

PLANNING COMMISSION MEETING MINUTES
November 19, 2020

Call to Order: Chairman Jim Nagle called the meeting to order at 7:00pm with the Pledge of Allegiance. Members present were Steve Groff, Matt Warfel, Mary Stoltzfus, Andy Toms and Garrett Weaver.

Staff: Amanda Hickman, Community Development Director, DeeDee McGuire Twp Manager, Geoff Beers, Twp Supervisor, Chuck Haley, Twp Engineer and Denise Glatfelter, Recording Secretary.

Minutes Approval

Andy Toms made a motion seconded by Mary Stoltzfus to approve the October 15, 2020 minutes. Motion passed 5-0 with 1 abstention.

Public Comment: Chuck Haley made mention of Village Park's upcoming opening in April 2021. The park is still seeking donations from the public. To date approximately 75-80% has been collected but there is still more work left to be done. Donations can be made on the Township website or by contacting Geoff Beers or DeeDee McGuire

New Business: Preliminary Plan Development Plan - Meadia Heights Golf Club – Outdoor Pool

Applicant is requesting Waivers/Modifications to the Following Sections:

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

Section 240-26B(3) Curbing

Section 240-26.A(1)(c) Sidewalks

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

Scott Reis, General Manager for Meadia Heights and Keith Good from CGA Architects were present to discuss the Plan. A modification request to Section 240-24.L(6)(a) Clear Site Triangle is being requested due to the configuration of the existing driveway and parking layout. It was proposed that the center leg is to be reduced to 24' looking in the west direction, and 37' looking in the east direction. They are also proposing a Safe Site Distance easement be placed on the property back 15' from the edge of the road and the required Safe Stopping Distance in either direction. Two parking spaces will be removed to ease site distance issues. Amanda also requested that they include a center line at 20' to direct traffic in and out. A modification is being requested for Section 240-26.B(3) Curbing. It was requested that curbing be placed at the new spaces being created around the pool. The applicant suggested that wheel stops be used instead and the nine spaces adjacent to the pool will have wheel stops. The applicant is requesting a Waiver from Section 240-26.A(1)(c) Sidewalks. The applicant discussed with the Board Members the reasoning behind the waiver request. No sidewalk currently exists in the club parking areas, and members will be able to use the golfcart paths that are marked. A Modification to Section 230-32.A(c)(2) Loading Ratios was requested by the Applicant. The request was made because the increase to the ratio is only slightly over the maximum recommended 3:1 impervious loading ratio. The total drainage area to infiltration area will be met and the area maintained in good grass condition. The applicant's geologist reported and acknowledged the increased loading ratio and does not identify an increased risk of sinkhole formation based on the design. The BMP will be privately owned and maintained.

A Motion was made by Steve Groff and seconded by Andy Toms to approve the Modifications and Waiver conditioned on compliance with ELA letter dated November 9, 2020, LCPC memo dated October 27, 2020 and Staff Memo dated November 13, 2020. Motion passed 6-0.

Steve Groff made a motion, seconded by Garrett Weaver to recommend approval to the BOS conditioned on additional roadway signage, sidewalk, curbing, dedicated parking and a deferred agreement for roadway improvements.

Community Development Report-

Amanda gave a brief update on current plans:

Subdivision and Land Development

RV Mart

- Submitted an application to modify their existing special exception. Intend to modify location of previously proposed maintenance and sales building. Reviewed by the PC on May 21st and heard by ZHB on June 8th. Prelim LD plan reviewed at the Aug. 20th meeting and received additional recommendations/comments regarding plan processing and waiver requests. Applicant to revise plans and re-submit. Variance request and project on hold.

Edwin Forry- 751 Lampeter Rd.

- Submitted an application for lot add-on. Waiting for LCPC comments. Currently being re-evaluated by project consultant. Extension has been submitted.

Lloyd King- Barn LD Plan

- Applicant has rescinded the LD Plan submission. Will pursue LD concurrently with Smucker Welding Land Development.

Willow Valley

- Stormwater management plan received. Comments from the Township engineer have been received. To be reviewed at the October BOS meeting, discussion only. *Approved by the BOS at the October BOS Meeting.*

Meadia Heights Golf Club

- Preliminary LD plan application submitted for club swimming pool. Under review currently with Township staff and ELA. To be reviewed during the November PC meeting.

Zoning

Smucker Welding Shop, LLC

- Conditional use application for Farm Service Business submitted. Reviewed by the Planning Commission on May 21st and received a recommendation for approval. Heard at the June 8th BOS meeting at which time the request was approved. Awaiting LD plan submission. *Project on hold. Bank issue due to Covid.*

Sunoco

- Zoning map amendment petition was reviewed at the May 21st PC meeting and has received a recommendation for approval. LCPC had recommended approval at their June 8th meeting. Currently tabled following the June 8th BOS meeting. LCPC has since provided a formal written recommendation however the applicant has decided to postpone upcoming hearing requests to re-evaluate the project. *This will be at the December PC Meeting as a Sketch Plan.*

Chris Glick

- Special exception and variance request received for farm related business. Owner intends to operate a dog food sale/processing business at 1518 Millport Rd. Initially heard during the September ZHB. Extension requested, to be heard at the October ZHB. Currently in process of demolishing the existing building.

Penn Grant Willow Street LP

- Special exception application received for the conversion of an existing building to a multi-unit dwelling. To be heard during the October ZHB meeting. *Approved by ZHB.*

Snyder Funeral Home

- Rezoning of 2acre parcel approved. Applicants have submitted for special exception for crematorium use, to be heard at the October ZHB. *Approved by ZHB. Currently at ELA for review.*

Ongoing Projects

- Riverview Estates Stormwater – As built plans have been received, under review with ELA.
- Greenleaf Estates- As built plans under review with ELA.
- Continue to update MS4 Stormwater Management Program.
- Continue to monitor the Bridgeport Crossroads improvement project. Open house date TBD.
- Lloyd King Barn- under construction
- Sheetz- Demolition complete. Project under construction.
- Andrews Grain bin project complete.
- Spring Meadow- road dedication in process.
- Stone Meadow LOC reduction requested.
- LS School field project complete. LOC release requested.
- KFG Trucking-in process of obtaining signatures and recording plans.

Adjournment: Andy Toms made a motion, seconded by Matt Warfel to adjourn meeting. Motion approved 6-0. Meeting adjourned at 8:10pm.

