

Memorandum

To: Board of Commissioners



Date: February 8, 2022

From: Ryan Fonzi, Director of Planning & Zoning

CC: Michael Turley, Interim Township Manager
Robert Robinson, P.E., Interim Township Engineer

RE: S-01-2022, Thomas Farm Acres Revision 1, Guffey Road, R-2 Zoning

This is a slight revision to the Thomas Farm Acres residential development that was originally approved in April of 2021. That plan consisted of 61 new single family home lots. On the portion of the site owned by Knights Landing, Inc, the easements need to be relocated. This plan shows the new easement locations for all utilities. The other revision occurring on this piece is the subdivision of Lot 157. This lot is being reduced in size by 0.510 acres in order to add another stormwater detention pond.

The other alteration on this subdivision is the slight change of the connection of Sundae Drive to Guffey Road. This change was recommended by PennDOT and affects the parcels owned by Thomas and Ellen Kerber and Thomas and Kristen Kerber.

At their February 7th, 2022 meeting, the Planning Commission recommended this plan for approval with no conditions by a vote of 5-0 with Mr. Kerber abstaining.