Durham Township Planning Commission
Draft Meeting Minutes
December 2nd 2025
Held at PRFR Springtown Fire House

Call to Order by: A.Mills Time 7:00 pm

Pledge of Allegiance

Attendance: Chairman A. Mills, Vice Chairman Matt Crouse, Heath Millett, Jim Beerer, Wendy Badman, Johanna Chehi, Charlie Orecchio, Cindy Skoriak, Engineer Tyler Freed, Solicitor Peter Nelson, Administrator Danielle Cox

Absent: NONE

Other Attendees: Harmony Fields owner/applicant Chris Dardarius, Engineer Dan Humes

Approval of the Minutes for the October 7th, 2025, meeting. **Motion** by J. Beerer, 2nd by J. Chehi.
Vote 7-0-1 (C.O. absent 10/7)

New Business

- **Harmony Fields Sketch Plan Review:** Engineer D. Humes explained that this is a basic 3-lot subdivision. There would be two homes, each home roughly 5,000 sq ft. Applicant is no longer seeking a submission under B 12 (multi-unit). Lot #1: 12 acres that hold the original homestead. Lot #2: 29 acres and Lot #3: 10 acres. .2 acres would be deeded to the TMP 11-05-137. 40 acres will be put into a conservation of some sort. Township Engineer Tyler Freed explained his review letter submitted on November 19th, 2025. Engineer Dan Humes stated they generally agree with Tyler's review. Solicitor Nelson asked what was happening with the existing structures on the property. The owner stated that there are currently 4 rentals. P. Nelson informed the owner that multi-use on one property is not allowed, and he would need to comply with all zoning requirements before the application is considered.
  P. Milo Kintner Rd- Concerned about the riparian buffer and warned that it's very important in protecting Gallows Run. W. Johnson Kintner Rd- asked how many currently reside in the four (4) rental units that consist of the main house with 3 bedrooms, 1 barn with 2 apartments, each a single bedroom, and 1 other unit. C. Blair Kintner Rd asked if each of the properties would be individually deeded. Yes, they would be, and if the Heritage Conservancy was contacted, the applicant stated it was. B. Timochenko asked how many septic systems and wells were currently on the property. Applicant was unsure but thought possibly 5 septic systems and 3 wells. T. Milo Kintner Rd- Why was the .2 acres deeded to the neighboring parcel? Engineer Humes stated that it was done so they would comply with the township's regulations on road frontage. Ms. Richards, Kintner Rd- What would the square footage of each home be? Applicant stated approximately 3,55-5,000 square feet up to 4 bedrooms. C. Herman Kintner Rd asked if they would be private homes; yes, they would be private homes. Jackie from UBE- Asked how many more meetings there would be concerning this project. Solicitor P. Nelson stated that there would be at least two (2) more meetings in front of the Planning Commission before it would go to the Township Supervisors. The applicant was asked what he thought was a good estimate of construction time for each home. He estimated 12 months. PC member J. Chehi stated that with the conservation of a portion of the property, that could open the door for requiring public access. PC member W. Badman asked if the township received a letter submitted by an Alexander Rd (Nockamixion Twp) resident. Yes, we have received 2 letters. PC member J. Beerer asked about the driveway width, wanting to be sure it allowed ample access for emergency vehicles. Solicitor Nelson asked the applicant if the portion he was looking to conserve was going to be donated or sold. Applicant stated that he was not opposed to either option.

Old Business

- SALDO Review: No Update.
- Zoning Ordinance Revisions: No update
- Commercial Medical Marijuana: No Update
- Solar Webinar: No Update
- Tiny Homes: No Update
- EAC Update: No Update, 3 openings available on the committee. Next meeting is 12/16/25
- EV Charging: No Update
- Durham Springs: No Update
- Harmony Fields (408 Kintner Rd): Discussed above

Comments/Questions from the Floor: None

Reminder: The Re Org meeting will be on Tuesday, January 6th at 7 pm. The regular monthly meeting will follow if needed.

Motion To Close at 7:35 pm: Motion by H. Millett**, 2nd** by C. Orecchio **Vote 8-0**