DATE & TIME: March 12, 2014 7:00 p.m.

ATTENDANCE: Present: Dwight Rohrer, Keith Falco, Andy Weaver, Mike Lehr, Ann Byrne
Absent: Jim Fullerton, Jim Hackett
Others Present: Andrew Stern, Director of Planning & Development Rob Visniski, RAV Associates Robert Krimmel, Township Manager David Blackman, Zoning Officer

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

Minutes

Mr. Falco made a motion to approve the February 26, 2014 minutes as written. Mrs. Byrne seconded the motion. Motion carried 5-0.

Zoning & SALDO Draft Ordinance Review

Wayne Cassidy, the representative for STOBRO, addressed the concerns regarding the new Rural Business Zone designation. Mr. Cassidy stated that STOBRO is the owner of the subject property and Stauffer’s of Kissel Hill (SKH) is the tenant. He stated that the STOBRO property is currently zoned Highway Commercial and would be classified as Rural Business Zone under the new Zoning Ordinance. Currently the property is used as warehousing and distribution and storage for the SKH nursery and other merchandise. He stated that the owners of STOBRO are concerned about the limitations and uses under the new classification and how it would affect the value of their property. Mr. Cassidy stated that the Stauffer’s bought and developed this property over the years and have used it as collateral in their financing with their bank with the thought in mind that it was commercial. He stated that the proposed rezoning has impacted the appraised value of the tract and they would like to see the uses under this zone amended and changed.

Jere Stauffer of Stauffer’s of Kissel Hill stated that they want to be able to continue their current uses on the STOBRO property. He stated that the proposed Zoning Ordinance does not list their core business as a permitted use, a conditional use, or a special exception in the Rural Business Zone. He stated that their current activities include some agricultural, some light industrial, warehousing, and distribution of goods
that are packaged at the site. There is fenced and unfenced outside storage areas. He stated that their commercial use involves sales to other businesses; particularly in the landscape trade, with either delivery to those businesses or on site pick up. He stated that they would request that all these uses be included under permitted uses or conditional uses.

Eric Stauffer of STOBRO stated that they could look at the new zoning favorably if warehousing and distribution was included in the permitted uses.

Steve Oberholtzer of STOBRO stated that he has concerns about the decrease in value of the property and how it affects his family.

Wayne Cassidy stated that an earlier draft of the ordinance included warehousing and distribution under the Rural Business Zone and now they do not appear. He stated that they would like the opportunity to meet to discuss alternatives and possible other uses.

Dwight Rohrer stated that the township solicitor has not completed his review and the Planning Commission needs to see this review in order to make their decision.

Mr. Rohrer stated that the commercial zone is proposed to be split between two types: Enterprise and Rural Business. He stated that there is not a lot of difference between them, but the areas designated to be zoned Rural Business are ones where public sewer and water are not available and therefore could not support some types of commercial uses and those areas are not anticipated to have that infrastructure available in the future. Mr. Rohrer also stated that he did not see warehousing and distribution specifically listed in either the Rural Business or the Enterprise zone. Mr. Blackman stated that they do appear in both Enterprise and Rural Business under Business Uses - Industrial, Light - Section 270-5.2.DD which references Light, General, & Heavy Industrial categories.

At this time Mr. Rohrer closed the comment/question period for the draft ordinance discussion.

**Conditional Uses**

Moove In Partners
14-01-CU

Present were Scott DeBell of C.S. Davidson Inc. and Rod Lockard of Investment Real Estate.

Mr. DeBell stated that the conditional use request is for an existing property at 220 Centerville Road in the I-2 General Industrial Zone. He stated that the applicant is proposing to expand the mini-warehouse use. The existing building is 69,282 sq. ft. and is currently being used as both a mini-warehouse as well as a warehouse use. The existing building has 348 individual rental units. All the units are accessed internally from within the building. There are also six larger rental spaces being used as warehouse space for storage. The proposed project would eliminate the warehouse use of the existing building and convert those spaces to additional mini-warehouse units for individual rental. The applicant also proposes six (6) building expansions at various locations on the existing building. The total of all the building expansion would be 11,050 sq. ft. for a total building size of 80,332 sq. ft. and individual rental units totaling 568.

Mr. DeBell stated that site improvements would be limited to removing existing asphalt and gravel paving from within the right-of-way and create a more defined parking area in front of the building.
Mr. DeBell stated that they meet the conditions as outlined and they will be filing a land development plan with the township for future review by the Planning Commission.

Mr. Falco stated that the applicant should contact the fire department that services their area and obtain a letter from the fire chief stating that there is full access around the building for fire equipment. Mr. Lehr pointed out that the applicant would no longer be able to have seasonal sales in the front parking area per the conditions. Mr. Lockard and Mr. DeBell agreed.

Mr. Falco made a motion to recommend approval of the Conditional Use for Moove-In Storage subject to staff, engineer, and Planning Commission comments. Mr. Lehr seconded the motion. Motion carried 5-0.

Landis Farm 13-05-CU

Present were Mark Stanley of Hartman Underhill and Brubaker and Mark Johnson of RGS Associates.

Mr. Stanley reviewed the Conditional Use process and stated that the applicant received approval to rezone the property to R-1 Suburban Residential. The Conditional Use request is for the Cluster Development under R-1 to include 99 single family and 50 duplex homes along with several open space areas. He stated that the project complies with the criteria in Section 270-68 of the Zoning Ordinance for Cluster Developments.

Mr. Johnson reviewed the proposed improvements to Nissley Road and Bowman Road as well as the connection to existing streets and the stubs to provide for future connections west of the property. Mr. Johnson also stated that the plan has essentially stayed the same as the rezoning presentation. All technical issues will need to be addressed under the subdivision/land development process.

The open space areas and landscape buffering on the west side were briefly discussed.

Mr. Stanley stated that the original intent was to present the sketch plan and modifications for this project after the Conditional Use request presentation. He stated that after discussions with township staff they have decided to withdraw the sketch plan and concentrate on the Conditional Use at this time.

Lori Martin questioned whether a speed table was going to be installed at the connection to Windemere Lane. Mr. Johnson stated that a speed table is proposed but that will be discussed and reviewed under the land development process.

Dave Gregory spoke about the issues when the PPL lines are relocated. He stated that most of the homes in that area have sump pumps in the basements and interruption in electric service could be problematic depending on the time of year and what the weather is like. Keith Falco agreed that this could cause major issues for residents.

Mr. Falco made a motion to recommend approval of the Conditional Use for Landis Farm subject to staff, engineer, and Planning Commission comments. Mrs. Byrne seconded the motion. Motion carried 5-0.
Other Business - None

Plan Introductions – None

Adjournment

There being no further business, the meeting adjourned at 8:00 p.m.