

South Londonderry Township Planning Commission
Meeting Minutes
July 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

Lynn Orley

Al Wenger

Dr. Rugh Henderson

Sean Donnelly

Dennis Hauenstein

Attending Staff:

Glenda Hollinger, Recording Secretary

Randy Wright, Hanover Engineering

Mr. Arbaugh was absent.

Public Input

None

Minutes

Member Donnelly made a motion to accept the minutes of the June 21, 2016, meeting with the correction that were made by Member Donnelly, and seconded by Member Wenger. Motion carried.

Correspondence

1. Board of Supervisors Minutes – Member Pauza had a question on Stone Knoll sidewalk in the back of the properties, Engineer Wright said to the best of his knowledge that there will be no sidewalks in the rear of those properties.
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., said he is addressing the comments from July 13th letter from Hanover Engineering and said the he made the changes and then sat down with Engineer Wright to confirm that the changes were to his satisfaction.

Brent Mcfeaters said there is quite a few waivers and deferments. There was a discussion about extending the sidewalk on Taxiway to Airport Road and putting

a curb ramp at the intersection. Member Donnelly said they have to meet ADA requirements. Engineer Wright said their thinking was taking a handicapped person to the intersection where they would have nowhere to go except into the intersection which could be very dangerous. It was also discussed that since this is a corner lot it should be done. Member Pauza asked if signage could be put there advising a person that there is no place to go. Engineer Wright said you could put a sign. Member Donnelly said that it is required to put sidewalk along the whole frontage of this corner lot, and that should include the handicapped ramp facing east.

Chairman Hauenstein asked Brent Mcfeaters about sheet 9, depressed curb at the driveway of the new parking lot, and the word future is used quite a few times, the word future needs to be removed.

Chairman Hauenstein also asked about the macadam driveway shown on the drawing and wanted to know what that is. Brent Mcfeaters explained that that is the walkway from the building to the service road.

Chairman Hauenstein referring to Sheet 5, asked about ADA parking spaces in the new parking lot, and if there was enough and why are they so far away from the new building. It was explained that there is enough ADA parking spaces at the main building and the ones in the new parking lot were for the overflow from the ballfields.

Chairman Hauenstein said he did not find any details about the retaining wall structure or construction there at the retention pond. Brent Mcfeaters said on Sheet 10 it showed the concrete retaining wall as a poured wall. He said they would have the wall designed and sealed before any construction. Member Donnelly asked why it is not designed now, and how do we know it is going to work. He said until they see the details on the retaining wall he does not think they can make an informed decision on that. He stressed that it really needs to be on the plan. Once they know it will work, fit, and is bonded then he feels they can make a knowledgeable decision.

Chairman Hauenstein questioned Shawn before about overnight parking of campers and water and electric being supplied, and if this was a permitted use. He said he searched and could not find anything, and knew it was not considered a camp ground, but was not a permitted use in light industrial.

Chairman Hauenstein also questioned the signage for overflow parking for In The Net. Mr. Weaver explained the signage could be changed for the winter as parking for the Ice Rink Complex.

Member Pauza said about the sidewalk on Landings Drive, on Page 3, there's a sharp right turn in there and people are going to walk across the grass, thought they might want to change it to a curved corner.

Member Donnelly said there was supposed to be a discussion on a traffic study vs monetary donation from the Weaver's to intersection of Airport Road and Forge Road. Engineer Wright said the other option than a red light would be a traffic circle. It will probably be the traffic circle because in the long run it would be less expensive. He said that Shawn Arbaugh said that funding could come from Harold Weaver, Lebanon County (LTAP Funds), and the Township. Shawn has contacted North Londonderry to see if they would approve of the LTAP funds to be used for this project. They are on board with that. Engineer Wright said if this Board was to make a motion it could be with the condition that an agreement with Mr. Weaver and Lebanon County (LTAP) be approved, and if that fell through then Mr. Weaver would have to do a traffic study. Motion made by Member Donnelly to recommend to the Board of Supervisors a waiver of a traffic study be given upon the condition that a monetary contribution be agreed upon with both the Township and the Applicant for the improvement of Airport and Forge Road intersection. Seconded by Al Wenger. Motion carried.

Section 3.06 – Waiver to allow a Preliminary/Final submission. Member Donnelly made a motion to recommend approval of waiver request. Seconded by Al Wenger. Motion carried.

Section 4.02.D – Member Donnelly made a motion to recommend a deferment for the concrete sidewalk along the frontage of Airport Road and a portion of Landings Drive with the condition that the sidewalk on Taxiway continue to Airport Road and a handicapped ramp be put in. Seconded by Member Henderson. Member Pauza opposed.

Section 413.10 - Landscaping around detention basin that is fenced. Modification- since the fence is on top of wall, a modification to not require trees and allow approved shrubs only as to not compromise the concrete basin wall. Member Donnelly recommended not to require the trees with the condition the shrubs be planted. Seconded by Member Henderson. Motion carried.

Section 3.21.C.2 – Landscape strip – Member Donnelly made a motion to recommend a waiver of landscape strip along all frontages except Airport Road. Seconded by Member Pauza. Motion carried.

Section 305(B), Section 305(C), and Section 305(E) – Member Donnelly moved to table these sections until more details on the wall are put on the drawings.

New Business: None

Good & Welfare

Member Donnelly said he loves the Fire Company but asked that when they have events not to close the entrance along 322 and force all traffic onto Lynmar Avenue

entrance. Member Donnelly also said he got to see Scott Galbraith play and that he does a wonderful Joe Cocker.

Adjournment – With no other business to discuss, Member Pauza made a motion, seconded by Member Wenger to adjourn the meeting at 8:11p.m. Motion carried unanimously.

Next Meeting: August 16, 2016 @ 7:00p.m.

Secretary