ATGLEN BOROUGH COUNCIL

SPECIAL MEETING

WEDNESDAY, FEBRUARY 10, 2016

Vice President Denim Kurtzhals called the special meeting of the Atglen Borough Council to order on February 10, 2016 at 4:15 P.M. in the Borough Hall. The following members were present:

Denim Kurtzhals Brian Hahn Jim Chapman Mayor Brian Wenzka

The purpose of the meeting was to review with the developer, BK Campbell, his concept plan for Atglen Valley. The 25 acre parcel is located behind Israel Mill Road. Access is through a proposed extension of Third Avenue with a potential second access off of Ridge Avenue.

Brian Campbell and Christian Campbell were present on behalf of the developer. Brian Campbell presented the January 20, 2016 illustration. Brian Campbell said the housing market has changed in the last 10 years whereby the new home buyers at this price point are seeking smaller houses on small lots. He is proposing 91 single family detached dwellings on 6,000 square foot lots. The house size would be 1,600 to 1,800 square feet with two car garages. The road system would be dedicated to the Borough.

Questions about architectural design, setbacks, water, sewer, on-site public improvements, and sale price range were posed and answered. Two visitors, Jack McGrath and Herman Williams, posed design questions that were answered.

Brian Campbell requested the Borough Engineer review the current water and sewer infrastructure to determine if the off-site public improvements can handle the additional loads. The Borough said they would get this information and hope to have it by the March 7 Council meeting. Brian Campbell said if the water and sewer system can accept the additional loads he is seeking a motion to move forward with the Borough Solicitor on developing the language for a Zoning Overlay District. Council said this will be discussed at the March 7 meeting.

Vice President Kurtzhals asked if there were additional visitor comments. There were none.

ADJOURNMENT

Motion made by Hahn/Chapman at 5:12 P.M. to adjourn.

Respectfully Submitted,

Caren D. Andrews
Borough Manager/Secretary