

The June 28, 2018 meeting of the Weisenberg Township Planning Commission was called to order by Chairperson Diane Matthews-Gehringer at 7:00 p.m. at the Township Administration Building. Other members present were: Allen Cerullo, Stephen A. McGlynn, Stephen Schaffer, Daniel Snyder and Michael Levitsky. Administrator Brian Carl, solicitor Peter Lehr and Stan Wojciechowski of Barry Isett & Associates was also present.

The minutes of the May 31, 2018 meeting were approved (with only the correction to Diane's last name) by Stephen Schaffer, seconded Michael Levitsky Schaffer. Motion carried.

#### West Hills Court – Phase 3 Traffic Study – DRAFT

Chris Fencel (Development Director - Hillwood) and Paul Wood (HRG) presented the draft traffic study and sketches at the intersection of Golden Key Road and West Hills Court. Discussion was held regarding a new traffic study for the last two parcels of development within the West Hills Business Center. The proposal of a convenience store and smaller warehouse approx. 95000 sq.ft. is proposed for this traffic study. With the additional traffic from the approved truck stop across the street, the data is showing that the warrants will be met to install a light at the intersection. All traffic would come off of West Hills Court and North Kistler Court. PennDot is requesting Township input before they resubmit for HOP. All traffic signals will be in sync to work together. Stephen Schaffer voiced his concern regarding the already developed areas in West Hills Business center and the amount of traffic a convenience store would bring. Richard Bleiler and Stephen McGlynn expressed the same concerns with Mr. McGlynn asking what times of the day was the traffic study done. Stan Wojciechowski had a chance to quickly look at the draft traffic study and he made a suggestion of an additional right turning lane from Northbound Golden Key Road to West Hills and a redesign of the proposed "pork chop" from West Hills to Northbound Golden Key. An emergency access road onto Golden Key Road is also suggested. On the convenience store plan there doesn't seem to have any truck parking on site and how were they going to address that. Further clarification was requested as to why PennDot was not in favor of an additional turning lane on Golden Key Road into West Hills Court. Stan suggested taking a look at providing a right turn lane and eliminating the pork chop island, putting a stop bar for the west bound approach across the right west bound turn lane on West Hills Court. A convenience store such as Wawa would be a tight fit on this lot as they would require additional parking and the lot is only slightly over 3 acres. The intersection of N. Kistler & West Hills must also be incorporated in the study and improvements proposed to allow for truck traffic. The next step would be to have a formal review of the draft study by our township engineer and incorporate that information into a submission to PennDot.

#### Apple Road Traffic

Complaints have been received regarding the speeding on Apple Road and discussion was held regarding controlling traffic. It was suggested that a "traffic calming" option of restricting the lanes down to slow traffic by painting white lines on the sides was favorable since stop signs cannot be used to slow traffic on thru streets. Discussion was held on possible grants that are available for townships to install walking/biking areas. Residents tend to park on the side of the road in this area which is prohibited. Steve Schaffer stated that he was in favor of a walking/bike area not just on Apple Road but along township roads in general but would be concerned about the safety. Not all roads would be suitable because they just aren't wide enough. Steve McGlynn stated he was in favor of widening future roads in the township in order to accommodate these uses and also increasing larger radiuses at intersections. Daniel Snyder agreed. Diane stated that she would like the Twp to look at requiring larger lots in the township instead of 1 acre min size in order to cut down on development.

#### Zoning Ordinance - Workshop

There was no workshop conducted due to the length of the discussion on the traffic study.

With no further business on the agenda at 9:25 pm., the meeting adjourned the meeting was made by Diane Matthews-Gehring, seconded by Stephen Schaffer. Motion carried.

Respectfully submitted,

Janet L. Henritzy  
Recording Secretary