

MINUTES

LOWER SWATARA TOWNSHIP PLANNING COMMISSION

**REGULAR MEETING
JULY 26, 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
Eric Breon, Vice Chairman
Kimber Latsha
Dennis Fausey
James Young
Ann Hursh, LST Planning & Zoning Coordinator
Tonya Condran, Recording Secretary
Erin Letavic, HRG

Others in attendance:

Allen Smith, Conewago Contractors
Brian Cooley, DC Gohn Associates
Lawrence A. Dimeler IV, New Thing Community UMC
Chris DeHart, LST Commissioner

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES:

Mr. Knopp asked if there was a motion to approve June 28, 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. Located at 1300 AIP Drive, zoned Industrial Park Limited. Plan to construct a 24,000 sf warehouse/office and associated site facilities on a 3.25 acre lot, owned by Conewago Contractors, Inc., submitted by DC Gohn Associates.

Brian Cooley of DC Gohn Associates took the floor to give details and answer questions on this plan. He also introduced Allen Smith, the president of Conewago Contractors, who is the applicant.

Mr. Cooley went on to explain the project. The site is a vacant lot which consists of grass, a wooded area north of the site, and a stream that runs underneath AIP Drive. UGI is across the street. Currently there is existing water and sewer which are stubbed into the site; this is one of

the last remaining lots within the Industrial Park. The proposal is to construct a 24,000 square foot office/warehouse building with three truck docks located on the north side of the building. The area to the north would be a truck turn-around. There is one entrance to AIP Drive located between Kreider Drive and the UGI entrance. Currently, they are proposing 38 parking spaces with meets requirements related to the size of the building plus the employees. At this time, there is not a specific tenant for the building but given the market conditions the way they are today, they feel it is a good project to move forward. They are proposing one stormwater basin which will be just north of the access drive to detain stormwater from the site. In addition, they are proposing two rain gardens, as well as a vegetated swale in conjunction with the basin. As part of the waiver requests, they are requesting a waiver of volume. Because this is in a sinkhole prone area, it was recommended by the township and DEP that they do not propose infiltration at this site. He said they do infiltration testing and there are some limiting zones in some of the test pits that were found.

Mr. Cooley went on to say that they are requesting seven waivers. He went over them briefly. He added that they do have the approvals from the Sewer Authority, Suez Water, and the Dauphin County Conservation District as well as a NPDES permit for construction. He then asked for questions from the Planning Commission.

Mr. Knopp asked Mrs. Hursh for her questions or comments.

Mrs. Hursh asked if there was a note added to the Plan for the sidewalks.

Mr. Cooley said yes, it was added.

Mrs. Hursh added that she saw the address of the site will be 1300 AIP Drive. Also, the Letter of Credit amounts were given and approved. And the rest of the comments were administrative items which would have to be approved before the plan is recorded.

Mr. Knopp asked Mrs. Letavic for any comments.

Mrs. Letavic said they we do need to get a DEP approval for the work along the stream. She said besides the administrative items needed, her only new comment was to the stormwater easement. The alignment of the pipe changed a little bit so the easement needs to show that.

Mr. Knopp asked for any questions or comments from the Planning Commission.

Mr. Young asked Mr. Cooley if he could point out where the reference on the sidewalk was added.

Mr. Cooley said that he thought it had been added to the plan in front of them but it may have not been added yet but prior to recording when they submit the sheets for Township signature, he will note on that transmittal that the note has been added.

Mr. Knopp asked for any other questions or comments. There were none. He then asked for the Planning Commission to address the waivers. All waivers were approved as follows:

1. §22-404 – Preliminary Plan – Applicant is requesting that the Preliminary Plan requirement be waived and the plan be presented as a Preliminary/Final Subdivision and Land Development Plan.
 - Motion to approve made by Mr. Fausey; Seconded by Mr. Young; All in favor.
2. §22-502.7.C – Street Intersections - The applicant is requesting that the Township waive the requirement that streets intersect with another street and be separated by at least 150'. The proposed access drive is separated by 123' from Kreider Drive and 77' from the entrance to UGI.
 - Mr. Latsha asked the staff if this would create a safety issue.
 - Mrs. Letavic said they did look at it and because there is a relatively low amount of traffic on that lane and a lot of the traffic are professional drivers, is part of the reason they do not have an issue with this waiver. Also there is very little thru-traffic in that loop which means it should just be traffic related to the businesses who would be more familiar with that area.
 - Motion to approve made by Mr. Latsha; Seconded by Mr. Young; All in favor.
3. §22-508.A.1 – Existing Trees - Applicant requests that the Township waive the requirement that trees with a caliper of six (6) inches or more not be removed within 15' of a proposed foundation. Request is for area of parking lot and stormwater areas.
 - Mr. Breon asked what the number of trees would be.
 - Mr. Cooley said he was not sure what the actual number is. He said it is more scrubby vegetation.
 - Mr. Breon asked if they were going to clear-cut the whole site.
 - Mr. Cooley said no, the trees along the stream at the north side of the property would remain. There will be some trees that will have to be removed at the north end of the site in order to accommodate the truck dock and some of the stormwater facilities. There also will be a substantial amount of trees along the eastern property line that will not be disturbed.
 - Motion to approve made by Mr. Latsha; Seconded by Mr. Breon; All in favor.
4. §22-606 - Curbs – Applicant is requesting that the curb requirement be waived for the north and east side of the truck court to allow sheet flow to the stormwater area.
 - Mr. Latsha asked if we were talking about the whole street.
 - Mrs. Letavic replied this was referring to just this site.
 - Motion to approve made by Mr. Latsha; Seconded by Mr. Young; All in favor.

5. §22-607 – Sidewalks – The applicant requests that the sidewalk requirement be deferred along AIP Drive. **Add a note to the cover sheet stating that sidewalks requirement has been deferred and the date of such deferral.**
 - No action needed.

6. §26-118.2.A.1- Volume Control –Applicant requests that the Township waive the requirement that the post development two year, twenty-four hour storm event not be increased.
 - Mr. Breon asked why there wasn't being something revised on the plan instead of just the waiver request.
 - Mrs. Letavic responded that part of the reason you see so many BMPs on this plan is because they had to take a different regulatory route since they could not infiltrate their volume more to meet their water quality requirement. So technically, they cannot meet the definition of the Volume Control Portion Ordinance but they have taken an alternate method which meets Chapter 102 requirements.
 - Motion made by Mr. Latsha; Seconded by Mr. Breon; All in favor.

7. §26-126.4.B – Swale Side Slopes – Applicant is requesting a waiver of the requirement of swale side slopes having slopes no steeper than 3:1. Applicant is proposing the right side of swale B having 2:1 side slopes.
 - Mr. Breon asked for clarification.
 - Mr. Cooley said that meant it would be a little steeper.
 - Motion made by Mr. Breon; Seconded by Mr. Fausey; All in favor.

Mr. Knopp then asked what the Planning Commission would like to do about the Final Land Development Plan.

Mr. Latsha made the motion to approve the plan with the stipulations and that the Letter of Credit be satisfied. Mr. Young seconded that motion. All were in favor.

Plan was approved for recommendation to the Board of Commissioners.

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. Tabled until next month.

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. Stormwater Management Permit Application for FedEx Parking Lot Expansion, Stormwater File #SW2018-02, 111 Fulling Mill Road, zoned Industrial, owned by Ganci Middletown PA Inc., submitted by First Capital Engineering. The original SW Plan for FedEx site included a waiver of the volume control requirement. A new waiver request is required for a change to the original plan.

Mrs. Letavic explained that this is an administrative item. The original FedEx plan received the same water quality waiver because they also had karst problems. Their stormwater pond is a mess right now because of karst issues. They have proposed to pave over about half an acre of what is currently grass which is why they needed to apply for a new stormwater permit. That wanted to continue to not having to meet their volume requirement. And because of the substantial change of another half-acre of impervious cover, HRG made the comment that they should request a waiver again to make sure the Township is ok with that. HRG's recommendation is to approve it because administratively it makes sense to follow through again. They have provided calculations that demonstrate that the pond can handle the increase in impervious cover.

Mr. Latsha asked if the pond was going to be capable of holding the excess water.

Mrs. Letavic assured him that it would.

Mrs. Hursh added that the work to repair the sinkholes that were existing before this past storm, was supposed to be started this week but because of the rain, they had to put it off. But that will fix the detention basin and also the erosion down at the cul-de-sac.

Mr. Young asked which specific section under 26-118 are they looking for a waiver.

Mrs. Hursh said it was 26-118, Volume Control.

Mr. Young asked if there was a specific subsection.

Mrs. Letavic said it was 26-118.2.A.1.

Mr. Knopp asked if there was a motion on this waiver.

Mr. Latsha made the motion to approve this waiver. Mr. Young seconded that motion. All were in favor.

Waiver was approved.

OTHER BUSINESS:

The next Planning Commission Meeting will be held on Thursday, August 23, 2018 at 7:00 P.M.

ADJOURN:

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

Meeting adjourned at 7:23 P.M.

Respectfully Submitted,

Ann M. Hursh
Planning and Zoning Coordinator