of Allegiance.

1. **Roll Call:** Chairperson Nick Siano, Tom Tobin, Jack Savage, Dave Dezzi, Michael Noonan, Michael Gowdy, Joe Morgan, Joseph Romano, Edna Cook, Township Engineer Jordan Shuster.
2. A Motion was given to approve the minutes from January 27, 2022 by Tom Tobin and seconded by Jack Savage. Unanimous Approval.
3. **Sketch Plan – 2850/2860 Old Cedar Grove Road for a 10 lot Subdivision.** Christopher Yohn is present to represent the Developer. The proposal is to have 12 parcels total. Two existing parcels and add 10 new parcels. The dwelling at 2860 Old Cedar Grove is to remain. Plans to extend Dolores Drive. Majority of this land is in R1 with a small portion in RC. Most lots will be approximately 13,500 sq. ft. This is not a formal application we would just like some feedback from the board. Will comply with the Engineer's letter dated 2/22/22 with the exception of Comment # 3. Would prefer a fee-in-lieu of recreation areas for 10 lots not 12 lots. The homes will be two story with 4/5 bedrooms, 2 car garage with a backout spot on the drive. There will be street parking.

Board Questions/Comments

Mike Noonan: Why not enter off Old Cedar Grove Road? Would not be able to subdivide as many lots.

Michael Gowdy: How will you work the Cul-de-sac?

Township Engineer

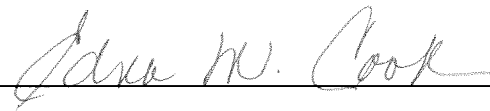
Jordan Shuster: In answer to Michael Gowdy's question we would recommend straightening the cartway. Developer should speak with the homeowners on the existing cul-de-sac and let them know they will be gaining more land in the front yard. This is a simple Sketch Plan. Please be aware that the adjacent homeowners will not be happy with this new development.

Joe Romano

Recommend the fee in lieu of for 10 lots. Also recommend screening and straighten the street. Be aware that we forward Preliminary/Final Plan to Delaware County Planning for their recommendation. So our meeting will be about one month after that.

No motion is needed since this is a sketch plan.

Motion to Adjourn by Nick Sienna and 2nd by Jack Savage.

Minutes taken by : 

Edna M. Cook