

EAST HEMPFIELD TOWNSHIP
PLANNING COMMISSION
MINUTES

DATE & TIME: September 14, 2016 7:00 p.m.

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

Absent: Mike Lehr

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. Falco made a motion to approve the August 10, 2016 as written. Mr. Hackett seconded the motion. Motion carried 6-0.

Plan Reviews

State Road Commerce Park Phase 1
16-03-FP1

Mr. Falco made a motion to recommend final plan approval for State Road Commerce Park Phase 1, subject to staff and engineer comments. Mrs. Byrne seconded the motion. Motion carried 6-0.

194 Cooper Avenue
16-11-SK & 16-11-FP

William Swiernik of David Miller/Associates was present to represent the applicant.

Landisville Associates, LLC proposes to develop a .73 acre lot with six multifamily apartment rental units in three, two-story buildings. The tract is in the Village Residential Zoning District. All units and the access drive on the lot will be under single ownership by the developer.

There are ten (10) modification requests:

1. Section 265-4.3 (SALDO) – To waive the preliminary plan process, with condition (a) Provide all required preliminary plan information on the final plan.
2. Section 260-13.0.3 (SWMO) – Allow the width of the drainage easement for a surface conveyance swale to be 15' vs. the 20' width required. The 15 foot drainage easement will contain the flow within the swale and is adequate to allow for access to maintain the swale, with conditions (a) Add a note to the plan to be recorded that prohibits patios, decks, HVAC units and

any accessory structures in the 15 foot drainage easement, and (b) Also identify the drainage easement for the swale as an access easement.

3. Section 254-35 (SALDO) – Eliminate the requirement to prepare an Environmental Impact Study. The development will not result in a significant adverse impact on the environment or impair natural processes. An EIS is required for developments 5 or more dwelling units and a geotechnical evaluation has been provided, with condition (a) Provide an abbreviated environmental assessment that identifies impacts and mitigation measures acceptable to the Township.
4. Section 222-5.11.J.4 – Allow the proposed driveway to be 20’ wide instead of the 24’ width required. Driveway will contain some areas with 24’ width to allow for vehicle backing, with conditions (a) Add no parking signs along both sides of the driveway, (b) Demonstrate that a minimum of two parking spaces be provided for each unit with no parking on the driveway, (c) Add a note on the plan that the driveway shall be privately owned and maintained and shall not be dedicated to the Township, (d) Provide turning template showing how vehicles will turn around at the terminus of the driveway, (e) Provide a R1-1 stop sign at the drive entrance to Cooper Avenue, and (f) Obtain fire company approval of the driveway.
5. Section 222-5.20 & 222-6.6.B – Defer the installation of curbing within the property or along the frontage of Cooper Avenue until curbing is extended to the frontage of the project lot as part of an overall curbing improvement plan, with conditions (a) Provide a note on 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 Cooper Avenue. Upon Owner’s request for modifications, the obligation to complete the sidewalk at such locations 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 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 for 1.5” overlay and milling for Cooper Avenue for the entire frontage of the site out to the centerline.
6. Section 265-8.4.A.1.b & 222-6.6.B – Defer the installation of sidewalk along Cooper Avenue until sidewalk is extended to the frontage of the project lot as part of an overall sidewalk improvement plan, with conditions (a) Provide a note on 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 Cooper Avenue. Upon Owner’s request for modifications, the obligation to complete the sidewalk at such locations 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 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 for 1.5” overlay and milling for Cooper Avenue for the entire frontage of the site out to the centerline.
7. Section 222-5.4.A.1 – Allow the right-of-way width from the centerline of Cooper Avenue to remain at 20’ instead of the required minimum of 25’.
8. Section 222-5.11.C.4 – Allow the proposed driveway to be located closer than 150’ to other street intersections and driveways. It is the applicant’s position that this section is not applicable to the property in that it is adjacent to another property and not a nearby intersection. The width of the project frontage is only 75 feet and not possible to provide the separation. Driveway will serve six dwelling units and has adequate sight distance. With condition (a) Provide a R1-1 stop sign at the drive entrance to Cooper Avenue.

9. Section 222 – Figure F-4 – Allow the radius of the driveway to be 5 ft. which is adequate to allow for the movement of vehicles into the driveway. This radius is similar in character to other driveways along the remainder of Cooper Avenue. With conditions (a) Provide turning template showing how a fire truck will adequately access the development, (b) obtain fire company approval of the driveway, and (c) Provide a R1-1 stop sign at the drive entrance to Cooper Avenue.
10. Section 260-21.F.2 – Allow the stormwater flow depth in the Cooper Avenue gutter along the project frontage in the post-development condition to be equal to that in the pre-development condition. Flow to Cooper Avenue from the project site will be reduced as a result of construction of the infiltration facilities. A stormwater conveyance system does not exist within Cooper Avenue or surrounding roadways, therefore, the addition of stormwater inlets to collect flow is not practical. Changing the cross section of Cooper Avenue is not practical due to limited frontage and lack of stormwater conveyance infrastructure on Cooper Avenue and downstream roadways, with conditions (a) Provide calculations showing that the post-development gutter flow depth and spread along the project frontage will be less than or equal to the pre-development condition for 25 year storm, (b) Verify the site design, including the proposed swale, driveway and BMP1, will not create concentrated flows onto Cooper Avenue, and (c) Show the size and location of nearest storm pipe system downslope of the project.

Mr. Falco made a motion to recommend conditional approval of Modification #1, waiver of Preliminary Plan, subject to staff and engineer comments. Mr. Weaver seconded the motion. Motion carried 6-0.

Mr. Falco made a motion to recommend conditional approval of Modifications #2, 3, 4, 5, 6, 8, 9, 10, and recommended approval of Modification #7, subject to staff and engineer comments and with the addition of a condition under Modification #4 that the applicant shall install a hammerhead at the end of the drive as a turn around and will also address any changes that may occur with regard to storm water management; all to be addressed to engineer and staff's satisfaction. Mr. Rohrer seconded the motion. Motion carried 6-0.

Mr. Falco made a motion to recommend approval of the final plan for 194 Cooper Avenue subject to staff and engineer comments. Mrs. Byrne seconded the motion. Motion carried 6-0.

Other Business

The Crossings (Manheim Township): Sewer Planning Module Deferment

Mr. Weaver made a motion to recommend that the Board of Supervisors approve the deferral of the sewer planning module for The Crossings to Manheim Township. Mr. Falco seconded the motion. Motion carried 6-0.

Planning Commission Alternates

Mr. Falco made a motion to recommend that the Board of Supervisors appoint Brian Biggs and Linda Diperna as Planning Commission alternates. Mr. Hackett seconded the motion. Motion carried 6-0.

The Planning Commission remarked that they had four very competent applicants.

Plan Introductions

1. Lime Spring Square – Preliminary Plan

Next Planning Commission meeting – 10/12/16 – Ann Byrne will be absent and Jim Fullerton might be absent.

Adjournment

There being no further business, the meeting adjourned at 8:15 p.m.