

South Londonderry Township Planning Commission
Meeting Minutes
January 19, 2016

Call to Order

The meeting was called to order by Dennis Hauenstein at 1900 and followed by the Pledge of Allegiance.

Attending Members:

Jeanne Berlin

Dennis Hauenstein

Al Wenger

Dr. Rugh Henderson

Sean Donnelly

Lynn Orley

Bill Pauza was not present.

Attending Staff:

Shawn Arbaugh, Township Manager

Randy Wright, Hanover Engineering

Public Input

None

Reorganization

Member Wenger nominated Member Hauenstein as chairman, seconded by Member Donnelly. With no other nominations a vote was taken. Motion carried.

Member Donnelly nominated Member Wenger as Vice-Chairman, seconded by Member Orley. With no other nominations a vote was taken. Motion carried.

Minutes

Member Wenger requested that the December 15, 2015, minutes be amended to correct a misspelling of trees on Page 5.

Member Donnelly requested that the December 15, 2015, minutes be amended to include that Mr. Mcfeaters discussed a force main located somewhere on Eby Road, but was uncertain of the exact location. There was then a general discussion on the force main.

Motion to accept the amended minutes of the December 15, 2015 meeting was made by Member Wenger, and seconded by Member Orley. Motion carried.

Correspondence

1. Board of Supervisors Minutes
2. Municipal Authority Minutes
3. Environmental Advisory Committee

New Business:

1. Long Sketch Plan

Ed Kaylor with D.L. Reiber Associates, Inc. discussed the Jean Long sketch plan. Mr. Kaylor stated that he wasn't looking for waivers at this point, but looking for guidance for a plan submission in the next few months. Mr. Kaylor described the property and explained that it was served by on-site septic and well. He then explained that Ms. Long would like to subdivide 10 acres off of the farm which would retain the current house. Mr. Kaylor then explained the reason he was here was to discuss the 97 acre farm. He explained that our Subdivision and Land Development Ordinance (SALDO) requires a survey of the entire property. He asked if the minor subdivision could be approved without surveying the entire parcel. He then referenced correspondence from Hanover Engineering Associates, Inc. dated January 12, 2016, which references the Township's review policy. Mr. Kaylor asked if they had to survey the entire property, set the concrete monuments, and identify other features.

Member Henderson asked when the farm was last surveyed. Mr. Kaylor thought prior to 1950. Member Donnelly asked how they determine the location of the 10 acre tract without transversing the entire tract. Mr. Kaylor stated that the closure requirements will be met. He also stated that traditionally it was tied down by measurements from known property lines. Engineer Wright stated that Mr. Kaylor will tie one of the corners of the 10 acre tract to the parent tract.

Member Donnelly then asked about a Tract No. 2 labeled on the drawing and when it was subdivided. Mr. Kaylor thought that it may have been in the 1950's. Member Donnelly then asked Engineer Wright if the Township's review policy was a written policy of the Township or Hanover's policy. Engineer Wright explained that there is a point when the residual tract gets to a certain size when it is not required to survey the entire parent tract. Member Donnelly asked where the policy was and if he could get a copy. Engineer Wright explained that in some plans in the past we didn't require a survey of the entire parent tract.

Member Donnelly stated that he believes the boundaries of the parent tract are very important. He stated that he does not see a hardship created or any compelling reasons for the Planning Commission to grant a waiver of this requirement. He also thought it may do the community harm by not surveying the entire property. Member Wenger asked if there was any precedent for this type of waiver. Mr. Kaylor stated the hardship is cost related. Member Donnelly stated that a financial hardship is not an undue burden. He also commented that Mr. Kaylor was asking for a waiver of identifying existing features. Member Donnelly stated that the information can be found in numerous locations. Mr. Kaylor stated that he would have to put folks on the ground to survey existing features. He did not have the capability to take a pdf file and put them on a drawing.

Engineer Wright mentioned that Long Road may be required by the SALDO to have shoulder widening. He asked for the Planning Commission to give guidance on this area. Member Donnelly asked if there would be any construction. Mr. Kaylor stated no. Chairman Hauenstein, Member Wenger, and Member Donnelly thought that they wouldn't be required to do shoulder widening since no construction is taking place, but wanted to go by the area first to review.

2. Lintz Sketch Plan

Mr. Kaylor explained that Scott Lintz owns a 9.4 acre tract of land. Currently, they access their home from a driveway off of Stanley Drive. The home was built about 8 years ago. He explained that Mr. Lintz wanted to add a 4 acre tract of land from the Donald Bowman tract. This would leave the Bowman tract at 55 acres. He explained that they have on-site sewer and well water. He stated that in 2006 land was added to the Lintz tract from the Bowman tract under a subdivision plan for the purposes of a driveway to access the property. Mr. Kaylor then stated that he wrote up waiver requests for the lot add-on. He explained that he was there to get guidance on the waiver requests. Chairman Hauenstein asked if the 9.4 acre tract was surveyed. Mr. Kaylor stated that it was surveyed many times.

Mr. Kaylor referenced Hanover's letter dated January 12, 2016, that the cul-de-sac was previously designed for future extensions. Mr. Lintz then discussed that hunters trespass on his property and walk up his driveway. The lot add-on will keep people back a little from hunting on his property. It will also allow him to enter the Clean and Green program.

Member Wenger stated that because there are two known points it seems reasonable to grant a waiver to survey the entire Bowman tract. Member Donnelly stated that since no construction is taking place that we could give a deferment on road improvements. He stated that he still holds the position that they would need to survey the entire Bowman tract to get closure. He also mentioned that they would want to provide information on any Twisty Lane easements. He thought it was important to show all features on a plan. Member Donnelly stated that they may be able to get a waiver for a wetland delineation since they are not proposing any construction.

3. Grace Point Church Sketch Plan

Bob Sproul discussed that they had a signed agreement on a 15 acre parcel of property. They are in the process of doing their due diligence so that they can make an informed decision on the purchase of the property. Robert Buchter discussed the site sketch plan to house a congregation of about 500 seats. He wanted to see if any red flags jumped out. Mr. Buchter stated that a gravity line from the proposed church to the manhole on Taxiway Drive wasn't feasible due

to slope. He stated that they could pump to a pit on-site and then gravity flow to the manhole or run a low pressure force main to the manhole. He then stated that there were two proposed driveways to ease any traffic congestion. They are also showing stormwater management at the north end of the property.

Chairman Hauenstein discussed the driveway onto Airport Road. He stated that the driveway should be aligned with Taxiway Drive or offset it by at least 200 feet. Engineer Wright reiterated this and stated that the zoning ordinance requires a variance in front of the zoning hearing board. Member Donnelly asked where their stormwater would drain to. Mr. Buchter stated that it was only farm fields behind them. Member Donnelly stated that they may need a drainage easement. Engineer Wright stated that the northern portion of the tract was in North Londonderry Township and we would have to determine whose stormwater regulations to follow.

Chairman Hauenstein asked about a traffic impact study. Engineer Wright clarified that they would be required to do one if their sewage flows exceeded 800 GPD. Jeff Ebersole asked about the stormwater. Engineer Wright stated that there could be some things done such as a level spreader. Member Henderson stated that they may be able to do infiltration with the amount of land they have.

Member Donnelly stated that he didn't see any issues with the low pressure force main since it wasn't a community system. He stated that they have concerns when multiple property owners share a common line. Faith Bucks asked about the Traffic Impact Study. She was wondering what triggered this. Engineer Wright explained that sewage flows over 800 GPD trigger this.

Gerald Gerber explained that the church already exists in the Key Dies building. They believe that the traffic impact would be minimal compared to what it already is. There was then a general discussion about PennDot and highway occupancy permits.

Old Business:

1. Vanderhoef Plan - Preliminary / Final Subdivision Plan

Engineer Wright stated that the plan could be reviewed in February and sent to the Board of Supervisors in March before an extension request was required. Member Orley asked how many operating grinder pumps were in the Township. Engineer Wright stated 33 and Scott Galbraith hasn't reported any issues with them. Member Orley asked if some grinder pumps have been in place since 1985. Chairman Hauenstein asked about the common force main. John Pennebaker's letter states that the Municipal Authority would accept the dedication of the force main. Member Donnelly stated that he reviewed the Act 537 Plan and the area had 4 EDUs reserved for connection to public sewers. He

also stated that the Municipal Authority ownership of the common force main alleviates his concerns with sewage.

Member Wenger made a motion to table the plan until the February Planning Commission meeting. Member Donnelly seconded. Motion carried.

Good & Welfare

There was a general discussion about building renovations and the Airport Road / South Forge Road intersection.

Adjournment – With no other business to discuss, Member Wenger made a motion, seconded by Member Donnelly to adjourn the meeting at 2050. Motion carried unanimously.

Secretary