

PLANNING COMMISSION MEETING MINUTES
August 20, 2020

Call to Order: Chairman Jim Nagle called the meeting to order at 7:01pm with the Pledge of Allegiance. Members present were Steve Groff, Matt Parido, Matt Warfel, Mary Stoltzfus, Andy Toms and Garrett Weaver.

Staff: Amanda Hickman, Community Development Director and Denise Glatfelter, Recording Secretary and Chuck Haley, ELA Township Engineer.

Minutes Approval:

Matt Parido made a motion to recommend approval of the March 19, 2020 minutes, seconded by Andy Toms. Motion passed 6-0-1 Abstention (Steve Groff)

Public Comment: None

New Business:

RV Value Mart 2718 Willow Street Pike – Discussion

Applicant intends to demolish the existing buildings currently on site and construct a new combined Sales/maintenance building with a wash bay and additional parking.

Applicant is seeking the following Waivers:

- Section 240-11.A Final Plan Approval
- Section 240-15.E(g) Traffic Impact Study
- Section 240-26.A(1)(c) Sidewalks to Commercial Facility
- Section 240-26.B(1) Curbs
- Section 240-33.C Street Trees
- Section 230-32.A(2)(c) Loading Ratios
- Section 230-34.I Roof Drain Connections
- Section 230-37.C(1)(a)[4] Storm Pipe Diameter

Brian Cooley, D.C Gohn Assoc., was present to present the plan .After a brief review of the revised project, and why the building was relocated, Matt Parido suggested that with all the modification that they are requesting, that a finalized/revised Preliminary Plan be submitted to the Planning Commission for their consideration, noting all of the conditions from Staff Reviews, before the Final Plan is submitted .

Andy & Audrey Stinson were present at the meeting with concerns over Stormwater issues that are currently on the site, mainly the water run-off that runs on to their property. While the revised Preliminary Plan does address stormwater runoff on the site, the problems exist from prior work done on the lot by Mellott Bros. Chuck Haley, made the suggestion that perhaps while construction is going on at this facility, that these issues could be considered and possible repaired. Mr Cooley stated that he would take the suggestion to his client.

The Stinson also requested that the existing fence that is disrepair and landscaping be improved in order to be more pleasing to the adjacent neighboring properties. Currently there is barbed wire at the top of the fence that is dangling on parts of the fence. The barbed wire will be removed entirely.

Several Board members had questions regarding the entrance/exit on the revised plan. It was noted that this is a PennDot requirement and will be addressed in the HOP approval process.

Comprehensive Plan RFP Discussion:

Matt Warfel recused himself from the discussion as he is an employee of ARRO Consulting.

Members had a brief discussion regarding the proposals that were received, and made their recommendations to Amanda to take before the Board of Supervisors. Out of the nine proposals that were submitted, the following were the top three recommendations:

Wallace Montgomery
ELA
Simone Collins

Community Development Report- No Report

Adjournment: Steve Groff made a motion to adjourn the meeting, seconded by Matt Parido. Motion approved 6-0 Meeting adjourned at 8:26pm.