DATE & TIME: March 9, 2016 7:00 p.m.

Present: Dwight Rohrer, Andrew Weaver, Mike Lehr, Jim Hackett

Absent: Jim Fullerton, Keith Falco, Ann Byrne,

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 Dwight Rohrer, Vice-Chairman, at 7:00 p.m. followed by the Pledge of Allegiance.

Public Comment – None

Comprehensive Plan Committee Update

A brief committee meeting update was given by Scott Russell. A draft Comprehensive Plan has been provided to the Planning Commission members for their review and input.

Minutes

Mr. Weaver made a motion to approve the February 10, 2016 minutes with the addition of members absent. Mr. Lehr seconded the motion. Motion carried 3-0-1 with Mr. Hackett abstaining due to absence.

Plan Reviews

Richter Precision
15-23-FP

John Snyder of RGS Associates was present.

The applicant is proposing a 47,000 s.f. addition at their existing property located at 1021 Commercial Avenue. There was a brief discussion regarding the two access drives and the distance between them. The applicant proposes that the two driveways remain but they will be designated as one entrance only and one exit only.

There are five modification requests:

1. Section 265-8.7.H.2.a (SALDO) – The applicant is requesting relief of specific landscape buffer width and planting requirements along the southern 180’ portion of the required 300’ long buffer located along the western side of the site. The applicant is proposing a six foot solid privacy fence along the proposed parking lot that will shield the neighboring property from the parking lot. The northern portion of the buffer will be planted as required in the ordinance.
Condition: (a) Label the six foot solid privacy fence on the landscape plan.

2. Section 265-8.7.1.2.d (SALDO) – The applicant is requesting to plant required parking island trees elsewhere on the site rather than in the parking islands due to the damage a tree’s root system could do throughout the proposed infiltration bed under the parking lot. 

Conditions: (a) Provide an equivalent number of required landscape trees located along the south side of the future parking in locations acceptable to the Township, and (b) Provide the required shrubs, ground cover, perennials and/or mulch to cover the planting islands in the parking areas.

3. Section 265-8.11.8(3) (SALDO) – The topographic and boundary survey was completed using other reference. We will place a note on the plan to tie this survey to the State Plane Coordinate system as well as the vertical datum reference and correction to NAVD 88. The topographic and boundary survey was required to use existing surveys for the site and surrounding properties that did not tie into the State Plane Coordinate system at the time of original survey preparation.

Condition: (a) Place a note on the plan to tie this survey to the State Plane Coordinate system as well as the vertical datum reference and correction to NAVD 88.

4. Section 265-8.5.0(3) and Section 222-5.11.C(4) (Streets and Sidewalk Ord.) (SALDO) – The two (2) driveways for the project are existing driveways and separated by approximately 80 feet from centerlines. To move the driveways will cause internal traffic circulation issues that cannot be accommodated for the project to be constructed.

Condition: (a) The applicant should consider moving one of the driveways to the west side of the lot or make one of the driveways an entrance, and the other an exit.

5. Section 265-8.2.A(1) and Section 222-6.6.B (Streets and Sidewalk Ord.) (SALDO) – The applicant is requesting a waiver from widening and/or installation of sidewalks and curbing along the frontage of the street in the effect that this area would not be consistent with either of the adjoining property frontages on either side of the subject property and would not be consistent with the constructed roadway’s existing condition.

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 Commercial Avenue. 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 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. Lehr made a motion to recommend conditional approval of Modifications 1-5 subject to staff and engineer comments and subject to the applicant making one of the driveways an entrance and the other an exit. Mr. Hackett seconded the motion. Motion carried 4-0.

Mr. Lehr made a motion to recommend conditional approval of the Final Plan subject to staff and engineer comments. Mr. Weaver seconded the motion. Motion carried 4-0.
Present were Sandy Kime of ELA Group, and John Randolph of MBI Development.

Mr. Kime gave a brief presentation on the proposed plan.

Dani Trussell, Cindy Santiago, and Tom Johnson – Residents – All expressed concerns regarding the proposed development; issues included the proposed access connection to the Amos Herr Park, increases in vehicle traffic, foot traffic, and the question of the Township installing a road access on park land and if that is permitted under Mr. Herr’s will.

There are six (6) modification requests:

1. Section 265-8.4.A.1.b.1 (SALDO) – In lieu of providing sidewalks on both sides of a public street, allow sidewalk only along the south side of the proposed Broad Street. The sidewalk will connect Naomi Avenue and Amos Herr Park to the east with Elmwood Avenue and the village of Landisville to the west. Alternatively, an 8 foot wide paved walkway within Lot 2 north of Broad Street will be provided for additional connectivity between the park, the proposed development and the village of Landisville.

2. Section 265-8.6.A.2.a.1 (SALDO) – Allow a 27 ft. wide cartway with no parking allowed on either side of the proposed Broad Street, with conditions (a) Provide “No Parking” signs on both side of the proposed street, and (b) Meet with Township staff to discuss the improvements on Township property and proposed Broad Street.

3. Section 265-8.7.G.1 (SALDO) – In lieu of providing street trees on both sides of street, allow street trees to be located only from Sta. 4+25 only on the south side of the proposed Broad Street and from Sta. 6+00 on only the north side of proposed Broad street and extended to the eastern end of the applicant’s property (approximately Sta. 10+80). No street trees would be planted along the street on the Township property or at the western portion of the site. Street trees on the south side of the street within the existing fence on the HRC property are not appropriate. There is insufficient space for street trees on the north side of the street due to steep stream embankment, with conditions (a) Provide street trees along proposed streets on Township property at spacing and locations acceptable to the Township, and (b) Provide an equivalent number of street trees required by the ordinance in other areas of the site.

4. Section 222-5.5.B (Road Ordinance) – Allow the corner of the existing fence on the lands of HRC to extend less than 2 feet into the 100 foot clear sight triangle at intersection of Broad Street and Elmwood Avenue. Also allow the relocation of a utility pole from the proposed right-of-way, but still within the clear sight triangle, with conditions (a) Verify the required minimum sight distance will be provided at the intersection, and (b) Provide a note that no building or other obstruction that would obscure the vision of a motorist shall be permitted within the sight triangle.

5. Section 265-7.2 (SALDO) – Accept information, already submitted, as a suitable abbreviated environmental impact study.
6. Section 222-5.6.G (Road Ordinance) – No right-of-way radius be required at the southeast corner of the intersection of Elmwood Avenue and Broad Street, with condition (a) The public street should be within the proposed right-of-way.

Mr. Rohrer made a motion to recommend approval of Modifications #1 & #5 and to recommend conditional approval of Modifications #2, 3, 4, & 6, all subject to staff and engineer comments. Mr. Hackett seconded the motion. Motion carried 4-0.

Mr. Weaver made a motion to recommend conditional approval of the Final Plan for The Elms, subject to staff and engineer comments. Mr. Lehr seconded the motion. Motion carried 4-0.

Gerhart Coffee
16-04-SK

Present was James Sanchez of Sanchez & Associates Inc.

Gerhart Coffee Company is proposing a 2,422 s.f. warehouse building and office addition at their existing facility located at 224 Wohlsen Way.

The applicant is requesting a waiver of the Preliminary Plan process.

1. Section 265-4.3.D.1.a (SALDO) – To waive the preliminary land development process with condition (a) Provide all required preliminary plan information on the final plan.

Mr. Hackett made a motion to recommend conditional approval of the modification request, subject to staff comment. Mr. Lehr seconded the motion. Motion carried 4-0.

Burger King
16-05-SK

Present was Peter Seckinger of Omni Consulting Services.

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 is requesting a waiver of the Preliminary Plan process.

1. Section 265-4.3.D.1.a (SALDO) – To waive the preliminary land development process with condition (a) Provide all required preliminary plan information on the final plan.

Mr. Weaver made a motion to recommend conditional approval of the modification request, subject to staff comment. Mr. Lehr seconded the motion. Motion carried 4-0.
Stony Battery Self Storage
Revision to Bldg. B

Present was Todd Shoaf of Pioneer Management.

Previously, the Board of Supervisors conditionally approved this plan for a new self-storage facility on Stony Battery Road. The plan has not been recorded as of this time; therefore, after working with a designer for the facility, the applicant is proposing a different layout of the storage units that would work better for the use. The applicant is requesting that the width of Building “B” be revised from 25’ to 50’ with the length of the building to remain the same. Three parking stalls would be added to each end of building “B” and the number of RV/boat storage stalls would be reduced from 5 to 4. The expanded building area is to be placed over the prior proposed 28’ access lane. The revisions will reduce the impervious coverage on-site as well as the overall length of concrete curbing and security fence.

The Planning Commission members unanimously supported the revision and re-affirmed their recommendation for approval of the plans.

Other Business

Draft Comprehensive Plan

Mr. Stern reviewed the draft with the Planning Commission and requested that they gather any questions, suggestions, or corrections for discussion at the next Planning Commission meeting. In order to stay on schedule, Mr. Stern is requesting that at the April 13, 2016 meeting, the Planning Commission make a recommendation to the Board of Supervisors.

Adjournment

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