

EAST HEMPFIELD TOWNSHIP
PLANNING COMMISSION
MINUTES

DATE & TIME: April 13, 2016 7:00 p.m.

Present: Jim Fullerton, Dwight Rohrer, Keith Falco, Andrew Weaver

Absent: Mike Lehr, Ann Byrne, Jim Hackett

Others Present: Andrew Stern, Director of Planning & Development
Rob Visniski, RAV Associates

Call to Order and Pledge of Allegiance – The meeting was called to order by Jim Fullerton, Chairman, at 7:00 p.m. followed by the Pledge of Allegiance.

Public Comment – None

Minutes

Mr. Rohrer made a motion to approve the March 9, 2016 minutes as written. Mr. Weaver seconded the motion. The Board voted 2-0-2 with Mr. Fullerton and Mr. Falco abstaining due to absence. The motion failed due to a lack of a majority vote of members present.

Plan Reviews

Springbrook Annex at Good Drive

15-19-FP

Robert Kettering of Ketterline, Inc. was present.

Mr. Kettering is requesting additional modifications pertaining to the Springbrook Annex plan that was conditionally approved by the Board of Supervisors on 12/2/15.

There are three (3) modification requests:

10. Section 222-5.4.A.3 – Allow the use of slant curb to connect to existing slant curb on Springbrook Court. There is existing slant curb on Springbrook Court which we are connecting to.
11. Section 222-5.5.A – Allow the use of 1.5 inch ID-2 or Superpave wearing course, 2 inches of ID-2 or Superpave binder course and 6 inches of 2A crushed stone instead of the required 7.5 inches of bituminous paving and 6 inches of crushed stone base, with conditions (a) *Add a note to the plan to be recorded stating Short Drive shall be privately owned and maintained and shall not be dedicated to the Township, and (b) Provide an access and maintenance agreement for the private street.*
12. Section 265-8.8 – To waive the requirement for street lights.

Mr. Rohrer made a motion to recommend approval of Modification #10 and to recommend conditional approval of Modifications #11 & #12, all subject to staff and engineer comments. Mr. Fullerton seconded the motion. Motion carried 3-0-1 with Mr. Weaver abstaining due to conflict of interest.

Haydn Manor

05-59-FP

Open Space/Playground Area

Present was John Hogan.

Mr. Hogan is proposing revisions to the open space/playground areas on the 2009 approved and recorded plan for Phase 1 of Haydn Manor. Mr. Hogan stated that he proposes to condense the scattered play facilities into the central park area, and more passive recreation facilities will be located behind the townhouses in order to better serve the resident demographics.

Greg Burkholder, resident spokesman for the homeowners at Haydn Manor, stated that the plan presented by Mr. Hogan is acceptable to the residents. Mr. Hogan stated that if the Planning Commission and the Board of Supervisors deem this revision to the open space/recreational facilities plan appropriate, construction would begin immediately.

Mr. Falco made a motion to recommend approval of the revised plan for the open space/playground area in Phase 1 of Haydn Manor. Mr. Weaver seconded the motion. Motion carried 4-0.

Kirby Agri Warehouse Expansion

15-27-FP

Andrew Miller of Rettew Associates was present.

The applicant is proposing to construct a 43,294 s.f. warehouse on the site located at 500 Running Pump Road. The plan does not propose any additional employees, changes to public utilities, property line configurations, or traffic volumes. The existing stormwater basin will be modified as a water quality basin to handle the proposed structure. The applicant had previously received a waiver of the preliminary plan process from the Board of Supervisors.

Mr. Rohrer made a motion to recommend conditional approval of the Final Plan subject to staff and engineer comments. Mr. Falco seconded the motion. Motion carried 4-0.

State Road Commerce Park

16-03-PP

Present was Jim Clymer, developer for State Road Commerce Park.

There was discussion regarding the easement connection to Sylvan Road. The applicant has not gained permission/agreement from the adjacent property owner as of this time.

Mr. Falco made a motion to table the plan until the easement connection to Sylvan Road is resolved and the new modification requests are reviewed. Mr. Fullerton seconded the motion. Motion carried 4-0.

Burger King
16-05-FP

Present was Peter Seckinger of Omni Group.

Burger King is proposing to construct a 3,129 s.f. building and drive-through at 5300 Main Street, East Petersburg to replace the building that was destroyed by a fire. The new restaurant is slightly smaller than the previous 3,500 s.f. building and the access, parking areas, and internal traffic flow will all be revised.

The applicant had previously received a waiver of the preliminary plan process from the Board of Supervisors.

There are four (4) Modification Requests:

1. Section 222-6.6.B & C (Streets & Sidewalks) – Request modification of Sidewalk and public right-of-way requirements along frontage of Township and PennDOT streets. Request that the existing site remain as is along both rights-of-way and pay into the s/w fund for a later date, with conditions (a) *A note should be added to the plan (to be recorded) indicating that “The East Hempfield Township Subdivision and Land Development Ordinance (SALDO) requires construction of (sidewalks, curbs and/or road widening) at all locations where the property abuts Enterprise Road. Upon Owner’s request for modifications, the obligation to complete the (sidewalk, curb, and/or road widening) at such location has been deferred by the Township subject to the condition that the Board of Supervisors may, at any time at the board’s discretion, direct that such improvements be constructed and completed, in accordance with the then applicable standards required by the Township, at the sole expense of the then owner of the property. The owner of the property shall be required to complete such construction, as directed by Township officials, within six (6) months of the date of notice to do so.”*, and (b) *Provide a fee in lieu for installing 1.5” overlay and milling along the frontage of Enterprise Road from edge of pavement to the centerline.*
2. Section 260-14 (SWMO) – Waive the requirement for volume control of stormwater for the site and for providing stormwater calculations. The proposed Burger King site design decreases the overall impervious coverage from the original site by over 7,500 s.f. and thus reduces the amount of runoff currently generated by the site. No MS4 storm sewer system exists in the vicinity of the project to tie into, with condition (a) *Provide stormwater calculations for volume control.*
3. Section 260-15 (SWMO) – Waive the requirement for rate control of stormwater for the site and for providing stormwater calculations. This is a re-build of the existing building and re-work of the existing site. The proposed Burger King site design decreases the overall impervious coverage from the original site by over 7,500 s.f. and thus reduces the amount of runoff currently generated by the site. ***PER RAV ASSOCIATES, THIS MODIFICATION REQUEST IS NOT REQUIRED.***
4. Section 222-5.11 – Allow the driveways to have less than the required 150 foot centerline separation from other driveways.

Modification #3 has been withdrawn.

Mr. Falco made a motion to recommend conditional approval of Modifications #1 & #2, and to recommend approval of Modification #4, all subject to staff and engineer comments. Mr. Rohrer seconded the motion. Motion carried 4-0.

Other Business

Draft Comprehensive Plan

Mr. Rohrer made a motion to recommend adoption of the Comprehensive Plan. Mr. Falco seconded the motion. Motion carried 4-0.

Adjournment

There being no further business, the meeting adjourned at 8:38 p.m.