

South Londonderry Township Planning Commission
Meeting Minutes
June 21, 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
Bill Pauza

Al Wenger
Dr. Rugh Henderson

Sean Donnelly
Dennis Hauenstein

Lynn Orley was not present.

Attending Staff:

Shawn Arbaugh, Township Manager
Randy Wright, Hanover Engineering

Public Input

None

Minutes

Member Donnelly requested that wording on page 3 of the minutes be changed from accurate to beneficial. Motion to accept the minutes of the April 19, 2016, meeting with the correction was made by Member Pauza, and seconded by Member Donnelly. Motion carried.

Correspondence

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

Old Business:

1. H.R. Weaver Land Development Plan – Flight Path Lot 5c

Brent Mcfeaters with Matthew and Hockley Associates, Ltd., discussed questions and clarifications he had on Hanover Engineering's letter dated June 16, 2016. Mr. Mcfeaters asked about the comment on section 230.N and 321.C of the zoning ordinance which requires a 10-ft. wide landscape strip along all property lines. Engineer Wright explained that both parcels require a 10-ft. wide landscape strip because they are in the light industrial zone. Member Donnelly asked if a request to not install the landscape strip should be a waiver or

variance. Engineer Wright explained that since it was a land development plan the zoning ordinance allows a waiver of the landscape strip. Member Pauza thought a waiver was reasonable due the current use of the property. Engineer Wright explained that they would still be required to install a landscape strip around the parking lot. Member Donnelly stated that he thought that along Airport Road it may be a good idea to install a landscape strip due to the residential areas along the road. Also, landscaping may help to catch foul balls. Member Pauza also stated that it may help with sound. Chairman Hauenstein stated that the planning commission discussed not requiring sidewalks along Airport Road so landscaping could be done along the road.

Mr. Mcfeaters then asked about the comment on section 315.T.2 of the zoning ordinance which requires adequate pedestrian access from the off-site parking lot to the principal use. He explained that currently the service road is macadam with a small portion in stone. He stated that it would all be paved. Member Pauza asked if it could the service road could be widened and striped to allow for pedestrian access. Chad Weaver stated that the service road is used for propane and other deliveries usually when they are not open during off hours. Member Pauza asked if the service road could be signed to restrict vehicle access. Mr. Weaver stated that they could chain and sign it, or install a bollard to limit traffic.

Mr. Mcfeaters then discussed the comment on section 434.E of the zoning ordinance which requires a physical barrier between a retaining wall over 3 feet high and pedestrian and/or vehicular movement areas. Engineer Wright explained that a fence was required between the retaining wall and pedestrian movement area.

Mr. Mcfeaters then discussed the comment on section 3.06 of the Subdivision and Land Development Ordinance (SALDO) for a proposed combination of the preliminary / final plan submission. Member Donnelly stated that they would need to request a waiver and justify it.

Mr. Mcfeaters then discussed the comment on section 4.06l.3.a and 4.09 of the SALDO. He explained that they would like to have a 5 ft. wide pathway of stone dust instead of installing concrete sidewalks. Member Donnelly recommended that concrete sidewalks be installed along the properties except for Airport Road. He explained that the area has changed and there is a lot of pedestrian traffic through the area. Mr. Mcfeaters asked if they could defer the installation of sidewalks and if the ball fields were ever eliminated, sidewalks could be installed at that time. Member Donnelly explained that sidewalks were needed now due to people walking in the roadways. He explained that it would benefit the development and keep things safe. Chairman Hauenstein explained that the planning commission wanted to see sidewalks along all roads except Airport Road. Member Donnelly explained that there was about 441 ft. of frontage along Airport Road, 1120 ft. along Taxiway, and 426 ft. along Landings Drive including

the cul-de-sac. He stated that he believes sidewalks are warranted along Landings because that is where the new building is going. There was then a general discussion on sidewalks. Engineer Wright asked if the sidewalk should go all the way along Taxiway to Airport Road. Dawn Blauch explained that the coaches don't want the kids walking on the concrete sidewalks with their cleats. Member Donnelly stated that the sidewalks need to be shown on the plan. Chairman Hauenstein stated that the sidewalk should go down Landings to the entrance drive. He stated that the cul-de-sac could be deferred and the sidewalk could then connect to the building.

Mr. Mcfeaters then asked about comments on section 4.13.C.10 of the SALDO that requires landscaping along the stormwater basin. Engineer Wright explained that there are landscaping requirements along with the fencing.

Mr. Mcfeaters then asked about comments on 306.A.4 of the Stormwater Management Ordinance. Engineer Wright explained that if they flattened the C1 swale they would get the necessary cover and rectify the comment on section 309.E.1 to resolve the velocity issue.

Mr. Weaver then asked about the general comment with relocating the sewer, water, and stormwater piping outside of the proposed building footprint. He explained that they weren't putting a physical floor in the new building. Engineer Wright recommended that they eliminate at least the stormwater piping going through the building. Chairman Hauenstein asked what the floor will be composed of. Mr. Weaver explained that it would be turf.

Chairman Hauenstein then asked about electrical outlets and spigots in the parking lot. Mr. Weaver explained that they were existing for motor homes that came in for dog shows. Engineer Wright and Manager Arbaugh explained they would research the zoning ordinance and see if it met the requirements. Member Donnelly asked about the impact assessment report. Mr. Mcfeaters explained that it wasn't completed at this time. Chairman Hauenstein asked about the letter dated June 20, 2016, from Hanover Engineering that was received this evening. Engineer Wright explained that it went over a few items for clean-up with the plan.

Member Donnelly made a motion that the plan be tabled to address Hanover's letters dated June 16 and June 20, 2016, include concrete sidewalks along Landings Drive and Taxiway in the plan, and ramps at the end of Taxiway to the other side of Taxiway, and include landscaping along Airport Road. Member Wenger seconded. Motion carried.

New Business:

1. Fee in lieu of Sidewalks Resolution

Manager Arbaugh explained that a resolution was drafted for the planning commission's review for a fee in lieu of sidewalks. He explained that the resolution would go in front of the Board of Supervisors for action after comments from the planning commission. Member Donnelly suggested changing the language in A.5 of the draft resolution that dealt with grading. There was then a general discussion on grading. There was a general consensus that the sentence could be changed to state that grading in accordance with the cross section in the SALDO. Member Pauza suggested adding language to address cross walks and ADA accessibility. There was a general discussion on this. Manager Arbaugh suggested adding language that would state other costs as deemed necessary by the Township Engineer including crosswalks, ADA ramps, etc. Member Donnelly suggested using site means for the costs to take the possibility of any debate away between engineering firms. There was then a general discussion on site means. Engineer Wright suggested that the Municipal Planning Code could be referenced in the resolution to outline the process to handle disagreements between engineering firms.

Good & Welfare

There was a general discussion about parking issues.

Adjournment – With no other business to discuss, Member Wenger made a motion, seconded by Member Donnelly to adjourn the meeting at 2030. Motion carried unanimously.

Secretary