

PLANNING COMMISSION MEETING MINUTES
August 18, 2016

Call to Order:

Chairman Dave Schreder called the meeting to order at 7:04 PM

Roll Call: Dave Schreder, James Nagle, Rick Breneman, and Lamar Rohrer.

Staff: Joellyn Warren Community Development Director, Denise Glatfelter Comm. Development Assistant and DeeDee McGuire Township Manager.

Minutes Approval:

Jim Nagle made a motion seconded by Rich Breneman to recommend approval of the July 21, 2016 minutes as presented. Motion passed 3-0 with one abstention.

Old Business: Subdivision/Land Development Plan for Turkey Hill Minit Market Willow Street Pike/Long Lane. Jim Nagle recused himself due to a conflict of interest. This plan was tabled until the September 15, 2016 Planning Commission meeting. Willow Valley Assoc. will provide a time extension due to there not being a quorum of members present to hear the plan.

Final Land Development Plan Willow Street Mennonite Church - 399 Penn Grant Road, Willow Street, PA. Craig Smith from RGS Associates was present to present the plan. Applicant proposes to add approximately 29 new parking spaces, as well as a 756 square foot addition. Applicant is requesting a Waiver for Section 230-37.C (1) (A) Pipe Cover. The applicant is requesting a modification of the requirement to provide a minimum one foot of cover from the bottom of the stone base to the top of the pipe for a storm sewer located within vehicular traffic area. The pipe in question connects the existing roof drain to the proposed outlet and crosses an existing sewer lateral. The system is private and will not be offered for dedication to the Township. The request meets the manufacturer's minimum standard. The proposed alternative is to provide one foot of cover over the pipe to the bottom of the paving section.

A Motion to approve the Waiver was made by Jim Nagle and seconded by Lamar Rohrer. Motion to approve the Waiver passed 4-0.

Motion to approve the plan was made by Jim Nagle seconded by Lamar Rohrer, conditioned on ELA comments dated August 10/2016, LCPC Memo dated July 26, 2016 and Joellyn's memo dated August 12, 2016. Motion passed 4-0.

Final Land Development Plan Taco Bell Restaurant – 2600 Willow Street Pike, Kendig Square Shopping Center, Willow Street, PA. John Pettit from Pettit Engineering and Robert Mosuti were present to present the plan. Applicant is requesting approval to remove the existing Taco Bell Restaurant and construct a new 2700 square foot Taco Bell with associated improvements. Applicant is requesting modifications from the following Sections: 240-15.C(2) Adjoiner Information, Section 240-15.D(10) Utility Poles, Section 240-15.E (3)(b) Natural Habitat, Section 240-15.E(3)(c) Hydrogeology Report, Section 240-15.E(3)(d) Soils Report, Section 240-15.E(3)(e) Historic Preservation, Section 240-15.E(3)(f) Archaeological Report, Section 240-15.E(3)(g) Traffic Report, Section 240-15.E(3)(i) Public Utilities Report, Section 240-15.E(3)(j) Public Facilities and Services Report, and Section 240-10(A) Preliminary Plan. Questions regarding a fee in lieu of road improvements for frontage on Willow Street Pike North were discussed. The applicant will discuss, with the Township Engineer, improvements along West Kendig Road to the rear of the Shopping Center, to use the fee in lieu of to install a section of sidewalk along West Kendig Road. The applicant will then decide whether to install the sidewalk themselves or pay the fee in lieu of.

Jim Nagle made a motion to approve the eleven modification requests as noted on ELA's letter dated July 15, 2016. Motion was seconded by Lamar Rohrer. Motion passed 4-0.

Lamar Rohrer made a motion to move the plan forward to the Board of Supervisors, conditioned on the sidewalk comments, ELA's letter dated July 15, 2016 and the Township memo dated August 12, 2016. Motion was seconded by Jim Nagle. Motion approved 4-0.

L-S School District Site Amenities Project - Applicant seeks approval to construct dugouts and concessions stand with bathrooms on the L-S High School Campus. Applicant is requesting a Waiver of the Land Development Plan. Staff has recommends approval of the waiver since the project is part of the campus master plan.

A motion was made by Rich Breneman and seconded by Jim Nagle to approve the waiver. Motion passed 4-0.

Sketch Plan Waivers- Peony Road Tract – Applicant is seeking approval of waivers as part of a Sketch Plan review. Craig Smith from RGS Associates was present to present the plan. Applicant is proposing building 17 new single family homes on a 7.5 acre tract. Applicant is requesting waivers to the following Sections: Section 240-10.A Preliminary Plan, Section 240-15.E(g) Traffic impact Study, Section 240-24.C(1) Street Improvements and Section 240-24.L(6)(a) Clear Sight Triangles. After some discussion on the Clover Road ROW, the Sight Triangles, and improvements to existing streets, it was recommended that no Waivers be granted at this time. Waivers will be discussed at a future meeting when the Preliminary Plan is submitted.

Historic Preservation Ordinance Amendment – The existing Ordinance which is listed in our Zoning Ordinance has 72 historic buildings listed on Comp Plan. The owners of the property that wish to make major renovations, or demolish the building need to go before the BOS for a Conditional Use request. The amendment to the Ordinance is to determine the criteria and a descriptive purpose and to evaluate whether a demolition or major renovation would be valid and who would make that determination to the BOS, such as an Engineer or an Architect. Our Solicitor has also recommended that the list of Historic Properties be codified as part of the Ordinance as well as the Historic Buildings Map and Table from the Comp Plan, as part of this Ordinance.

After some discussion it was determined that the members would like to further review the amendments and continue this matter until the September meeting.

Community Development Director Report – There were no questions on this report.

Adjournment: A motion to adjourn the meeting was made by Jim Nagle and seconded by Lamar Rohrer. Motion was approved 4-0. Meeting was adjourned at 8:35pm