

CONEWAGO TOWNSHIP PLANNING COMMISSION MINUTES

March 26th 2018

The regular monthly meeting of the Conewago Township Planning Commission was called to order at 7:00 p.m. by Chairman Charles Zitnick, Daryl Hull, Mary Jane Collins, Robert Fogel, and Albert Neufeld acting secretary and C.S. Davidson representative Derek Rinaldo E.I.T. were also present. Absent was Jim McCoy.

PLEDGE OF ALLEGIANCE

Approval of previous meeting: Motion by Rob Fogle 2nd by Mary Jane Collins to approval the January 22nd 2018 minutes. Motion carried. Vote recorded 4-0.

Recognition of public requests: Bryan Campbell: Pine tree at Bowers Bridge Rd. and Conewago Creek Rd. obstructs sight view at the intersection. Tree is on the State road side. Was told to contact PennDot.

NEW BUSINESS: LogistiCenter @ I-83 Preliminary/Final Subdivision Plan & Preliminary/Final Land Development Plan presented by Joshua D. Hoffman, P.E. Project Manager **Snyder, Secary & Associates, LLC.**

Waivers Requests: The applicant has requested a waiver of (Section 303 SALDO No. 324) and proposes to proceed directly to Final Subdivision Plan approval. On a motion by Chuck Zitnick 2nd by Mary Jane Collins to recommend approval of this request. Motion Carried. Vote recorded 4-0.

The applicant has requested a waiver of (Section 303 SALDO No. 324) and proposes to proceed directly to Final Land Development Plan approval. On a motion by Chuck Zitnick 2nd by Rob Fogle to recommend approval of this request. Motion Carried. Vote recorded 4-0.

The applicant has requested a waiver of the maximum permitted side slope requirements for detention or retention basins shall be 4' horizontal to 1' vertical (SWM Section 309.C.1.c) and proposes to provide a 3' horizontal to 1' vertical side slopes with a meadow grass mix for stability. On a motion by Chuck Zitnick 2nd by Mary Jane Collins to recommend approval of this request. Motion Carried. Vote recorded 4-0.

C. S. Davidson's comments,

Subdivision Comments:

1. *The applicant is proposing the continuation of a non-conforming parcel (no street frontage) as part of this project. The Township Planning Commission and Zoning Officer should discuss the configuration of this lot and its proposed use. **The creation of lot #2 and the intended use information is needed.***

2. *The certificates of legal ownership and plan acknowledgement shall be signed by the property owners and notarized prior to final plan approval (Sections 402.a(24) and 406.a(27)). **This will be addressed once the decision on Lot # 2 is known.***

3. *East Andes Road is required to provide a 50' wide dedicated right-of-way and a 32' wide cartway (Section 505.a). Adequate right of way has been dedicated; however, the cartway is only shown to be 12.66' wide.*

It was suggested in-lieu of road widening, a cost estimate done by C.S. Davidson, forwarded to the developer, for their review.

4. *Cul-de-sac streets shall be provided with a paved turnaround with a minimum diameter of 100 feet (Section 505.f). The applicant is currently proposing a gravel turnaround area that does not meet dimensional requirements. **It was discussed that the Cul-de-sac shall be provided with a paved turnaround with a minimum diameter of 100 feet as required in section 505F.***

5. *The plan shall show the locations of the proposed on-lot sewage disposal system and water supply (Section 514). It appears the applicant is proposing to utilize an existing well on the lands N/F Robbins to provide water to Proposed Lot #2. There is currently no easement proposed and the well is located within a proposed future trailer storage lot. **This will be addressed once more information is known on Lot#2.***

Zoning Comments:

1. Only one principal use per lot is permitted within the Industrial Zone (Section 307.B). Combining these parcels will create five principal uses on one lot. The timing of the removal of the existing single family residential homes has been proposed to be one year by the applicant. **It was discussed that one year would be acceptable and as part of the developers agreement.**
2. The proposed uses listed in the Zoning Data table on Sheet SD 2.0 need to correspond with uses permitted within the Zoning Ordinance (Section 301.b and c). The Warehouse/Distribution Center should correspond with the Storage, Heavy use by right. It is unclear what use by right or special exception Lot 2 corresponds with. **Addressed earlier more information is needed.**
3. The Zoning Officer shall determine the required setback dimensions for Proposed Lot 2 (Section 307.e). The triangular lot is currently proposed with three 20' side setbacks and no 35' front setback. **Fritz will review and forward information to Josh Hoffman.**

General Comments:

1. The approval of the subdivision plan shall occur prior to the approval of the associated land development plan.
2. Separate request shall be made to vacate a portion of East Andes Road. This will require a public hearing. A cul-de-sac is required to be installed at the new termination point, to meet current Penn DOT Liquid Fuel Fund requirements. **Has not been submitted.**

On a motion by Rob Fogle 2nd by Mary Jane Collins to table the subdivision plan to address Lot #2 issues.
Motion Carried .Vote recorded 4-0

Land Development Comments:

1. The applicant shall provide to the Township copies of all submissions to the County Conservation District, DEP, PennDOT, and USACE for this project, as well as review responses and permits issued by these agencies (Section 305). **Administrative Issue.**
2. The certificates of legal ownership and plan acknowledgement shall be signed by the property owners and notarized prior to final plan approval (Sections 402.a(24) and 406.a(27)). Also note that since the land development plan is to be subsequent to the subdivision (for lot consolidation) plan, there should be only one owner's certificate. **Administrative Issue.**
3. Submit a Water Feasibility Report for the project, as water will come from an on-lot well (Sections 402.b(4), 404 and 406.d(10)). This report should include the following:
 - a. A hydrologic /geologic study to determine if there is a sufficient quantity and quality of ground water to serve the project.
 - b. A draw down test to determine the effect on surrounding wells.
 - c. A cost estimate to extend public water to the site. **Not ready still under review.**
4. The applicant shall provide to the Township copies of permit approvals from the PA DEP or USACE for the impacts to the existing wetlands on the property, prior to final plan approval (Sections 402.b(15), 406.d(17), and 809.B and C). **Administrative Issue.**
5. The applicant shall provide to the Township a copy of an approved Penn DOT HOP for the new access drive onto Locust Point Road (SR 1021), prior to building permit application (Section 402.b(15)).**Depends on the outcome of the third party traffic consultant that is doing the traffic study for PennDot. HOP cannot be issued for the driveway till the design for Locust Point road is complete.**
6. The applicant shall provide financial security to guarantee the proper installation of required improvements (Sections 406.d(8) and 602). An opinion of probable cost has been provided by the applicant. A recommendation from CSD will be provided to the Supervisors once all technical comments have been addressed. **Administrative Issue.**

7. East Andes Road is required to provide a 50' wide dedicated right-of-way and a 32' wide cartway (Section 505.a). Adequate right of way has been dedicated; however, the cartway is only shown to be 12.66' wide.

It was suggested in-lieu of road widening, a cost estimate done by C.S. Davidson, forwarded to the developer, for their review.

8. Cul-de-sac streets shall be provided with a paved turnaround with a minimum diameter of 100 feet (Section 505.f). The applicant is currently proposing a gravel turnaround area that does not meet dimensional requirements. The Public Works Director has indicated to CSD that he does not support the proposed configuration and material of the turnaround. **It was discussed that the Cul-de-sac shall be provided with a paved turnaround with a minimum diameter of 100 feet as required in section 505F.**

9. Approval of the Storm Water Management Plan shall be obtained from the Township Engineer prior to final plan approval. (Section 515). **Still under review not complete.**

10. The Fire Chief shall review the plans, along with details for the hydrants, fire water storage tank, and fire connection (Section 524). **Daryl Hull, a member of the Strinestown Fire Co., suggested where the fire connection should be on the plan.**

Zoning Comments:

1. Parking Data shall table shall be updated to reflect 172 spaces are the minimum number required based upon 1 space per every 5,000 square feet of gross floor area. While adequate parking is being provided, the table currently shows 300 spaces are required based on the number of employees of the max shift whereas that requirement should only be 134 spaces. **Administrative Issue.**

General Comments:

1. Stormwater Management Plan review comments will be issued under a separate letter.

2. The Township should consider a Developer's Agreement to cover improvements to Locust Point Road and Canal Road and associated timing with proposed lot development. **Administrative Issue.**

On motion by Chuck Zitnick 2nd by Daryl Hull to table the Land Development plan again till issues with lot #2 are resolved. Motion carried. Vote recorded 4-0

Resident Linda & Ronald Swartz, concerns of the driveway designed for trucks to only enter and exit form and to the south. Also is there a turn lane and will our property be taken to create the required width needed for truck traffic?

ADJOURNMENT: Meeting adjourns at 8:45PM by Charles Zitnick

Respectfully submitted,



Fritz Neufeld
Acting Secretary