

MINUTES

LOWER SWATARA TOWNSHIP PLANNING COMMISSION

**REGULAR MEETING
JUNE 28, 2018 7:00 P.M.**

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

Chauncey Knopp, Chairman	Peter Henninger, Solicitor
Kimber Latsha	Erin Letavic, HRG
Dennis Fausey	Alexa Korber, DCPC
James Young	
Ann Hursh, LST Planning & Zoning Coordinator	
Tonya Condran, Recording Secretary	

Excused:

Eric Breon, Vice Chairman

Others in attendance:

Ron Paul, Commissioner, resident	Ian Castaneira, SGPV
Jason Gutshall, Navarro & Wright	Larry Grybosky, C2C Design Group
Lawrence Dimeler, IV, New Thing UM Community	
Paul McNamee, MSC	

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES:

Mr. Knopp asked if there was a motion to approve May 24, 2018 meeting minutes. Motion was made by Mr. Young to approve the minutes and seconded by Mr. Fausey. All were in favor. Minutes were approved.

OLD BUSINESS:

a. **File #PC2017-06 Stoneridge Lot 1 Final Land Development Plan** with a time deadline of December 28, 2018. The plan was tabled at the December 28, 2017 meeting and remains tabled at this time.

Mrs. Hursh interjected that we did received plans from them just the other day, so we can expect to see this plan presented at the next meeting with comments.

b. **File #PC2018-01 CAMPUS HEIGHTS VILLAGE III, LP**, with a time deadline of September 19, 2018. Final Lot Consolidation and Land Development Plan to combine 32 parcels into one new parcel, vacate select existing streets and construct 14 student housing buildings (84 units for a total of 336 bedrooms). Zoned Commercial Neighborhood, owned by Campus

Heights Associates I, L.P., submitted by C2C Design Group. Properties generally south of Dauphin Street, west of N. Lawrence Street and east of the Borough of Middletown line.

Larry Grybosky of C2C Design Group came to the microphone to answer any questions.

Mr. Knopp asked Ms. Eberl for her questions or comments.

Ms. Eberl said that a lot of HRG's comments were stormwater related. She said they didn't see any profiles for the pipes within the plan set.

Mr. Grybosky said they would give the finalized profiles after they make sure the alignment is good.

Ms. Eberl said that limits the scope of what they can review. She also mentioned that in their stormwater report where they had discussed infiltration basins, they were not labeled so details will be needed for infiltration basins.

Mr. Grybosky said they would provide that information.

Ms. Eberl then discussed HRG comment #18 about the pedestrian pathways being ADA compliant. She said that on the plan the contours are 5% grade but for ADA it needs to be 2%. So she advised to maybe add some spot elevations in the area where the handicapped parking is. She also brought up the stormwater 24-hr rainfall calculations. It is specified in the Ordinance.

Mr. Grybosky said they are in the process of finalizing the stormwater; they have done infiltration testing and have the results of that. They will incorporate that into the report along with a couple other things they have to adjust. So he said they couldn't finalize things because they knew they were going to have to change it.

Ms. Eberl asked Mr. Grybosky if there were any of HRG's comments that he wanted to discuss further.

Mr. Grybosky said no, they were all standard comments for this stage. He stated that they know it is an incomplete plan at this point, they are just working through the calculations.

Mr. Knopp asked DCPC and Mrs. Hursh if there were any comments.

Ms. Korber and Mrs. Hursh both replied they had no further comments.

Mr. Henninger commented on note #19 - street dedication. It says the Lawrence Street will be vacated. He asked if that is correct. He said that his understanding was that Wood Street and Dauphin Street would be vacated but he didn't know that Lawrence Street was to be vacated.

Mr. Grybosky said that he will check on that.

Mr. Henninger said he would need to see those documents and agreements.

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

Mr. Young asked if the Fire Department has weighed in on access and such.

Mrs. Hursh said she believes they did since this has been around for a while, but she will double check on it.

Mr. Latsha asked if the Fire Department provides written comments.

Mrs. Hursh said no, they don't. Mrs. Hursh will touch base with the Fire Chief before the next month's meeting to see if they have any comments.

Mr. Knopp asked if there were any other questions or comments. There were none. He then announced that based on the fact that this plan is incomplete, was there a motion to table it.

Mr. Latsha made the motion to table it, Mr. Young seconded the motion. All were in favor of tabling this plan.

c. File #PC2018-03 Preliminary/Final Subdivision/Land Development Plan for Star Barn Duplex Units with a time deadline of August 22, 2018. The plan was tabled at the May 24, 2018 meeting and remains tabled at this time.

NEW BUSINESS:

a. File #PC2018-04 FINAL LAND DEVELOPMENT PLAN FOR FULLING MILL RETIREMENT COMMUNITY PHASE 2 (THE POND ON FULLING MILL) with a time limit deadline of September 26, 2018. Located on Fulling Mill Road, East of Nissley Drive, one lot, 16.6 acres, 58 units, zoned Residential Retirement Facilities District. Owned by Sierras Glen Partners V, LP, submitted by Navarro & Wright Consulting Engineers, Inc.

Jason Gutshall from Navarro & Wright came to the microphone to describe Phase II. Phase I is currently under construction and the HOP (Highway Occupancy Permit) improvements are starting soon. They are starting with the inlets along the State Route. Part of this project has been going on for a lengthy time due to the initial permitting which was required with the Preliminary Plan; there are sewer improvements that were done on Lumber Street, there were a lot of things contingent upon that work as related to Phase I. The site-work and all the curbing is in on Phase I. Utilities are all in; storm sewer is all in place; erosion control is in place. Now they are going into Phase II (which is basically the northern half of the site). The residential component is one lot of 16 acres, Phase II is approximately 10 acres of that. All of the stormwater for Phase II uses the pond which has been installed already. There are more water quality features included in Phase II to handle the NPDES permit requirements. There are 58 units. One of the changes to the plan was due to the Sunoco Pipeline right-of-way; they have worked around that with the preliminary plan. The right-of-way was adjusted and the pipes were no longer in use so those pipes were removed and a right-of-way was provided around the northern property line. If they choose to reinstall those pipes, that area will be free for the gasline.

Mr. Gutshall then discussed the sewer. The sewer tapped into the existing and went across the northern edge of the property; but now with the revisions, it will be captured at Nissley Drive, come down into the development to eliminate a lot of the deep sewer that was part of the original plan. So an 8" line has been re-routed down into the development which the Sewer Authority is currently reviewing.

Mr. Gutshall said that the NPDES permit that they got was only for Phase I. So a new one has been submitted along with submission to the Conservation District. There is a rain-garden in the middle of the property and they will be using the pond again. As with Phase I, there was a geotechnical study done that revealed potential sinkhole formation on the site. Infiltration was not viable. They used DEP's water quality standards for nutrient removal to obtain the NPDES permits. One of the items in HRG's letter discusses a waiver for a stormwater section.

Ms. Eberl said it would depend on what their NPDES permit is. She said HRG wasn't sure if they were working off the same permit.

Mr. Gutshall said it is the same permit, but it is a phase permit. It's the same permit but with an updated numbering system. He went on to say that the water quality standards have been met, but not the volume, so Phase I got a waiver for that.

Ms. Eberl told Mr. Gutshall that if it is the same situation as Phase I, they would need to ask for the same waiver with Phase II.

Mr. Gutshall marked the section and provided a copy of that waiver to Mrs. Hursh and Mr. Henninger.

Mr. Gutshall went on to say that the only things that would be required for Phase II to move forward is the NPDES permit, outside agency approval as well as the Township approval. They have received HRG's comments, standard notes, seals, and signatures. There were a few stormwater items but they are relatively simple things.

Ms. Eberl pointed out that within some of the calculations, there appears to be a typo, and that would need to be corrected.

Mr. Gutshall agreed and would have the typo changed. He said there are no large drainage areas because the whole phase is only 10 acres.

Ms. Korber asked about the Right-in/Right-out in Phase III.

Mr. Gutshall explained that the initial project lists all of the frontage lots as Commercial. They had trouble getting multiple entrances from PennDOT so they just have the main entrance and there was enough frontage to get a Right-in/Right-out Only because of its proximity to Nissley Drive.

Mr. Knopp asked if there were any further questions from Mrs. Hursh, Mr. Henninger, or the Planning Commission.

Mr. Fausey said that as long as Staff was satisfied with everything and all the conditions could be taken care of, he was satisfied.

Mrs. Hursh advised to add the comment that Mr. Henninger needs the information from the Sunoco Pipeline.

Mr. Fausey asked if the Fire Department had any issues with this plan.

Mrs. Hursh replied that there were none that she knew of. The LSTFD had the plans since April and never brought up any concerns or issues.

Mr. Gutshall added that the streets in this development are private; however, originally they were designed to the full width pavement section of township streets, so the width and the maneuvering should be ok.

Mr. Henninger brought up the diameter of the cul-de-sacs. He wasn't sure if that information was included on the plan.

Mr. Gutshall said if it is not on there, they will make sure it gets added.

Mr. Henninger said that as long as it meets the township requirements, it shouldn't be an issue with the Fire Department.

Mr. Knopp asked the Planning Commission what their recommendation is for this plan.

Mr. Fausey made the motion to forward this onto the Township Commissioners for their approval. Mr. Young seconded that motion. All were in favor.

Mr. Henninger added that there was a recommendation to approve the plan as submitted but there is a waiver that should be addressed. The waiver request is a separate motion. This would be the Section 26.118.2A.1 - meeting water volume goals. The Staff recommendation would be to approve the waiver.

Mr. Knopp asked for a motion.

Mr. Fausey made the motion and Mr. Young seconded the motion. All were in favor.

OTHER BUSINESS:

The next Planning Commission Meeting will be held on Thursday, July 26, 2018 at 7:00 P.M.

ADJOURN:

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

Meeting adjourned at 7:28 P.M.

Respectfully Submitted,

Ann M. Hursh
Planning and Zoning Coordinator