

## MINUTES

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

**REGULAR MEETING  
APRIL 28, 2016 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  
Erin Letavic, Herbert Rowland & Grubic, Inc.  
Robert Greene, Planning & Zoning Coordinator  
Tonya Condran, Recording Secretary

Absent:

Kimber Latsha  
Peter Henninger, Solicitor

Others in Attendance:

Alex Kinzey (R.J. Fisher Engineering & Associates, Inc.)  
Catherine Prince (Raudenbush Engineering)  
Solomon and Carolyn Cramer (Cramer/Maaco Body Shop)

## MINUTES

A motion was made by Mr. DeHart and seconded by Mr. Wagner to approve the Minutes of the March 24, 2016 meeting. Motion unanimously approved.

## REORGANIZATION

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

For the year of 2016, Chauncey Knopp will continue as Chairman; Eric Breon shall remain Vice Chairman; and Tonya Condran will remain as Recording Secretary.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

**WILLIAMS MANOR – Proposed Final Subdivision Plan #2016-01 for a 26-lot single-family residential development located on Lumber Street, as submitted by R.J. Fisher Engineering & Associates, Inc. on behalf of Rhodes Development Group, Inc.**

Alex Kinzey from R.J. Fisher Engineering introduced himself and went on to discuss the comment letter from last month's meeting. He said that since the last meeting, the fencing and lighting issues were discussed and squared away. Additional soils testing was done and everything went through as planned. This soils testing shows that they can do the infiltration in Basin A where they were originally asking for the waiver. So he submitted the withdrawal for the waiver. He went on to inform that they took away Lot 1 on the Subdivision Plan and there is now an additional stormwater basin there in order to provide the necessary volume to infiltrate the two-year twenty-four hour storm that is required. They also added some additional inlets; when they reanalyzed the collection and conveyance, they found that a few extra inlets were necessary in some lower areas. So that was added to improve the flow to make sure everything is going to get the water out of the streets. Mr. Kinzey stated that the Plan has improved quite a bit since the last meeting.

Mr. Kinzey went on to state that they have since received a new comment letter from HRG a couple days ago that showed a few needed changes to the Plan. He asked the Planning Commission to look at HRG's letter of April 26, 2016, and said that Comments 4 and 5 will be addressed now. (All other comments were standard administrative matters.) He said their next submission will include all those corrections.

Mr. Kinzey went on to discuss the wetlands testing. There are no wetlands on the site. So that is taken care of, as well. He will give a resubmission proving that everything is clean and clear.

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

Ms. Letavic stated that they do have another Stormwater Review. The configuration of the Stormwater has changed though no further lots have been removed from the last plan that has been seen. Ms. Letavic added that the Sewage Module planning is a bit of a curiosity because this project depends on the Lumber Street interceptor upgrade which is still pending.

Mr. Breon asked when it will be not pending.

Ms. Letavic informed that it is still in the permitting stage but supposedly it is going to be built this year. However, nobody is under contract to build it yet. She also added, to

make everyone aware, that the Navarro and Wright project that has been on hold for all this time, was continued again this last month because of our counsel's recommendation on behalf of the Sewer Authority to not yet conditionally approve it because of the sewer being an issue. So although that impacts this project, it is not in their control.

Mr. DeHart asked if the sewer project is on hold now.

Ms. Letavic said it is not on hold, just moving along slowly. But she feels it is showing more progress now than ever.

Mr. Breon pointed out that even if this project (Williams Manor) gets through the approval process, it will still sit until the Navarro project is complete.

Ms. Letavic confirmed that.

Mr. Kinzey also confirmed that he was aware of that but they just felt they would like to get the Plan approved from LST first and then just wait on the sewer. He completely understands that construction cannot start until the sewer project is approved and completed.

Mr. Knopp asked Ms. Letavic if she had any further comments.

Ms. Letavic added that she wouldn't have recommended a conditional approval if she felt the intent was to get this directly to the Board. This will give RJ Fisher time to get the Plan clean and ready for the commissioners by the time the sewer connection is available.

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

Mr. Greene said the one thing that he wanted to point out was County's question about the minimum lot width on some of the lots. This has been addressed on the revised plan so we are ok there.

Mr. Breon asked if there were sidewalks planned for this development.

Mr. Kinzey replied that yes, 4 foot sidewalks are on the plans. He pointed them out to him on the plans at this time.

Mr. DeHart had a question on the retention ponds. He wanted to know if they would be part of the deed restrictions which would state that the homeowner is responsible to maintain.

Mr. Kinzey said yes, there would be a document to sign for each homeowner with a retention pond on their property.

Mr. DeHart then asked if the basins have gotten bigger or deeper.

Mr. Kinzey said that they have not gotten deeper, some have just expanded to infiltrate the appropriate volume. The contour lines on some are now a little closer to the houses. Also, Lot 1 has been eliminated to create a new basin, which means they are now down to 25 lots.

Mr. Knopp asked if the staff felt that the holding areas should have fencing or not.

Mr. Kinzey said at the last meeting they discussed not having fences because multiple property owners would have to be in conjunction to maintain the fence.

Mr. Breon expressed concern over school-aged children wanting to play in these ponds.

Mr. Kinzey assured him that they are not really ponds. They are designed to only hold water for a short time after a storm.

Mr. Knopp asked who would be responsible if a child got in there.

Mr. Kinzey said that the lot owner would take responsibility.

Mr. Wagner asked if they could put a fence up at their own expense.

Mr. Kinzey said yes, if they wanted to they could put up a fence. Fencing rules apply to them just as anyone else in the township.

Mr. Breon asked about the basin outlet. He asked where it goes.

Mr. Kinzey explained that if we would get a big enough storm, and a pond does fill up to the maximum point (100-year storm), the perforated pipe in a stone pit will disperse the water before it gets down to Burd Run, causing only surface water to trickle down through the lawns. There is an existing line running along Lumber Street that they will tie into.

Mr. Knopp asked for any other questions.

Mr. Greene wanted to mention that if anyone is thinking to put in fencing around the ponds, to keep in mind that we are dealing with front yard areas that restrict the height of the fence to 3 feet in many of those areas. He was just pointing this out in case the homeowners with retention ponds would be required to put up fences, they would probably have to seek a variance for any fence higher than the 3 feet.

Mr. DeHart brought up the fact that there are some retention ponds in the township that almost always have standing water in them.

Ms. Letavic stated that the requirements are that the water must drain within 72 hours. These retention ponds for Williams Manor also have underdrains in them so if they don't infiltrate that quickly on their own, there is a small pipe that once the water filters through it's going to get out of there. There is an additional measure with that underdrain to be sure that the water leaves.

Mr. DeHart asked about Lots 14 through 17. He wanted to know if there will be anything in their deeds that prohibits them from building and blocking the swale.

Mr. Kinzey replied that there are easements proposed. There is a 20-foot stormwater easement around all of the swales.

Mr. DeHart asked who would enforce these easements.

Mr. Greene responded that this would be covered under the Operations & Maintenance Agreement which the township has authority to enforce. It is also covered under the MS4 authority.

Mr. Knopp asked what the Planning Commission would like to do on this proposal.

Mr. Breon made the motion to approve with stipulations. Mr. Wagner seconded the motion. All were in favor to approve the plan with stipulations.

**CRAMER AUTO PARK – Maaco – 1998 West Harrisburg Pike, Middletown**  
**Sketch Plan discussion**

Mr. Knopp informed that we would know be reviewing a proposal from Cramer Auto Park.

Catherine Prince of Raudenbush Engineering explained that this is a sketch plan submittal so it is only a discussion at this point.

Ms. Prince went on to say that Cramer's have a 16-acre property that goes back to a pond and then all the way over to White House Lane. They just want to look at the portion of property to the south of the existing building where the auto-body shop and car sales are. This existing property is almost 100% impervious.

Ms. Prince introduced Solomon Cramer and his wife Carolyn who were representatives of the owner Stanford Cramer.

Ms. Prince went on to explain that this project would have about 2 acres of disturbance. There are two existing HOP entrances off of Route 230 that are permitted through PennDOT. She went on to explain that what they are proposing to do is build a 15,000 square foot new building for Maaco on their property. It is a one-story building in a Commercial Highway Zoning District. They are not requesting any zoning variances. They

are requesting two waivers: one waiver would be of the preliminary plan; the other waiver has to do with utilities. They do have sanitary sewer that they will connect to along Route 230. However, the water-line owned by Suez runs in Chestnut Street or Hummel Lane on the other side of Route 230. So they have had testing done to their well and they are going to ask for a waiver of the requirement of the township to connect to the public water system. Suez does not require connection to their facilities.

Ms. Prince then discussed Stormwater concerns. They are turning about 30% of the already paved area into pervious surface in lawn space. It will continue to drain in the same regard on both sides of the building. The grassy area will be able to provide volumetric intake control. So it is more of a restoration project in that regard.

Ms. Prince next discussed the parking situation. They analyzed the current uses of this building and the proposed uses requires about 72 spaces of parking. Right now they are providing about 100 spaces which includes ADA spaces.

Next, Ms. Prince discussed the accessibility to the property. They will maintain the two driveways making them a little more well-defined. They will extend the curb and provide a little more cueing space. They will provide 360 access around the building. The loading zone will be in the back.

Ms. Prince concluded that it is a pretty straight-forward project that they plan on submitting to the Planning Commission for review at the May meeting.

Mr. Breon asked if the property is in the Flood Zone. It is not.

Mr. DeHart questioned the water hook-up. He asked what their plans would be as far as the building's sprinkler system.

Mr. Greene said there was a meeting with the Cramer's where they talked about meeting the Building Code Regulations for fire sprinklers. They will be using the well water supply but if necessary, they will be looking at a storage tank.

Ms. Prince said the Architect is looking at different options to maintain the Building Code as far as the sprinkler system. They are finalizing the layout of the building and it will be addressed in their submittal.

Mr. Breon asked about air filtration because of all of the solvents and fumes from the Maaco shop.

Mr. Greene responded that is all controlled and handled by the Fire Code and Building Code. The spray booths are basically pre-manufactured when they are put in and their entire suppression system comes with the whole outfit.

Mr. Cramer added that they will be purchasing two new booths which are state-of-the-art so everything will be 100% up to the current standards. They will use their old spray booth for aluminum repair. Aluminum and metal repairs cannot be mixed together because the dust in the air could ignite. This aluminum repair booth will be far enough away from the other booths that would have metal grinding going on.

Mr. Breon also brought up the topic of lighting. He advised them that it would be asked about when they come back with their plan.

Ms. Prince responded that they will definitely have a lighting plan.

Mr. Knopp asked if there were any other questions.

Mr. Breon asked Ms. Prince if the current lot there today was impervious.

Ms. Prince said yes, right now it is 100% impervious. So there is actually a large tract of land that they will be making better. They will be keeping the same drainage patterns.

Mr. Wagner asked if the new paint booths will be magnetized.

Mr. Cramer said they will be putting in downdrafts and cross-drafts so the filtration should bring everything straight down. He cannot answer about magnetization at this time.

Ms. Prince thanked the board and staff for their time.

#### **OTHER PERTINENT BUSINESS**

None.

#### **ADJOURN**

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

Meeting adjourned at 7:48 P.M.

Respectfully Submitted,

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Robert S. Greene, Jr.  
Planning and Zoning Coordinator