

TYRONE TOWNSHIP PLANNING COMMISSION
Approved Public Hearing Minutes

Article 24.05.A.3 - Shared Driveway Land Division
Doug Ridenour

November 11, 2008

7:30 p. m.

PRESENT: Gary Butler, Robert Byerly, Joe Fumich, Dave Hanoute, Ed Kempisty, Mark Meisel,
Laurie Radcliffe

ABSENT:

CALL TO ORDER: 7:30 by Chairman Hanoute

READING OF THE PUBLIC NOTICE:

The notice was read aloud by Secretary Radcliffe

CORRESPONDENCE:

PURPOSE OF THE HEARING:

The purpose of the Public Hearing is to receive comments regarding the request of Douglas Ridenour for conversion of a private driveway to a shared driveway at 9154 Linden Road, RE parcel 17-300-016, to access two parcels.

COMMENTS FROM THE APPLICANT:

Mr. Ridenour informed the Planning Commission that he planned to sell the existing home and ten acres. The remaining 32 acres will be retained as a Parent Parcel.

COMMENTS FROM THE PLANNER:

COMMENTS FROM THE PLANNING COMMISSION:

Mr. Hanoute explained that a Public Hearing was required by the Ordinance when a shared driveway or private road directly abuts an adjacent property line. In this request, an existing driveway adjacent to a property line is being converted to a shared driveway.

Mr. Meisel noted that the Site Data Table had been corrected regarding Parcels A and B. In response to questions regarding the front yard setback, Mr. Ridenour said he did not want to change the 150 foot setback shown on the drawings.

Referring to the revised site drawing (11-04-08 rev), Mr. Hanoute commented that the developable area of Parcel A should be shown as 6.54 acres in the table, and the Open Space shown on the site drawing should be referenced as 3.27 acres to match the acreage shown in the table. The numbers were shown correctly in the legal descriptions.

Township Planner Sally Hodges of Mc Kenna Associates asked how the modification to the length of the shared driveway and the dry hydrant requirement would be addressed.

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Mr. Hanoute said that the dry hydrant system could be discussed during the recommendation and should be a condition of approval. He explained to the Public that the Zoning Ordinance limits private roads and shared driveways to a length of 1200 feet. If they are longer, a dry hydrant system is required for fire fighting purposes. This driveway exceeds the 1200 foot length requirement.

COMMENTS FROM THE PUBLIC:

Carl Gill, asked what they meant about the fire thing. Mr. Hanoute said the process would be discussed later. This is a Public Hearing, so we wouldn't rule on it at this time. That will come later in the Agenda.

CLOSING PLANNING COMMISSION REMARKS:

There being no further comments, the Public Hearing was closed at 7:37.



Laurie Radcliffe, Secretary
Tyrone Township Planning Commission



Barbara Burtch, Recording Secretary
Tyrone Township Planning Commission