

## MINUTES

### **LOWER SWATARA TOWNSHIP PLANNING COMMISSION**

**REGULAR MEETING  
JANUARY 22, 2015 7:00 P.M.**

Meeting was called to order by Chauncey Knopp at 7:00 P.M. with the following present:

Chauncey Knopp, Chairman  
Eric A. Breon, Vice Chairman  
Christopher DeHart  
Paul Wagner  
Robert Greene, Planning & Zoning Coordinator  
Peter Henninger, Solicitor  
Erin Letavic, Herbert Rowland & Grubic, Inc., Township Engineer  
Tonya Bibb-Sakr, Recording Secretary

Absent:

Kimber Latsha

Others in Attendance:

Catherine Prince (formerly Hoover), Raudenbush Engineering  
Don Holtzman, PSU SEC  
Natalie Gentile, PSU SEC  
Jason Morris, PSU SEC  
John Ogden, Holiday Inn

### **REORGANIZATION**

A motion was made by Mr. DeHart and seconded by Mr. Breon to re-appoint Chauncey Knopp as the Chairman of the Planning Commission. Motion unanimously approved.

A motion was made by Mr. Wagner and seconded by Mr. DeHart to re-appoint Eric Breon as the Vice Chairman of the Planning Commission. Motion unanimously approved.

A motion was made by Mr. Wagner and seconded by Mr. DeHart to re-appoint Tonya Bibb-Sakr as the Recording Secretary of the Planning Commission. Motion unanimously approved.

For the year of 2015, Chauncey Knopp will continue as Chairman; Eric Breon shall remain Vice Chairman; and Tonya Bibb-Sakr will remain as Recording Secretary.

**MINUTES**

A motion was made by Mr. DeHart and seconded by Mr. Breon to approve the Minutes of the December 18, 2014 meeting.

Motion unanimously approved.

**PENN STATE HARRISBURG CAMPUS –  
STUDENT ENRICHMENT CENTER  
REVISED PRELIMINARY/FINAL LAND DEVELOPMENT PLAN**

The Planning Commission reviewed the revised Preliminary/Final Land Development Plan for the Penn State Student Enrichment Center, 777 W. Harrisburg Pike, submitted by The Pennsylvania State University and prepared by Raudenbush Engineering, Inc.

Ms. Prince first addressed Mr. DeHart's comments from the Fire Department. There aren't a lot of changes site-wise; the site is continuing to evolve through the construction documents. She went on to explain that some of the main site-related changes have to do with further refinement of utility connections on First Avenue as they finalize where the connections come into the building as well as some of their main changes from a site perspective and the access from the adjacent parking lot to the existing Vartan Plaza where they have added reinforced lawn in order to address fire access issues.

Mr. DeHart asked what the width of the fire access was.

Ms. Prince replied that the total width is twelve feet including the sidewalk and the reinforced lawn.

Mr. DeHart advised the Fire Department connection that they put at the end of the building will need to be included on the plan. They will need to mark which connection is for which building.

Ms. Prince said they can add specific notes.

Mr. DeHart was satisfied with this and said that was the only comment he had for that issue.

Ms. Prince continued saying the other comments had to do mainly with Stormwater Management and the majority of those have been addressed. She added that there were a couple of additional comments that were received from Erin Letavic and HRG that they have already addressed as well. She explained that it had to do with the finalization of the size of the facility as well as some loading rates and dewatering times for the water retention swale along First Avenue. There was one area where the dewatering time was higher than the ordinance requires so they modified that from two pipes to a three pipes to increase the surface area.

Mr. Breon asked why the plan was tabled at the last meeting. What was the main concern?

Mr. Henninger informed that there were Stormwater Management comments, fire comments, loading dock comments and turn around area that needed to be addressed.

Ms. Letavic stated that at the last meeting there were so many storm comments that they didn't feel comfortable with allowing it to move forward. This is one of the reasons it was tabled at the last meeting.

Ms. Prince also reported that the other large issue was the lighting plan received from their consultant didn't have the level of detail that LST was looking for so a revised lighting plan was provided.

Mr. Knopp asked Mr. Greene if he had any comments or questions.

Mr. Greene reported that Ms. Letavic has received a breakdown of costs for the Stormwater improvements which was needed. Also with the changes being made with Stormwater, the cost estimates had changed significantly and this information is needed for their escrow or the Letter of Credit that needs to be posted along with the O&M Agreement that will be coming to us.

Ms. Prince said that is correct and it has been submitted to Penn State.

Mr. Greene said subsequent to the last meeting, we did receive plan review comments from the Authority Engineer and asked Ms. Prince if she is able to address those comments.

Ms. Prince confirmed that they have and also have updated their plan in order to incorporate those as well. She said they do owe the Authority a resubmittal and that will occur this week or early next week.

Mr. Greene asked if they are prepared with the O&M Agreement for them to consider at the Authority's next meeting.

Ms. Prince replied that they are waiting to get it back from Penn State.

Mr. Knopp asked Ms. Letavic if she had any comments or questions.

Ms. Letavic asked if there was a dumpster on site.

Mr. Morris informed that they will have three dumpsters on site. They are not shown on the civil plans but they are shown on the architectural plans.

Ms. Letavic requested that they be added to the plan because if there is screening required it would need to be included within the financial security and there might be some zoning review for that as well.

Mr. Morris reported that the dumpsters are located adjacent to the loading dock.

Mr. Breon asked what size is an 8 cubic yard dumpster.

Mr. Morris explained that an 8 cubic yard dumpster is about 6' by 6' and is about 5' tall.

Ms. Letavic questioned the truck turning capability in the loading dock area. She feels that a tractor trailer does not appear to be able to get into the space without running over sidewalk and curbing. And then if that tractor trailer is in place, it doesn't appear as if a smaller box truck would be able to get in without maneuvering within the parking area.

Ms. Prince replied that they would hit one corner of the island if it is a full-size tractor trailer. They feel having a symmetrical island there provides more safety, however, she said they can modify that island in order to incorporate it, if that is the intent of the township. She went on to explain that as far as the box truck, there is coordination with Penn State in regards to the logistics of if one tractor trailer is there, then only a box truck would come into that other space for the loading dock.

Ms. Letavic asked if we could receive an exhibit that would indicate how it would maneuver if that truck wasn't parked, if a box truck just came in by itself.

Ms. Prince said yes. There is maneuvering onsite. The parking spaces there are also for the loading area in order to get the other space in there, so it is viable without causing any interference with traffic flow and/or pedestrian flow along First Avenue.

Mr. DeHart added the fact that the bookstore is going to be in there, and the busiest time is in August, and with all the extra students using the bookstore, there is a possibility that a trailer or even a half trailer would be set in there for extra storage for a couple months.

Ms. Prince said that is true and it is something they could look into. Logistically, Penn State recognizes there is obviously a compromise between having a large loading space and having more room for the Student Enrichment Center itself. Being right in the heart of the campus along First Avenue is a coordination piece that they have been working on with Penn State in order to have usability and aesthetics. She said they can continue to look at those items but they don't anticipate the loading zone to ever expand. They recognize that there is going to be logistics involved. It is an interior parking lot whereas they are looking for accessibility and they are not counting those loading spaces up top for any part of their parking or any other use on the campus, so there are bonus spaces that could be blocked off. As far as the maneuvering, that happens interior to First Avenue, and she feels they are able to use it effectively.

Mr. DeHart questioned whether they were using the scenario of a 45' trailer or a 53' trailer in the plans.

Ms. Letavic said it is WD67.

Mr. DeHart informed that is most likely a 45' trailer and another 15' for the tractor.

Ms. Letavic then added that even though it will probably be the smaller trailer, it is still running over the curb to get in there.

Ms. Prince said that they could modify the curb. They just felt that having a curb area get run over but protecting the sidewalk and the accessibility area was a compromise.

Mr. Breon asked why they feel it is ok to run over the curb, he feels it would be better to make the parking area a little bigger.

Ms. Prince replied that is there is very low accessibility along First Avenue and they have limited space to make that change. She also stated that it is very important to Penn State to have this as a "world class building" and "world class aesthetics."

Mr. Morris added that there is also a very nice old oak tree that they are saving that is very close to that parking area. If they were to extend the parking area any further, they would encroach well under the drip-line of that existing tree and they really want to save that tree which is why the loading dock was held back in alignment with the edge of the building.

Mr. DeHart asked if any of the parking spots in this area are handicapped.

Ms. Prince said no. The spaces are just for loading dock purposes.

Mr. DeHart asked if maybe some of the parking spots could be eliminated.

Ms. Prince said they can eliminate the spaces and very easily modify the curb.

Ms. Letavic stated that she is just not sure they have a choice. She thought that if they care about aesthetics, the curbing is going to have to be replaced soon because of it being run over.

Mr. Henninger asked if the island could be shifted or can it only be made smaller.

Ms. Prince said it cannot be shifted but it could be made smaller.

Mr. Henninger then wanted to make clear that the island could be made smaller and we could eliminate those last few parking spots with no lines in order to effectuate those

movements because that's not a parking area for employees or anyone, it is just the loading area spaces.

Ms. Prince affirmed Mr. Henninger's comments.

Mr. DeHart added that it could be a fire lane.

Ms. Prince said they will be happy to make the island smaller and eliminate those few parking spaces so that the turning movements work with a 45' trailer.

Ms. Letavic had a comment about the lighting plan, specifically lighting along the sidewalk. She said she thought they typically had lit ballards along the walkways but it didn't look like the new southern path had any. She asked if that was the intent.

Ms. Prince responded that the intent would be to ultimately light it but at this point they had not shown lighting in that area.

Mr. Morris added that it is a temporary walkway that is out of the official site boundary of the project but they are providing it in order to stop a cow-path from forming. This will be temporary until the future of that site is developed. So for short term, it will just be an unlit sidewalk.

Ms. Letavic asked if the sewage module was sent to DEP.

Mr. Greene confirmed that the sewage module was approved and we have a letter from DEP dated December 19, 2014. So that is completed.

Ms. Letavic's last comment was with respect to infiltration trenches on the southern end of the project area. She says she thought it was in the Stormwater report that there cited as being vegetative channels, but on the detail it looks as if it's pipes for volume encased in stone and then the exposure at the top of the channel being stone.

Ms. Prince said they call it an infiltration swale with perforated pipes. She said she wasn't sure about the vegetative channels, they never represented them as vegetative, they are stone topped.

Mr. Knopp asked Mr. Henninger if he had any comments or questions.

Mr. Henninger said his biggest concern was if there were any zoning issues but it appears as if they have all been addressed. The plan can be modified simply so no variances would have to be applied for.

Mr. Knopp asked if there were any other questions or comments from the Planning Commission.

Mr. Wagner asked if the ultimate flow of the Stormwater runoff goes to Middletown or LST facility.

Ms. Prince replied that the Stormwater ultimately goes into a conveyance system that actually bypasses the treatment facility and goes into the river.

Mr. Henninger said it is the sanitary sewer that goes into Middletown's treatment facility.

With no other questions or comments, Mr. Knopp asked what the staff recommendation was.

Ms. Letavic recommended that it be approved with the condition upon satisfying all outstanding comments.

Mr. DeHart then made the motion to approve with the stipulations. Mr. Breon seconded it.

Motion was unanimously approved with stipulations.

#### **OTHER PERTINENT BUSINESS**

Mr. Greene spoke about the handout of the MS4 presentation being held at the BOC Workshop Session here at Lower Swatara Municipal Building on February 4, 2015 at 7:00 pm.

Ms. Letavic explained that the township is undergoing a revitalization of the MS4 Program. MS4 stands for Municipal Separate Storm Sewer System. The township is more actively looking to create a Stormwater program across the township and thought it would be valuable to gain some knowledge and experience from the City of Lancaster who has gone through some regulatory struggles. They do have a Stormwater fee that we're not promoting; we are just going to talk about revenue sources. They have also implemented some green infrastructure concepts that will be presented. As a part of the MS4 Program, they're required to have public education, so this is one of our public education moments and we are inviting each of the Boards and neighboring municipalities so they can learn from Lancaster as well.

Mr. Henninger added that if you can make it, you should be here. He feels it will be very interesting and enlightening because it will be something we will be dealing with more and more in the future.

Mr. Greene added that the reason we need to get more knowledgeable is because it is going to affect everybody. We as the Township have a responsibility to comply with DEP and EPA.

Mr. Knopp asked if there was any other business to go over.

Mr. Greene informed that we are wrapping up a simple modification to the Sign Ordinance. Mr. Henninger will have that prepared to be presented to the Planning Commission for input and recommendation as well as Dauphin County Planning Commission before the Board of Commissioners can take action on it. We will be getting back to the major sign ordinance issues later this year.

Mr. Breon then asked what the status of the Comprehensive Plan was.

Mr. Greene responded that right now there are some other issues that are taking precedence over the Comp Plan. We have budgeted for it, but there are more critical issues (specifically MS4) that need to be developed and put together.

Mr. DeHart asked if the traffic study on Fulling Mill Road and Union Street has been reviewed. There is an issue in the morning where trucks have trouble with left turns.

Ms. Letavic said they are working on that right now. She reported that the Dispatcher for FedEx actually called them. He has 70 vans leaving at one time between 7:00 am and 8:30 am and they are having trouble making the turn. Ms. Letavic reports that there is going to be some delay in getting it done because of the change in ownership of the site.

Mr. Breon asked who is going to initiate this study.

Ms. Letavic replied it would be the Developer's Engineer and it has already been addressed and they are working on this problem.

## **ADJOURN**

A motion was made by Mr. DeHart and seconded by Mr. Breon to adjourn the meeting.

Motion unanimously approved.

Meeting adjourned at 7:42 P.M.

Respectfully Submitted,



Robert S. Greene  
Planning and Zoning Coordinator