

MINUTES

**LOWER SWATARA TOWNSHIP
PLANNING COMMISSION**

**REGULAR MEETING
DECEMBER 28, 2017 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
Peter Henninger, Solicitor
Erin Letavic, HRG
Ann Hursh, LST Planning & Zoning Coordinator
Tonya Condran, Recording Secretary

Absent:

Paul Wagner

Others in attendance:

Chris DeHart
Chad Amateau, Morris and Ritchie
Dean Hoover, Morris and Ritchie

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES:

Mr. Knopp asked if there was a motion to approve November 16, 2017 meeting minutes. Motion was made by Mr. Fausey to approve the minutes and seconded by Mr. Breon. All were in favor. Minutes were approved.

NEW BUSINESS:

1. (File #2017-06) STONERIDGE LOT 1 FINAL LAND DEVELOPMENT PLAN

No representative for the plan was in attendance so this plan is on hold until next month.

2. (File #2017-07) SBC PA BUILDING EXPANSION, 2755 SPRING GARDEN DRIVE – FINAL LAND DEVELOPMENT PLAN

Mr. Fausey pointed out that DCCD (Dauphin County Conservation District) did not approve the erosion control portion of this plan.

Mr. Knopp suggested we allow them to present anyway.

Chad Amateau with Morris and Ritchie, Towson, MD, introduced himself and explained the project to the Planning Commission. He said that this project consists of a warehouse expansion for additional storage for their bread materials. This is part of H&S Bakery, it is just a warehouse facility for a bakery, not an actual bakery. He went on to explain the map of the project and which areas would be changed on that map. He said that the paving on the perimeter of the property would be tying into the current paving just to meet the grade, so there is no increase in the existing impervious area. As far as the erosion sediment control, he said they have been addressing the comments from Matthew at Dauphin County and he has tentatively approved the revised plans. Mr. Amateau said that what he was intending to do was to get all the comments addressed and then submit a revised set of plans.

Mr. Breon asked if the plans they had in front of them were not the current ones.

Mr. Amateau confirmed that no, the plans in front of each PC member were not the revised ones. He will send an email with the most current plans.

Mr. Hoover said they will address the comments from the Engineer and then submit for final approval.

Mr. Fausey asked Mr. Henninger if this could be moved forward with all the open issues.

Mr. Henninger felt there were not a lot of open issues; just the standard DCCD, a final approval, he also feels a lot of the comments are administrative in nature. The one question he had was about sewer. He asked if since they were expanding the building, would they be adding more employees.

Mr. Amateau said they are not intending any new employees since the expansion is solely for storage. He said that correspondence has been sent to Lester Lanman indicating that they would not be hiring any new employees as a result of this.

Mr. Henninger asked about DCCD and NPDES (National Pollutant Discharge Elimination System).

Mr. Amateau responded that they were less than an acre. He said he spoke to Dauphin County Conservation District and they are not having them apply for that.

Mr. Amateau went on to say that he did not know what the process was for requesting a waiver for plan size.

Mr. Henninger advised Mr. Amateau that the process is a letter from the owner requesting waiver of the plan sheet size because of the clarity of the plans. They should address a letter to the Board of Commissioners, but the Planning Commission would make a recommendation on the waiver.

Mr. Breon asked how we do that without a formal waiver.

Mr. Henninger said that a verbal waiver is fine.

Mr. Breon then clarified that the Planning Commission will vote on a verbally requested waiver on the size of the plan document.

Mrs. Hursh said she is not sure about plan size. She said she knows that years ago County would only accept 24"x 36" sheets. So she is not sure they will accept something larger. She will check with Dauphin County to see if there is a size limit. If they don't allow sheets that big to be recorded, the waiver would be a moot point.

Mr. Amateau said that if that was the case, they would have the plans printed on 24"x 36" paper.

Mr. Breon brought up the topic of lighting. Would there be any additional lighting?

Mr. Amateau said there would be a separate building plan submittal and he believes there will be exterior lighting on the building but there is no intention of additional lighting. He says he doesn't think they operate at night but there will be wall lighting as it shows.

Mrs. Letavic said that ordinarily the photometrics are still provided during the land development stage.

Mr. Breon added that this property has had lighting issues in the past. Light escapes the property.

Mr. Hoover said that anything to the north where the houses are, they are not touching. Any extra lighting would be on the south side of the building, where the addition is going.

Mrs. Hursh stated that she has sent the plan to the township's fire chief and is waiting on his comments. When she gets his comments, she will forward them on to everyone.

Mrs. Hursh added that they will need to provide some accessible parking spaces.

Mr. Amateau responded that the revised plan does provide for two ADA spaces.

Mrs. Hursh asked if they would be using the side door for the accessible entrance since the main door has steps.

Mr. Amateau assured Mrs. Hursh that the building would be accessible.

Mrs. Hursh advised that the waiver for stormwater would not be needed.

Mr. Henninger added that with stormwater being a big issue in Maryland and in Pennsylvania, maybe a note on the plan saying that it is not required would be a good idea for future reference.

Mrs. Letavic brought up stormwater easements. She remembers seeing on the plan some existing stormwater pipes and infrastructure that are located on the property. For any project moving forward that has existing infrastructure, it will be required that the easements be placed on that existing infrastructure to enable the township to do their due diligence if needed.

Mr. Amateau asked if they should go so far as having to do an ingress/egress access easement or just an easement on the line itself.

Mrs. Letavic said that they would need to centerline it with 15 feet and either connect it to a right-of-way or have a note on the plan stating that the Township is authorized to enter in order to get to the easement itself.

Mrs. Letavic went on to say that a truck turning exhibit should be provided for review because the pavement isn't expanding but the maneuvering may be a little challenging.

Mr. Amateau said he is preparing a resubmittal packet which would address point-by-point comments. He said the larger trucks would be entering from the front only and the other trucks would be entering in the back and they were capable of turning in that area.

Mrs. Letavic asked if the larger trucks maneuver 360 degrees around the building currently.

Mr. Hoover said that the way the building is designed, they must have docks of different heights for the different kinds of trucks that come in there. So the front side is where the larger trucks have their docks. The other docks are only designed for step-trucks. So they will not be putting the semi-trucks to the other side.

Mrs. Letavic stated that the fire chief may have a comment regarding being able to get their equipment around the building.

Mr. Hoover was certain that there was plenty of clearance for any emergency vehicle to get around.

Mr. Breon did not feel that the ladder trucks within our area could make the turn based on what was being shown on the plan.

This would be a topic the fire chief would be commenting on.

Mrs. Letavic said that was her only comment that may lead to having to table this for tonight.

Mrs. Letavic then brought up erosion and sedimentation control. Because this topic does not impact stormwater on the property itself, that part is not much of an issue.

Mr. Breon said that besides the truck-turning issue, he feels the lighting is the other issue that could cause this to be tabled tonight.

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

Mr. Henninger felt that we still need confirmation on the requirement of additional EDUs. He feels that Lester with the Municipal Authority and Josh at HRG will make sure that there is not a necessity, regardless of planning on additional employees or not.

Mr. Hoover said he has been in contact with Lester. They will be monitoring this and if they find there is an increase in flow, they will get to them immediately.

Mr. Henninger advised that the Township has protection in the Ordinance that covers that type of situation for several years after completion of a project.

Mr. Hoover asked to address the board. He stated that they have a time-path that is very critical for this project. He explained that there are three holidays in the bread-baking business: Memorial Day, Fourth of July, and Labor Day. This is because of the abundance of hot dog rolls and hamburger buns needed. If this project is not ready for opening for Memorial Day, he said they probably will not proceed because they have to have the capacity for the distribution. He said he understands all the comments and they will be addressed.

Mr. Knopp asked for any other questions or comments from anybody.

Mr. Latsha asked why it took so long to get here with these plans.

Mr. Hoover informed that he met with Mrs. Hursh in October and they submitted the plan as soon as all of their engineering design work was completed. On a technical standpoint, he says they don't even have enough disturbance on this site to have to get a sediment control plan approved, but they are doing it just to be safe.

Mrs. Letavic confirmed that they are not doing traditional earth disturbance but it is construction so it is in good practice to have a permit on site so that when somebody comes you're not having to explain yourself.

Mr. Henninger added that the time-frames for November could not have been met because of the meeting having to be moved up a week due to Thanksgiving.

Mr. Knopp asked if, based on all the information we have, there is any motion.

Mr. Latsha asked for clarification from the applicant. He wanted to know if we did not make the motion to send this on tonight, would the project be terminated.

Mr. Hoover said that if this had to be put off until the January Planning Commission meeting, it would not be approved by the Board of Commissioners until at least February, and he would not have time to get the project done and opened for Memorial Day. Without it being open for Memorial Day, their client says there would be no sense in doing the addition.

Mr. Henninger asked if a three week delay would kill the project. Because, at best, they would get an approval from the Board of Commissioners on January 17th. If it is tabled, this gets looked at again at the January 25th Planning Commission meeting and then the next BOC meeting would be February 7th.

Mr. Hoover said the timeline with their construction people is very tight because metal buildings orders are really backed up. There is a big delay in getting prefab buildings right now.

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

Mr. Fausey made the motion to recommend the application for construction.

Mr. Knopp asked if there was a second.

Mr. Latsha asked for a little more clarification. He asked if this was more of a construction project rather than a land development project.

Mrs. Letavic said that it was a building addition similar to what was done at Phoenix Contact, only in that scenario they did have to do stormwater and a lot of other things. This is not as big of a project but procedurally it's the same idea.

Mr. Latsha said that there are a couple of contingencies that he is concerned with. One being the truck turning radius. He then asked Mr. Breon his opinion on the turning radius for our fire vehicles.

Mr. Breon responded that if we do not allow for 360 degree access around the building, it would be the first time that he can remember.

Mr. Knopp asked if there was 360 degree access around the building as it was now.

Mr. Hoover said no, there is no access to the east side of the building. Never has been.

Mrs. Letavic asked if it was a fully sprinklered building.

Mr. Hoover said no, it is not.

Mr. Henninger asked Chris DeHart, who was in the audience, what his thoughts were on this since he was a previous fire chief.

Mr. DeHart said it has always been like that with access on only three sides. He feels with it being a single story building, if they brought the fire vehicles in from the corners of the buildings, they would be able to reach the center of the building.

Mr. Breon said he doesn't have a problem with this but he really would've liked to hear from the fire chief before they send this plan on for recommendation.

Mr. DeHart then asked if with the added square footage, would it now need to be sprinklered.

Mrs. Hursh said that she did not know that. That would be a Codes issue.

Mr. Henninger said that Don Fure would deal with that at the time of the building permit application. If the UCC says it is required, it is required.

Mr. Hoover said they would abide by all UCC requirements.

Mr. Breon then added that to satisfy the concern that was just talked about here (approval from the fire chief on the turning radius), that would be another stipulation that would have to be satisfied to move forward.

Mr. Latsha pointed out that there is not nor ever has been a 360 degree access around the building, so it is either going to have to be ok from the corners of the building, or not ok.

Mr. Hoover asked for approval contingent upon the fire chief's weighing in.

Mr. Henninger explained how it works is that the verbal waiver request will be put in writing, and then on the plan it will be subject to all outstanding comments and one of the comments is plan review by the township fire chief as required by the Zoning Ordinance. If the fire chief comes back with a no-go, then the BOC will either send it back to the Planning Commission or they'll listen to the fire chief and deny it. He also pointed out that the former fire chief will be on the BOC starting next Tuesday.

Mr. Latsha felt that the time issue was a little concerning. He didn't want to push the plan through just because we were told there was a time limit. But on the other hand, he didn't want to be unreasonable either.

Mr. Hoover said that with not knowing how the weather is going to be and having the possibility of winter conditions for about $\frac{3}{4}$ of the construction, is why every day is very important to them.

Mr. Latsha then said he would second the motion to approve with stipulations.

Mr. Knopp asked if all were in favor.

Mr. Fausey and Mr. Latsha were in favor. Mr. Breon was opposed.

Motion carried by majority vote.

Mr. Henninger reminded that the verbal waiver on the plan size must be submitted in writing and this would be a contingent waiver based upon the approval of Dauphin County.

Mr. Breon said that they have agreed to make it work so he doesn't feel a waiver is needed for this. If the County says that they must be on a certain size paper, they have agreed to put the plan on that size paper.

Mr. Knopp reiterated that the motion has been approved with stipulations.

OLD BUSINESS:

None

OTHER BUSINESS:

Mrs. Hursh asked the Planning Commission members if anyone had a book of Code of Ordinances. Nobody had one.

ADJOURN:

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

Meeting adjourned at 7:40 P.M.

Respectfully Submitted,

Ann M. Hursh
Planning and Zoning Coordinator