

EAST HEMPFIELD TOWNSHIP
PLANNING COMMISSION
MINUTES

DATE & TIME: May 11, 2016 7:00 p.m.

Present: Jim Fullerton, Dwight Rohrer, Andrew Weaver,
Ann Byrne, Jim Hackett

Absent: Mike Lehr, Keith Falco

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. Motion carried 3-0-2 with Mr. Fullerton and Mrs. Byrne abstaining due to absence.

Mr. Rohrer made a motion to approve the April 13, 2016 minutes as written. Mr. Weaver seconded the motion. Motion carried 3-0-2 with Mrs. Byrne and Mr. Hackett abstaining due to absence.

Plan Reviews

The Elms
15-24-FP

Present was Sandy Kime of ELA Group, and John Randolph of Ingerman.

The applicant is requesting three (3) additional modifications which are all related to piping which has been requested by the Township.

7. Section 260-16.G (SALDO) – Replace the existing 36” CMP under Elmwood Avenue with a 34” x 53” ERCP (elliptical reinforced concrete pipe) which will not pass the required 50-year storm. The proposed culvert would increase the existing capacity of 48 cfs to 112 cfs assuming pipe full capacity. The calculated 50 year peak flow is 113 cfs. The pipe replacement would be a significant improvement over the existing upland condition *with conditions (a) Verify that no increase in 100-year flood elevation will occur on adjacent properties as a result of the replacement culvert and road improvements, and (b) Provide a revised flood study that includes the replacement culvert design showing no adverse impacts on adjacent properties subject to Township review and approval.*

8. Section 260-21.E.2 (SALDO) – Allow the proposed 34” x 53” ERCP to have cover that varies from 1’ to 1.5’ within the roadway with less than the required minimum cover on the pipe as measured from subgrade *with condition (a) Provide a design of the proposed replacement culvert under the Township roadway that meets HS-25 traffic loading with the appropriate class of concrete pipe.*

9. Section 222-5.4.A.1 (Streets & Sidewalks) – Allow a right-of-way width of 46 ft. and cartway width of 22 feet instead of the required right-of-way width of 50 ft. and cartway width of 26 ft.

Mr. Rohrer made a motion to conditionally approve modifications #7 & 8 and to recommend approval of modification #9; all subject to staff and engineer comments. Mrs. Byrne seconded the motion. Motion carried 5-0.

Gerhart Coffee
16-04-FP

Jim Sanchez of Sanchez & Associates was present.

The applicant is requesting one (1) modification.

1. Section 265 & P 222 (SALDO) – Waive the requirement to install curbing, sidewalk and pavement widening along the entire length of the land development 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 Wohlsen Way. 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 in 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 Commercial Avenue from edge of pavement to the centerline.

Mr. Weaver made a motion to recommend conditional approval of the modification request, subject to staff and engineer comments. Mr. Hackett seconded the motion. Motion carried 5-0.

Mr. Weaver made a motion to recommend condition approval of the final plan for Gerhart Coffee, subject to staff and engineer comments. Mrs. Byrne seconded the motion. Motion carried 5-0.

State Road Commerce Park
16-03-PP

Present were Jim Clymer, Brian Reisinger of HRG, Craig Mellott (traffic engineer), and Charles Sur, legal counsel.

Mr. Clymer and Mr. Reisinger reviewed the plan. Mr. Reisinger addressed modification requests but due to some confusion regarding the actual filing, Mr. Stern suggested that he, Rob Visniski, and the applicant’s representatives get together and straighten out the issue.

Mr. Rohrer made a motion to table this presentation till later in the meeting. Mr. Hackett seconded the motion. Motion carried 5-0.

Kellogg Expansion
16-07-WA

Brian Spray of Rettew Associates was present.

Kellogg is proposing a 12,000 s.f. expansion of their existing facility located at 2050 State Road. No new hires are proposed; therefore, no additional water or sewer is needed. Grading will be limited and stormwater management will not be required.

Mr. Rohrer made a motion to recommend approval of the waiver request for Kellogg's with the condition that any future changes or additions would need land development approval. Mrs. Byrne seconded the motion. Motion carried 5-0.

Lime Spring Square
16-08-SK

Present was Mark Stanley of McNees, Wallace, & Nurick, and Mike O'Brien from Lime Spring.

Mr. Stanley reviewed the plan for Lime Spring Square.

There is one (1) modification request to waive the Preliminary Plan process.

Mr. Rohrer made a motion to recommend approval of the waiver of preliminary plan, subject to staff comments. Mr. Hackett seconded the motion. Motion carried 5-0.

State Road Commerce Park (cont.)
16-03-PP

At this time, discussion of State Road Commerce Park continued.

The following are the modifications requested by the applicant:

1. Section 260-19.B.a.2 (SWMO) – Per RAV Associates, the modification is not required.
2. Sections 222-5.3.A.6 & 222.5.4.A.2 (Streets and Sidewalks) – Allow the use of vegetated roadside swales on Blackburn Drive in place of the required 8" upright concrete curb. The use of roadside swales slows runoff and promotes infiltration and filtering of pollutants and sediment in the process of conveying runoff, with conditions (a) Provide curbing at all intersections for the private street to the limits acceptable to the Township, and (b) Provide a developer's agreement subject to approval by the Township Board of Supervisors for the proposed construction of Blackburn Drive.
3. Section 222-5.4.A.4 & 22-6.6.B (Streets and Sidewalks) – Eliminate the requirement to install sidewalk along Blackburn Drive or State Road. Pedestrian traffic is not anticipated and should not be encouraged in this development, with condition (a) Provide a developer's agreement subject to approval by the Township Board of Supervisors for the proposed construction of Blackburn Drive and improvements to State Road.
4. Section 222-5.7.C (Cul-de-sac Streets) – Allow Blackburn Drive to be a private street 4,200 ft. long, with condition (a) Provide open access around the property through the circulating drives.
5. Section 222-5.10.B (Streets and Sidewalks) – Allow a gravel emergency access driveway across Lot 1 for Lots 2-4 until such time that Lot 1 is developed, with condition (a) The gravel drive shall be improved to local road standards upon buildout of Lot #1.

6. Section 222-5.11.C.4 (Streets and Sidewalks) – Allow driveways onto Blackburn Drive at a minimum separation of 120', with condition (a) Provide turning template to demonstrate the largest anticipated truck can make the turns in and out of the proposed driveways without encroaching on the opposing lanes.
7. Section 222-6.6.B (Streets and Sidewalks) and R06.06 (Road Ordinance) – Allow proposed improvements to State Road with no sidewalk, curb only, at proposed road and driveway locations. No improvements are proposed to Sylvan Road, with condition (a) Provide a developer's agreement subject to approval by the Township Board of Supervisors for potential future road improvements.

Mr. Rohrer made a motion to recommend approval of Modifications #2, 3, 4, 5, 6, & 7 subject to staff and engineer comments. Mrs. Byrne seconded the motion. Motion carried 5-0.

Mr. Rohrer made a motion to recommend approval of the Preliminary Plan subject to staff and engineer comments. Mr. Weaver seconded the motion. Motion carried 5-0.

Other Business – None

Plan Introductions

1. Landis Farm – Phase 2

Adjournment

There being no further business, the meeting adjourned at 9:00 p.m.