

PLANNING COMMISSION MEETING MINUTES
August 16, 2018

Call to Order: Vice Chairman Rick Breneman called the meeting to order at 7:00pm

Roll Call: James Nagle, Rick Breneman, Andy Toms, and Dave Schreder.

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

Minutes Approval:

Jim Nagle made a motion seconded by Andy Toms to recommend approval of the June 21, 2018 minutes as presented. Motion passed 4-0.

Public Comment:

None

New Business:

Willow Valley Associates – Preliminary/Final Subdivision Plan – Willow Woods Village

NOTE: Rick Breneman made note that Jim Nagle will be recusing himself from this review, as he is employed by Willow Valley Associates. With his recusal, there will not be a voting quorum, therefore there will be no decision on this project this evening. The applicant choose to proceed with their plan Review.

NOTE: Rick Breneman also made a statement that while he has worked for RGS in the past, he is not involved with this particular project in any way.

Applicant is seeking to construct a two-story 7,055sf apartment building with nine units for property located at 102 Wycliffe Drive Lancaster, PA. The lot has 2.48 acres and contains an existing 6 unit, multi-family residential building with associated parking. To accommodate the additional units, the parking lot will be expanded by six spaces. A Stormwater Management Facility to the northeast of the development area is proposed to manage stormwater runoff. Public sewer and water connections will be made to serve the intended uses.

Craig Smith, RGS Associates Inc, and Rick Poillon from Winding Partners LP were present to present the Plan on behalf of Willow Valley Associates. Applicant is requesting Waivers/Modifications to the following Sections:

Section 240-10. A Preliminary Plan

Based on the minimal scope of this project, and that the plan will be filed as a single phase, a separate Preliminary Plan is unnecessary.

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

No road widening improvements, curb or sidewalks are proposed for the extension of Wycliffe Drive or along Locust Lane. Since the Wycliffe Drive cartway terminates directly after the intersection with Garber Drive, there is no need to create a long unnecessary dead-end street condition. Both streets have adequate right-of-way per ordinance requirements. The Township recently completed a project on Locust Lane that added curbing to the east of Wycliffe Drive and repaved the entire roadway. In order to stay

consistent with the width of the improved roadway, no widening is proposed along the property boundary. Currently, there are curbs and sidewalks on the south side of Locust Lane. Sidewalk also exists from Willow Woods apartment building to the intersection of Wycliffe Drive and Locust Lane. In order to connect to the existing sidewalk along the south side, applicant is proposing to add ADA crosswalks at the Wycliffe Drive intersection to connect with the Willow Woods sidewalk. A crosswalk would also be added to provide a pedestrian connection to the south side sidewalk connection at Providence Park Drive to the west. If it is determined that full roadway improvements are not required, a potential fee-in-lieu of and/or an acceptable deferment agreement for roadway improvements shall be established with the Township. A recommendation was made that perhaps a raised crosswalk (speed tables) be considered in-lieu-of sidewalk and curbing along Locust Lane. Craig Smith from RGS Associates will meet with Joellyn to discuss this option.

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

A modification of the requirement is requested to reduce the clear site triangle to 50 feet by one 100 feet at the redesigned parking lot entrance. The triangle would extend 50 feet into the parking lot and 100 feet along Wycliffe Drive. A stop sign and stop bar will be provided at the parking lot exiting land.

Section 240-25.B(1) Curbs

Applicant is requesting a modification to the curb requirement to install curbs along a sidewalk immediately adjacent to a parking lot. The existing sidewalk is not separated from the parking lot by curbing. Applicant proposes to match the existing conditions.

John King – Final Land Development Plan – Poultry Operation

Applicant seeks to construct a 15,000-sf poultry barn, 2,700 sf Storage barn and a 3,300-sf single family home for a property located at 826 Strasburg Pike, Lancaster, PA

Frank Kuchinski, Red Barn Consulting, was present to present the Plan on behalf of John King. Applicant is requesting a Waiver from the following Section:

Section 240-15 Preliminary Plan

The applicant is seeking to expand his poultry operation at Strasburg Pike and Spring Hollow Road. The Land Development Plan is minor in scope and is limited to the expansion of the existing poultry operation.

After a brief discussion and clarification of some of the issues the members had questions concerning the existing stormwater plan, an Ownership and Maintenance Agreement, specific inspections of the BMP facilities, and manure storage, the Members were ready to conditionally approve the plan. Motion passed 4-0

Lamar Rohrer made a Motion, seconded by Jim Nagle to approve the Modification of Section 240-15 Preliminary Plan for Final Development Plan of John King for property located at 826 Strasburg Pike, conditioned on ELA's letter dated July, 30, 2018.

Jim Nagle made a Motion seconded by Andy Toms, to move the plan to the Board of Supervisors, conditioned on ELA letter dated July 20, 2018, Joellyn's memo dated July 31, 2018 and LCPC memo dated June 12, 2018. Motion passed 4-0.

Daniel Fisher – Preliminary/Final Land Development Plan - Bottom Line Ag Supply

Applicant seeks to create two buildings, an Ag storage building with 2,400 sf and a 4,400 sf Bottom Line Ag Supply business, for property located at 825 Strasburg Pike, Lancaster, PA Project also includes 2 access drives, parking, outside tank storage and stormwater facilities.

Steve Gergely, Harbor Engineers, was present to present the Plan, on behalf of Daniel Fisher. Applicant is requesting Waivers from the following Sections:

Section 240-10 Preliminary Plan
Section 240-15.C.3 Existing Features

The above Modification requests are recommended for approval by the Township Engineer.

Section 230-32.A(2)(c) Loading Ratio

Applicant is requesting a modification to allow loading ratios to be higher than the recommended ratios. Township Engineer recommend approval of this modification with conditions.

Section 230-37.C(1)(a) Pipe Design

Applicant is requesting a Waiver of the 15" minimum pipe diameter in locations outside the right-of-way with vehicular loading. The applicant is proposing to use an 8" diameter pipe for Stormwater conveyance pipe discharging into the infiltration basin. Township Engineer recommend approval of this modification with the following condition: Documenting the 100-year storm detained watershed will be conveyed to the infiltration basin without bypass.

Mr Gergely advised the members that the applicant will be submitting paperwork requesting modifications regarding the riparian buffer, and that they are still waiting to hear from PaDot in regard to the proposed driveways off of Strasburg Pike.

Jim Nagle made a motion, seconded by Andy Toms to table this matter until the September 20, 2018 Planning Commission meeting. Motion passed 4-0

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Community Development Report:

There were no questions regarding the Monthly Community Development report.

ELA will be submitting plans for Village Park for the September meeting.

There is no update on the Bridgeport Study.

Adjournment: A motion to adjourn the meeting was made by Lamar Rohrer and seconded by Jim Nagle. Motion was approved 4-0. Meeting was adjourned at 8:58pm.