

MINUTES

**LOWER SWATARA TOWNSHIP
PLANNING COMMISSION**

**REGULAR MEETING
December 22, 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
Kimber Latsha
Peter Henninger, Solicitor
Erin Letavic, HRG
Tom Edinger, Tri-County Regional Planning
Robert Greene, LST Planning & Zoning Coordinator
Tonya Condran, Recording Secretary

Others in attendance:

Nick Belfer, Select Medical
Bill Hendricks, Select Medical
Lauren Hudak, Select Medical
Justin Kuhn, Select Medical
Scott Snoke, HIA
David Spaulding, HIA
Joshua Hoffman, Fairfield Inn & Suites Hotel
Bill Hoy, Fairfield Inn & Suites Hotel
Dennis Fausey, Fairfield Inn & Suites Hotel

Late Arrivals:

Eric Breon, Vice Chairman
Chris DeHart

Absent:

Paul Wagner

MINUTES

A motion could not be made for the approval of the November 17, 2016 minutes at this time as there was not a quorum. (Motion would be made later in the meeting when Mr. DeHart arrived and a quorum was met.)

OLD BUSINESS:

SELECT MEDICAL HIA HANGAR – Review and discuss for recommendation the application for the proposed REVISED Final Land Development Plan #2016-06 for the

demolition and construction of a new hangar building and associated parking and utilities, as submitted and prepared by BL Companies for Select Medical.

Justin Kuhn from BL Companies came to the microphone. He went on to discuss the one outstanding item from last month's meeting was what they are doing with the exterior fuel tanks for the planes. He says they got some additional details in and he then handed out information to each of the Planning Commission members. This would be the actual details of the oil and water separator that will be connected to the fuel farm. With the revised the submission, what is being proposed is, with the exterior fuel farm, the double wall tanks that have a detection system within the tanks themselves. There is also a proposed concrete dike system around the tanks that is 110% of the volume of the tanks. This concrete dike would be for spills. And then the overflow dike is connected to the oil and water separator that is then connected to the building sewer system. So ultimately, the discharge of that would be through the oil and water separator and then into the sanitary sewer within the building and then exiting.

Mrs. Letavic asked if the sewer treatment operator ok with the overflow going to their system.

Scott Snoke from HIA said this was acceptable to them.

Mr. Kuhn added that it is very similar to all the other fuel farms out there.

Mr. Greene asked Mr. Kuhn if they had any questions on his second comment report for the revised plan.

Mr. Kuhn said they felt confident with what was remaining, they worked through the parking so that was a hot-button item for them.

Mr. Greene asked Mr. Kuhn to explain to the Planning Commission the parking arrangements they had agreed upon since it wasn't specifically addressed in the Zoning Ordinance.

Mr. Kuhn agreed that it was not specifically addressed in the Ordinance. He went on to explain that they took the approach that they know the number of employees, they know there is a small amount of office use, with the large portion of the building is the hangar itself; so they looked at what they figured was the closest use of the Ordinance and what they had seen on a previous plan as well, and they used this information to do the parking calculations.

Someone asked what the total number of employees was.

Mr. Kuhn reported that there would be six (6) total employees. So although it is a very large building, there will be very few employees, but it will be housing two large planes.

Mr. Kuhn added that there was also a Stormwater comment based on their last submission. There was an additional waiver request. They found very unusual soils along of the river at varying depths; so, they are requesting a waiver from Part 4, Section 26.126.1.F – Seasonal High Groundwater for the requirement to show the seasonal high groundwater table and provide 2’ of separation from the invert of the stormwater management system to the high groundwater table. Mr. Kuhn stated that they will have one of the environmental people on site when that system is being installed to review those soils. If the elevation of the infiltration bed is found to be detrimental to the quality of the groundwater table, the system will be re-analyzed at that time. There are no anticipated negative effects to the groundwater due to this project.

Mrs. Letavic explained that when they did their infiltration tests they only tested in two locations; she feels it would have been better to get 3 or 4 locations because of the irregularity. So the thought was they really cannot demonstrate that they have 2 feet of distance between “limiting zones” and the bottom of their stormwater bmp. The purpose of that distance is to demonstrate that the stormwater that gets into the system has 2 feet of media to filter through. So rather than do more testing, we should wait until they are excavating for it, but they take on the risk of their design having issues. So HRG is to be kept on site during construction, so if there is a construction modification needed, it can be dealt with it at that time. So she agrees with the waiver as long as Note 9 on DN03 is followed (Contractor shall monitor the seasonal high groundwater elevation during excavation of the underground infiltration bed. If evidence of groundwater is found with-in two-feet of the bottom of the bed, the contractor shall notify the design engineer and Township engineer immediately.).

Mr. Kuhn said they were fine with that. He also added that they were working with Rich Snyder of Dauphin County Conservation District with those same requirements for the NPDES permit.

[At this time, 7:12 pm, Chris DeHart of the Planning Commission arrived. A quorum was now reached.]

Mr. Kuhn then caught Mr. DeHart up to speed with what has already been discussed.

Mr. DeHart asked how big the oil/water separator was.

Mr. Kuhn said it held 3000 gallons.

Mr. DeHart asked where the leak-detection alarm goes. Who gets notified?

Mr. Hendricks said that it will be tied into the phone system that will alert the Manager of the building.

Mr. Knopp asked the Planning Commission and Staff if there were any further questions or comments. There were none at this time.

Mr. Knopp asked for a motion on the waiver for the requirement to show the Seasonal High Groundwater Table and to provide 24" of separation from the invert of the Stormwater Management system to a high groundwater table with a note added that if there is a problem they will contact the Township Engineer and the Design Engineer.

Mr. Latsha made the motion to approve this waiver with the stipulation of the note being added to the plan.

Mr. DeHart seconded the motion.

All were in favor, waiver was approved.

Mr. Knopp asked for a motion to approve the overall plan.

Mr. Latsha made the motion to approve the Plan with stipulations.

Mr. DeHart seconded the motion.

All were in favor, Plan was approved with stipulations.

APPROVAL OF MINUTES

With a quorum available now, Mr. Knopp asked for a motion to approve last month's minutes. Mr. Latsha made the motion and Mr. DeHart seconded the motion. All were in favor.

NEW BUSINESS:

FAIRFIELD INN & SUITES HOTEL – Review and discuss for recommendation the application for the Final Land Development Plan #2016-07 for the construction of a new 4-story, 123-room hotel and related site improvements as submitted by Snyder, Secary & Associates, LLC for Shaner Corporation.

Josh Hoffman of Snyder, Secary & Associates introduced himself and his colleagues as the Civil Engineer for the project. He went on to explain that they were here tonight to discuss Fairfield Inn & Suites Hotel, which is about a 3-acre project area with a building footprint of about 17,400 square feet. He explained that they were here about a year ago with the Zoning Hearing Board to gain a variance for the height of the building and they have also received the FAA approval for height of the hotel, as well. The site is located adjacent to the existing parking garage also known as the MMTF (multi-modal transportation facility); just on the north side of S. Terminal Drive. They are providing access into the site off of S. Terminal Drive. There will be a service driveway to the right of the hotel just for deliveries and trash removal. With the improvements they are doing, they will be reducing the impervious coverage by approximately 24%, so they are not required to do any Stormwater Management because they are decreasing it. From the Sewage Planning standpoint, they submitted a Sewage Planning Module that is currently being reviewed. They have also submitted their NPDES permit, received a couple minor comments there, and they are addressing those. In addition, he says they have received all the Township comments and County comments which all seem to be straight-forward, and he then asked if there were any questions.

Mrs. Letavic said the only comment she wanted to point out right now was the easement comment. For projects that occur on HIA property, because Stormwater easements weren't traditionally established, we request that the easements be established now at this point. The rest of the comments are pretty basic.

Mr. Edinger added that as part of the development, it may be a good idea to contact CAT (Capital Area Transit) for a potential bus-stop at the hotel. Mr. Edinger's other comment was regarding the multi-lane driveway between the hotel and the MMTF. He asked how they propose to handle the foot traffic across that multi-lane driveway.

Mr. Hoffman explained how they are providing a walk-way that will link up to an existing walk-way that goes past the MMTF and continues on to the terminal.

Mr. DeHart asked what the distance was from the exit of the hotel to the MMTF.

Mr. Hoffman said it was approximately 300 – 400 feet.

Mr. Knopp asked if there would be a shuttle.

Mr. Boyd confirmed that there will be a shuttle and also there will be a door at the end of the building that is closest to the MMTF and terminal so that customers will not have to walk the whole way around the building.

Mr. DeHart asked what the height of the overhang was.

Mr. Boyd said it was 15'6" high.

Mr. Hoffman reminded that any delivery vehicles will be using the side entrance and not the front entrance where the overhang is.

Mr. DeHart said he understands that but in the event that a driver makes a mistake and drives around to the front, he just wanted to make sure the overhang was high enough.

Mr. DeHart then asked about their lighting plans. He wanted to make sure the light was sufficient for pedestrians walking at night and also for drivers to be able to see the pedestrians.

Mr. Hoffman responded that there are some existing street lights along there but they will be providing lighting along the entire length of the sidewalk to where it crosses over the service drive (which is illuminated by the existing streetlights).

Mrs. Letavic added that the photo-metrics demonstrated that the driveways are well-lit and the light does spill outside of their lease area but the lighting will not be obstructive to someone driving along S. Terminal Drive.

Mr. DeHart's concern is the southeast corner of the site where the pedestrians have to cross over the service drive. He wants to be sure that the lighting is sufficient enough so that drivers will be able to see pedestrians as they are approaching the area.

[At this time, 7:34 pm, Eric Breon, Vice Chairman of the Planning Commission arrived.]

Mr. DeHart then brought up fire protection. He asked where their fire lanes were located, what the height of the building is, and what the distance away from the parking area is.

Mr. Hoffman responded that the building will have a sprinkler system, and they are also providing large enough room for firetrucks to access all around the building. The building is 55' high which was approved by the FAA.

Mr. Breon asked about the portico at the front of the building. He feels this is the closest access to the center of the building for a ladder truck to access. He asked what the approximate distance between the hard surface and the edge of the middle of the building.

Mr. Hoffman said that his guess would be about 40 feet.

Mr. DeHart asked how many hydrants they planned on putting in.

Mr. Hoffman said they are actually proposing putting in one hydrant.

Mr. Breon suggested they have two hydrants at opposite corners of the building. Possibly one at the southeast corner and one at the northwest corner so that it could be utilized easier in the event of a car fire in the parking lot or whatnot.

Mr. DeHart agreed that one hydrant would not be enough.

Mr. Greene informed that the fire code will require it anyway. So it will be protected.

Mr. Edinger asked how many employees.

Mr. Boyd said they will have 13 to 14 employees on at one time. There is no meeting space in the hotel, but they do have a small bistro and small bar area. As far as the parking goes, they have additional parking available to them inside the MMTF for any kind of overflow.

Mr. Knopp asked Mr. Greene if he had anything else.

Mr. Greene said that we are waiting on a letter from HIA stating that it is a private sewage system, so we need a statement from them indicating they have the capacity. That letter then will be attached and sent into DEP with the Module. That is all we are waiting on to get that submitted.

Mr. Hoffman said that letter should be in the correspondence section of the Sewage Planning Module package that was given to LST.

Mr. Greene added that basically all that is needed tonight is approval of the one waiver.

Mr. Knopp asked Mr. Henninger if he had anything to add.

Mr. Henninger said the only comment he had was about the 55' height limitation. The Zoning Hearing Board decision mentioned they did not have the FAA approval yet. But they have since provided the documentation of FAA approval, so that has been resolved.

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

Mr. Breon expressed his pleasure of a hotel coming in. He said that this was his personal comment, not a professional one.

Mr. Knopp asked the Planning Commission what their motion will be on the waiver of the Preliminary Plan.

Mr. Latsha made the motion to approve the waiver.

Mr. Breon seconded the motion.

All were in favor. Waiver was approved.

Mr. Knopp asked the Planning Commission what they would like to do about the overall Plan.

Mr. Latsha made the motion to approve the Plan with stipulations (contingency upon Mr. Greene's minor comments).

Mr. Breon seconded the motion.

All were in favor and the Plan was approved with stipulations.

OTHER BUSINESS

Mr. Knopp asked if there was anything else.

Mr. Henninger said that Mr. Greene and he would be working on getting something together in regards to the Medical Marijuana Ordinance for the Planning Commission's review in advance for the January meeting.

Mr. Greene informed the Planning Commission that the Board of Commissioners have not set a date yet for the public hearing for the Comprehensive Plan. There is really nothing to report, he just wanted to give an update.

Mrs. Letavic added a comment about the Fairfield Project. It is actually a potential waiver request that she felt they should discuss at this level before it moves on to the next one. She had noticed a couple things that are usually not able to be located on projects like these like neighboring sites boundary lines and setbacks. So she said her point is that we should talk about a waiver for some of these items now while they are here.

Mr. Henninger agreed and also added the perimeter survey should be discussed.

Mrs. Letavic went on to say that it is: primary control points tied to the boundary of the entire property, tract boundary lines, rights-of-way, location description, survey monuments, and protective covenants running with the land. There is just no point in going through all that hassle now for a project like this.

Mrs. Letavic also added that we want setbacks for Select Medical along the lease boundary; this is not waivable because it is still possible to be done.

Mr. Breon asked if we were able to approve a waiver that had not been submitted in writing.

Mrs. Letavic said yes, we can, they (Fairfield Inn & Suites) just have to request it.

Mr. Greene informed that it is in writing under his comment #3 under Subdivision and Land Development, so we would simply ask the applicant if they would agree to include those comments under his report as a waiver request for all of them except the building setback.

Mrs. Letavic said that with the building setback lines we would just explain to them how to resolve that. So it would be Section 22-407.A, numbers 1, 2, 3, 7, and 15 are waivable if you want to request a waiver.

Mr. Greene reminded that just as Mrs. Letavic had indicated, we had done that with the previous plan.

Mr. Hoffman said that they would like to request waivers on what Mrs. Letavic had mentioned.

Mr. Henninger then said that based on the applicant's statement that they are going to submit that in writing, you can take action on those waiver requests.

Mr. Knopp asked if there was a motion to approve the waivers mentioned above in Section 22-407.A, numbers 1, 2, 3, 7, and 15 under the Subdivision and Land Development section of Mr. Greene's comments.

Mr. DeHart motioned to approve the waivers.

Mr. Latsha seconded the motion.

All were in favor. Waivers were approved.

ADJOURN

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

Meeting adjourned at 7:53 P.M.

Respectfully Submitted,

Robert S. Greene, Jr.
Planning and Zoning Coordinator