

EAST HEMPFIELD TOWNSHIP
PLANNING COMMISSION
MINUTES

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

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

Reorganization

Mr. Rohrer made a motion to re-appoint Jim Fullerton as Chairman. Motion passed 7-0.

Mr. Falco made a motion to re-appoint Dwight Rohrer as Vice-Chairman. Motion passed 7-0.

Mr. Weaver made a motion to re-appoint Keith Falco as Secretary. Motion passed 7-0.

Public Comment – None

Comprehensive Plan Committee Update

A brief committee meeting update was given.

Minutes

Mr. Lehr made a motion to approve the December 9, 2015 minutes as written. Mr. Weaver seconded the motion. Motion carried 6-0-1 with Mr. Falco abstaining due to absence.

Plan Reviews

Stony Battery Road Self Storage
15-17-FP

Present was Todd Shoaf of Pioneer Management, LLC. Mr. Shoaf gave a brief overview of the proposed plan pointing out that a change in the interior of the storage facilities will now reduce the number of storage spaces from 475 to 400.

There are ten (10) Modification Requests:

1. Section 265-5.4.B.2.e.1 (SALDO) – In lieu of showing all required information within 200 feet of the subject, provide an Existing Features Plan showing existing features within the subject tract obtained by a field run survey and beyond the tract’s boundary as Lancaster County GIS

information and LIDAR topography; with condition (a) Show topography 200' from property downslope of the basin and swale discharges.

2. Section 265-7.2.B.1 (SALDO) – Instead of the required environmental impact study, accept the provided Phase 1 Environmental Site Assessment that verifies that a Phase II Environmental Site Assessment or remediation plan is not necessary. The Stormwater Infiltration and Impacts to Groundwater Study provided shows the soil and geology are safe for stormwater infiltration. No on-lot septic system or well is proposed. No stream, floodplains or wetlands are present; with condition (a) Provide an abbreviated impact assessment narrative for the proposed measures which will avoid, minimize, and/or mitigate adverse effects on the environment of the site and region during the construction and operation of the facility.
3. Section 265-7.3.A.3 (SALDO) – Accept the Existing Features Plan which identifies all slopes within the subject tract that are greater than 25%, greater than 15%, but less than 25%, and those less than 15% instead of the required hillside development analysis. Only a small amount of disturbance is proposed in the are of slopes 15% or greater that exist at the southwest corner of the site, the bulk of which will not be disturbed.
4. Section 265-8.2.A.1 (SALDO) – Defer the requirement to install sidewalk and waive the requirements to install concrete curb and provide paving overlay to the centerline of Stony Battery Road. However, the applicant proposes to widen Stony Battery Road by 2 to 3 feet to a cartway width of 13 feet as specified in the Technical Specifications and Standard Details for local streets. The existing road pavement along the frontage is in good condition. The design will allow runoff to continue to flow from the road in sheet flow; 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 sidewalk, curb and overlay to centerline of roadway at all locations where the property abuts Stony Battery Road. Upon Owner’s request for modifications, the obligation to complete the sidewalk at such location has been deferred by the Township subject to the condition that the Board of Supervisors may, at any time in the Board’s discretion, direct that such improvements be constructed and completed, in accordance with the then applicable standards required by Township, at the sole expense fo 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 for 1.5” overlay and milling for Stony Battery Road for the entire frontage of the site out to the centerline.
5. Section 265-8.4.A.1.b (SALDO) – Defer sidewalk installation along one side of the proposed access drive and existing street until a later date identified by East Hempfield Township; with condition (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 sidewalk, curb and overlay to centerline of roadway at all locations where the property abuts Stony Battery Road. Upon Owner’s request for modifications, the obligation to complete the sidewalk at such location has been deferred by the Township subject to the condition that the Board of Supervisors may, at any time in the Board’s discretion, direct that such improvements be constructed and completed, in accordance with the then applicable standards required by Township, at the sole expense fo 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”*.

6. Section 265-8.6.B (SALDO) – Eliminate the requirement to provide non-motorized vehicle parking. The self-storage use is not conducive to delivering items to the property on a bicycle. Also the applicant is not aware of self-storage facilities being used by horse and buggies.
7. Section 265-8.7.H.2.a.1 (SALDO) – Allow required vegetation to be located outside of the minimum 15’ wide buffer planting strip “A” adjacent to the north property line. The vegetation will be planted adjacent to the building for a more effective screen. If all vegetation were planted along the northern property line, it would obstruct the existing runoff that currently flows along the tract boundary; with condition (a) Provide a landscape plan acceptable to the Township.
8. Section 254-8.7.H.2.a.2 (SALDO) – Allow existing vegetation in hedge row to remain along the southern property line instead of installing a new vegetative buffer for plan materials in landscape buffer strip “A”.
9. Section 265-8.7.H.2.c.2 (SALDO) – Allow the existing railroad embankment to serve as a physical visual barrier with no vegetation provided within the 30’ Landscape Buffer Strip “C” adjacent to the eastern property line. A 40 foot wide PPL right-of-way is located along the east property line and adjoining railroad. On the east side of the railroad is the Hempfield School District stadium and building; with condition (a) Provide a landscape plan acceptable to the Township.
10. Section 260-21.A.d.3 (SWMO) – Allow proposed cutoff Swales 1 and 2 to be installed with 0.5% slope, which is less than the 1% minimum slope. Due to the lay of the land, a 1% slope cannot be achieved within the swales. The swales are designed as water quality BMPs with water tolerant vegetation in their bottoms that need to be mowed once per year. They will reduce pollutants, slow rate of runoff, and encourage infiltration; with condition (a) Provide a design that will minimize potential of standing water in the swale.

Mr. Falco made a motion to recommend approval of Modifications #3, 6, & 8. Mr. Lehr seconded the motion. Motion carried 7-0.

Mr. Falco made a motion to recommend condition approval of Modifications #1, 2, 4, 5, 7, 9, & 10 subject to staff and engineer comments. Mrs. Byrne seconded the motion. Motion carried 7-0.

Mr. Falco made a motion to recommend conditional approval of the Final Plan subject to staff and engineer comments. Mr. Lehr seconded the motion. Motion carried 7-0.

Dutch Valley Auto Works
15-22-FP
3331 Columbia Avenue

Present was Cathy Lee of Rettew Associates. After discussion, the Planning Commission suggested tabling the plan in order for Ms. Lee to submit a formal request for two additional modifications and to address the split rail fence/guide rail issue.

Mr. Falco made a motion to table the plan till the February 10, 2016 meeting. Mr. Lehr seconded the motion. Motion carried 7-0.

Richter Precision
15-28-WA
1021 Commercial Avenue

Present was Todd Kurl of RGS Associates. Mr. Kurl stated that the applicant is proposing to construct a 1,500 s.f. addition to provide access for the delivery of large machinery to Richter Precision. The addition is to be placed over existing impervious surface. As there is no impact from this addition, the applicant is requesting a waiver of the land development process.

Mr. Rohrer made a motion to recommend approval of the waiver of land development subject to staff comments. Mr. Falco seconded the motion. Motion carried 7-0.

Certified Carpet
15-29-WA
1855 Columbia Avenue

Present was Mike Huxta of ELA Group. Mr. Huxta stated that the applicant is proposing to construct a 1,316 s.f. addition to the rear of their facility at 1855 Columbia Avenue. The addition had been approved as part of a 1997 land development plan but had never been constructed. The addition will be used for storage and will be constructed over existing impervious surface. As there is no impact from this addition, the applicant is requesting a waiver of the land development process.

Mr. Falco made a motion to recommend approval of the waiver of land development subject to staff comments. Mrs. Byrne seconded the motion. Motion carried 7-0.

Other Business

Floodplain Ordinance

Mr. Stern stated that there are two ordinances required as part of the adoption of our new FEMA Flood Insurance maps, effective April 5, 2016. There is an ordinance amending the Zoning Ordinance to remove the Floodplain Zone and an ordinance to establish Floodplain Management regulations in the Code of Ordinances. These ordinances will be forwarded to the Lancaster County Planning Commission and the EHT Board of Supervisors for review and approval. The Planning Commission is required to recommend approval or denial of removal of the Floodplain Zone from the township Zoning Ordinance.

Mr. Falco made a motion to recommend approval of the ordinance to remove the Floodplain Zone from the East Hempfield Township Zoning Ordinance. Mr. Lehr seconded the motion. Motion carried 7-0.

Plan Introduction - None

Adjournment

There being no further business, the meeting adjourned at 8:20 p.m.