

PLANNING COMMISSION MEETING MINUTES
January 16, 2020

Call to Order: Chairman Matt Parido called the meeting to order at 7:04pm with the Pledge of Allegiance. Members present were Jim Nagle, Andy Toms, Lamar Rohrer, Steve Groff and Scott Kimmel

Staff: Chuck Haley, ELA Township Engineer, DeeDee McGuire, Township Manager, Geoff Beers, Township Supervisor, Amanda Hickman, Community Development Director, Porter Stevens LCPC and Denise Glatfelter Community Development Assistant.

Reorganization:

Swearing in of new Planning Commission members, Mary Stoltzfus and Garrett Weaver

- A. Chairman Nomination** – Andy Toms made a motion to nominate Jim Nagle to serve as Chairman of the Planning Commission. There being no further nominations, Jim Nagle was elected as Chairman by a vote of 6-0 with one abstention.
- B. Vice Chairman** - Andy Toms made a motion to nominate Steve Groff as Vice Chairman. There being no further nominations, Steve Groff was elected as Vice Chairman by a vote of 6-0 with one abstention.

Minutes Approval:

Matt Parido made a motion seconded by Andy Toms to recommend approval of the November 21, 2019 minutes. Motion passed 4-0 with 3 abstentions.

Public Comment: None

New Business:

Willow Street Park Update/Discussion:

John Pyfer was present to give the Board Members an update on the Willow Street Park Plan. Mr Pyfer provided a revised site plan for the park, that showed the three phases of the project and the probable costs associated with those phases. The proposed lot consists of 10 acres located at the corner of Peach Bottom Road and Main Street in Willow Street and was the site of the old Willow Street Elementary School which has since been demolished. Mr Pyfer also reported on his collaboration with the Willow Street United Church, the Willow Street Lions Club and the Willow Street Vo-Tech for possible funding and/or labor towards the project. Current estimates for all three phases of the park project are estimated to be \$508,254.00. It was also mentioned that some of the trees that will be planted will be of the Willow Tree species, to commemorate how Willow Street got its name.

Phase I to consist of demolition, earthwork, landscaping, stormwater, fuel access and some furnishings.

Phase II to consist of additional earthwork, paving, stormwater, planting and furnishings

Phase III to consist of additional plantings and paving.

Smucker Welding Shop – Zoning Ordinance Text Amendment

Thomas Nehilla Esquire from Barley & Snyder LLP was present to present the plan on behalf of Steve Smucker. Applicant is requesting a change to the Zoning Ordinance, to add a “Farm Service Business” definition to the Zoning Ordinance. Mr Nehilla provided a sample Petition for the Board Members for their consideration. The “Farm Services Business” is described as *a low-intensity commercial or industrial activity that primarily serves other farms or the agricultural community in general with the sale and/or production of agricultural goods, materials, supplies, and/or services. Farm services businesses are not required to be operated in connection with or supplementary to an existing farm. Examples of Farm Service businesses include, but not limited to farm equipment, small engine, and/or vehicle repair; custom*

blacksmithing or sharpening services; processing and storage of agricultural products; farm or agricultural retail sales; welding, metal fabrication, and custom machine parts; and offices needed in connection with the farm service business.

Porter Stevens from LCPC was available to answer questions from the Board regarding their recommendations, to the text amendment. Mr Stevens stated that their (LCPC) calculations were based on what other municipalities are using in their ordinances, and would ensure that newly built Farm Services Businesses structures are visually and functionally integrated into agricultural areas. The applicant's amendment is proposing maximum allowable building size and impervious surface coverage that is very large compared to what is currently allowed for farm related business in WLT. LCPC is in favor of the change but recommends that the maximum allowable building size be reduced to between 10k to 15k square feet, and the maximum impervious surface coverage be 20-25%.

Matt Parido made a recommendation, and was seconded by Garrett Weaver, that the building size be reduced to 15k to 20k square feet and include any new construction or existing buildings on site, and the maximum impervious surface coverage be 25-40% Recommendation passed 7-0.

Willow Valley Communities – Zoning Map Amendment Southpointe at Lakes

Attorney James Thomas, Craig Smith from RGS Associates and Gary Roth were present to present the amendment. Applicant is requesting the re-zoning of approximately a 21.7- acre tract currently zoned R1 Low Density Residential to an R3 Medium-High Density Residential designation. Applicant is requesting the amendment to the Final Land Development Plan, that was approved by the Board of Supervisors in June 2019, in which two of the existing apartment buildings will be eliminated and allow for the remaining three apartment buildings to be increased in height from 35 feet to 60 feet. This modification will also require a new Conditional Use Application from the applicant. This change will result in more green space and less impervious cover. Applicant stated that the number of units will stay the same at 120 units per building.

Bob Doyle of 310 Broadmoor Drive, Willow Street, PA had concerns regarding the changes to this project.

1. What changed from the original plan?
2. With the height of the new buildings, how will this affect any emergency exit plans?
3. What about rooftop HVAC noise?

Steve Groff made a recommendation, seconded by Matt Parido to accept the Zoning Ordinance Amendment as presented by Willow Valley Communities. Motion approved 7-0.

Sheetz – 2539 Willow Street Pike – Final Land Development Submission Discussion

Craig Smith 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 the stacking of traffic at the drive-thru lane were remedied by adding additional signage. The question of perhaps installing traffic risers along the drive to slow thru traffic had never been discussed.

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

Adjournment: Matt Parido made a motion, seconded by Steve Groff to adjourn the meeting. Motion approved 7-0 Meeting adjourned at 8:45pm.