

**PLANNING COMMISSION MEETING MINUTES**  
**February 21, 2019**

**Call to Order:** Chairman Matt Parido called the meeting to order at 7:00pm

**Roll Call:** Matt Parido, Rick Breneman, James Nagle, Andy Toms, Lamar Rohrer, Steve Groff and new member Scott Kimmel were present.

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

**Reorganization:** Scott Kimmel was sworn in as a member of the Planning Commission to fill the vacancy left by Dave Schreder's resignation from the Planning Commission.

**Minutes Approval:**

Steve Groff made a motion seconded by Jim Nagle to recommend approval of the December 20, 2018 minutes. Motion passed 5-0 with two abstentions.

**Public Comment: None**

**Old Business: None**

**New Business:**

**Signature Stone, Inc – Sketch Plan – 1024-1026 Willow Street Pike**

Applicant seeks to construct a manufacturing facility at this location. The existing lots are zoned Industrial/Mixed Use and currently is a gravel lot.

Kevin M Ember, RLA from Rettew Assoc. and Jeff Hess, property owner, were present to present the plan. Applicant is requesting a Waiver to submit the Preliminary/Final Plan to the Planning Commission at its March or April meeting, as the Plan is awaiting comments/approvals from PennDot and the Conservation District. This project will be for manufacturing only with no retail sales. They will employ 10-15 employees and will be in operation Monday thru Friday 6am to 6pm and Saturday 6am to noon. Deliveries to the facility will be made by trucks 1 to 3 times per week. Applicant does not foresee requesting any further Waivers on the Preliminary/Final Plan.

**River View Estates – Revised Final Plan**

Bob Kettering was present to discuss the plan for the homeowners of lot numbers 2, 3 and 4 of this subdivision. Applicant is requesting a revision to remove the previously approved landscaping around the detention basin for these three lots. It was determined by a site visit from ELA, a representative from the Township, the developer, Bob Kettering, and the homeowners in October 2017, that the basin was well established and had been maintained properly. The original plantings were recommended per Township Ordinance to provide access discouragement. These plantings were strongly recommended due to the basin's location within a residential neighborhood and adjacent to other neighboring properties. Lot #4 which is adjacent to the basin has a fence surrounding the rear yard to discourage access. Lot's 2 and 3 have constructed a boulder type retaining wall on the upstream side of the basin and the top of the wall is protected with a fence on lot #3. It is recommended that that a similar style and height fence should be added to the top of the wall on lot #2.

A Motion was Made by Lamar Rohrer and seconded by Jim Nagle to recommend the revision of the Final Plan conditioned of ELA's letter dated October 24, 2017 and LCPC Memorandum dated February 12, 2019. Motion Approved 7-0.

Willow Valley Communities – Herr Farm – Preliminary Plan

Applicant seeks to construct a Medical Residential Campus on the Herr Farm located on the eastside of Peach Bottom Road, north of Wynwood Drive. The project includes a 140-bed memory care facility, 120-unit independent living apartments, and 88 cottages.

Craig Smith from RGS Associates and Justin Nolt from CCS Building Group were present to present the plan. Applicant is requesting Waiver/Modifications from the following Sections:

**Section 240-26.B(1) - Curbs**

The applicant is requesting modification of curbing to be provided wherever sidewalks are installed and to forego the installation of curbing along the sidewalk immediately adjacent to the parking lot. It was recommended by the Township Engineer that curb stops and/or bollards be used if curbing was not being installed. The applicant was not in favor of using curb stops or bollards. Jim Nagle made a motion seconded by Scott Kimmel to approve the Waiver/Modification conditioned on an evaluation by the Township Engineer on finding a solution to providing curbing, and ELA letter dated 2/14/2019. Motion passed 7-0

**Section 240-24.C(1) - Improvements to Existing Streets**

Applicant is requesting a modification to this section that states that subdivision and land development along existing roads, which do not meet the standards of this chapter, shall include improvements of ½ of such road to required standards. For Peach Bottom Road the ordinance requires a 36-foot cartway and a 60 foot right of way. With the improvements to Peach Bottom Road between Penn Grant Road to Beaver Valley Pike further improvements would be a little benefit. Jim Nagle made a motion seconded by Andy Toms to approve the modification conditioned on ELA letter dated 2/14/2019. Motion passed 7-0

**Section 240-24.R(3)(c) - Access Drive – Setback**

Applicant is requesting a modification to this section that states that access drive intersections shall be set back 100 feet from the intersection of any other access drive. Justification for this modification is that these access drives are not proposed as through street and do not involve opposing intersections. Also, these access drives will be limited to those who intend to park. Lamar Rohrer made a motion seconded by Steve Groff conditioned on ELA letter dated 2/14/201+. Motion Carried 7-0.

**Section 240-24.R(3)(h) - Access Drive-Clear Site Triangles**

Applicant is requesting a modification to the ordinances stating that collector and minor streets shall provide a 100-foot clear site triangle. Applicant is proposing to reduce the clear site triangle to 50 feet by 100 feet at the redesigned parking lot entrances. The internal access drives as well as the new main entrance from Peach Bottom Road across from Violet Avenue are all proposed with stop signs, stop bars. Andy Toms made a motion seconded by Jim Nagle to approve the modification, conditioned on ELA letter date 2/14/2019. Motion passed 7-0.

**Section 230-32 - Volume Control**

The applicant is requesting a modification is being requested of this requirement of not providing the required stormwater infiltration volume controls. It is proposed to meet water quality/pollutant reduction standards as permitted by PADEP and the Lancaster County Conservation District under the NPDES

Permit requirements. Steve Groff made a motion seconded by Lamar Rohrer to approve the modification conditioned on ELA letter dated 2/14/2019. Motion passed 7-0.

A motion was made by Jim Nagle and seconded by Andy Toms to approve the Preliminary/Final Plan and forward the plan to the Board of Supervisors subject to compliance with ELA letter dated 2/14/2019, LCPC letter dated 12/18/18 and Township Memo dated 2/15/19. Motion passed 7-0.

**Community Development Report:**

There were no questions regarding the Monthly Community Development report.

Village Park Project out for bids for sitework and fencing. Construction will be going out to bid in upcoming week.

Next months meeting to include Garber Subdivision at 1443 Eshelman Mill Road and possibly KFG Trucking at 1004 Willow Street Pike, and Weis Gas-n-Go at Kendig Square which are still being reviewed by Staff and the Township Engineer.

**Adjournment:** A motion to adjourn the meeting was made by Jim Nagle and seconded by Matt Parido. Motion was approved 7-0. Meeting was adjourned at 8:20pm.