

PLANNING COMMISSION MEETING MINUTES
February 20, 2020

Call to Order: Chairman Jim Nagle called the meeting to order at 7:00pm with the Pledge of Allegiance. Members present were Steve Groff, Andy Toms, Matt Warfel, Mary Stoltzfus and Garrett Weaver

Staff: Chuck Haley, ELA Township Engineer, DeeDee McGuire, Township Manager, Amanda Hickman, Community Development Director, and Denise Glatfelter Community Development Assistant.

Minutes Approval:

Andy Toms made a motion seconded by Mary Stoltzfus to recommend approval of the January 19, 2020 minutes. Motion passed 6-0.

Public Comment: None

New Business:

Charles F Snyder Funeral Home & Crematory – 2421 Willow Street, Pike

Chip & Chad Snyder, Owners, Attorney Riley Noetzel of Barley Snyder, LLC, and John Hershey, Landscape Architect from RGS Associates were present to discuss the proposed sketch plan. Currently, the applicant is looking for guidance on how to proceed with the issue of split zones. The existing property is zoned Commercial Highway (CH). Applicant is proposing the purchase of an additional 2-3/4 acres next to the original property which is currently zoned Office Technology Residential (OTR). Applicant see's three options to combine the two lots: 1) Map Amendment, 2) Text Amendment and 3) Dimensional Variance. Currently in the CH district total impervious coverage is 70% in the OTR district it is 60%. Presently they are proposing 60.7%. Lot width in CH district and OTR district is 300' minimum, currently it is 246'.

Questions regarding the impervious coverage, would applicant be willing to shrink the size of the building, or lesson the number of parking spaces. As far as parking, the requirement is 1 parking space for 5 seats in rooms, plus 1 space for each employee. Applicant is proposing 154 spaces plus 6 spaces that are required for ADA Compliance. Applicants are also proposing leasing 9 spaces from PPL for parking along the overhead power line. The lease would be for 5 years to start, then go on a year to year agreement.

No action was taken on this sketch submittal.

Old Business:

Sheetz – 2539 Willow Street Pike – Final Land Development Submission

Ben Baker from RGS was present to present the plan for Sheetz. Applicant has addressed all the concerns and recommendations made by the Township Engineer regarding the following modifications: Section 240-24.R.(7) Access Drive-Width Requirements PennDOT, shall approve entrance design as part of HOP Section 240-26.A.(2) Sidewalks along Public Streets, a Sidewalk Deferral agreement to be prepared by Township Solicitor, executed and recorded. Section 240-26.A(8)- Sidewalks along Public Streets, A Pedestrian Easement Agreement for sidewalk improvements shall be prepared by the Township Solicitor, executed and recorded. Section 240-26.B(5)(c) Curb Specifications, this modification is approved without conditions.

Modifications to the Stormwater Ordinance requested for the following have been approved without conditions: Section 230-32 Volume Control and Section 230-32.A(2)(c) Loading Ratios

A brief discussion regarding previous concerns regarding individuals using the thru-way to avoid traffic back-ups along Beaver Valley Pike to get on to Willow Street Pike. Applicant stated that they would be monitoring that situation for the stacking of traffic, but was unsure of how to eliminate that possibility.

Steve Groff made a motion seconded by Andy Toms to approve the Final Plan as presented, conditioned on Compliance with ELA letter dated February 11, 2020, and Staff memo dated February 20, 2020. Motion approved 6-0.

Community Development Report- There were no questions regarding this report.

Adjournment: Steve Groff made a motion, seconded by Matt Warfel to adjourn the meeting. Motion approved 6-0 Meeting adjourned at 8:15pm.