

PLANNING COMMISSION MEETING MINUTES
June 15, 2017

Call to Order:

Vice Chairman Dave Schreder called the meeting to order at 7:00PM

Roll Call: Dave Schreder, Jim Nagle, Rick Breneman, Matt Parido, Andy Toms, Lamar Rohrer and Steve Groff

Staff: Joellyn Warren, Community Development Director, Denise Glatfelter Comm. Development Assistant, Chuck Haley, Township Engineer, Jim Kreider, Public Works Manager and DeeDee McGuire Township Manager.

Minutes Approval:

Jim Nagle made a motion seconded by Rick Breneman to recommend approval of the May 18, 2017 minutes as presented. Motion passed 6-0 with 1 abstention.

Old Business:

Land Development Plan– Preliminary/Final Plan for the Peony Road Tract, Lancaster, PA

Craig Smith, RGS Associates was present to re-present the plan. Mark Will, the Developer was also present. Applicant is seeking approval of a Preliminary/Final plan for a 17- lot single family subdivision and land development plan. Mr Smith went over all of the changes that were made to the plan including the change to the Stormwater flow across the planned development, as well as the other 6 issues that were outstanding from the May 18, 2017 meeting

Applicant is requesting Waivers from the following Sections:

Section 240-10.A Preliminary Plan

Section 240-15.E)g) Traffic Impact Study

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

Section 240-24.J Minimum Cartway Width

Section 240-15.C(3) – Features within 200' of the Subject Tract

Section 240-24.L(6)(a) Clear Sight Triangles

Section 230-32 Volume Control

After a brief discussion regarding the above waivers, and concerns from several neighbors the following items have been revised: The Upper Stormwater Basin will no longer drain into the 42" drain pipe, instead it will be directed to the Lower Basin and over flow will drain directly to an inlet on Peony Road. Improvements were also made to the current swale in the area of Clover Road. In addition, another inlet was added along Peony Road. There was also the concern regarding the existing 42" drain pipe. The line in question was TV scoped and no adverse blocking or damage was detected. In regard to the Minimum Cartway Width; currently there is a 17' offset for curb returns. Changes were made to reduce that dimension to 12' to reduce the impact on the homeowner. A Cost estimate was also to be provided for street improvements. Applicant has requested that a fee in-lieu of for approximately \$14,000, be used toward the cost of providing "slip lining" to a section of off- site Stormwater improvements. Also the species of trees that are going to be planted has been changed from the Red Maple tree, to another variety of tree. Jim Nagle made a motion seconded by Andy Toms to approve the Waivers, conditioned on Township Memo dated June 8, 2017 Motion passed 7-0.

Jim Nagle made a Motion, seconded by Matt Parido, to approve the Plan and move it to the Board of Supervisors, conditioned on ELA letter dated June 8, 2017 and Township memo dated June 8, 2017. Motion approved 7-0.

Community Development Report

The plan for our New Stormwater Permit for the reduction in pollution is currently in draft form and will be addressed at a public meeting at the Board of Supervisors meeting scheduled for July 10, 2017. Plan will also be available to view on the Township website. Joellyn will present a brief outline at our next Planning Commission meeting outlining specific projects for the next five (5) years to indicate what steps are being taken to reduce pollution in our three watersheds, Millcreek, Pequea and Conestoga. Plan/permit must be submitted by September 2017.

Adjournment: Matt Parido made a motion to adjourn the meeting. Motion carried 7-0.