

MINUTES

LOWER SWATARA TOWNSHIP
PLANNING COMMISSION

REGULAR MEETING
MAY 23, 2013, 7:00 P.M.

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

Chauncey D. Knopp, Chairman
Eric A. Breon, Vice Chairman
Paul Wagner
Christopher DeHart
Erin Garber Letavic, Herbert Rowland & Grubic, Inc., Township Engineer
Brenda Wick, Planning and Zoning Director
Angela Yealy, Recording Secretary

Excused:

Kimber Latsha
Leah Pearlman-Storch, Dauphin County Planning Commission

Others in Attendance:

Brian Cooley, DC Gohn Associates, Inc., Stoneridge Lot 3

Residents:

Tom Williams

MINUTES

A motion was made by Mr. Wagner and seconded by Mr. Breon to approve the Minutes of the April 25, 2013 meeting.

Motion unanimously approved.

CAMPUS HEIGHTS ASSOCIATES I, L.P. **REVISED LAND DEVELOPMENT PLAN**

The Planning Commission reviewed the Revised Land Development Plan for Campus Heights Village-Wood Street Access, submitted for Campus Heights Associates I, L.P., and prepared by Forino Company, L.P. Three waivers were previously recommended for approval.

Ms. Wick commented that there are no representatives of the plan present at the meeting, and the plan expires June 24th.

A motion was made by Mr. DeHart and seconded by Mr. Wagner to table the Revised Land Development Plan.

Motion unanimously approved.

MIDDLETOWN HOME
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN

The Planning Commission reviewed the Preliminary/ Final Land Development Plan for the Middletown Home Access Driveways/Parking Revisions as prepared by Schlouch, Inc. The developer has requested that this item remain tabled until a future Planning Commission meeting.

A motion was made by Mr. Breon and seconded by Mr. DeHart to table the Preliminary/Final Land Development Plan.

Motion unanimously approved.

STONERIDGE, LOT 3
REVISED FINAL LAND DEVELOPMENT PLAN

The Planning Commission reviewed the Stormwater Waiver Request for the Revised Final Land Development Plan for Stoneridge Lot 3, submitted by DC Gohn Associates, Inc. The applicant previously requested three waivers. The plans and the three previously requested waivers were recommended for approval by the Planning Commission on March 28, 2013.

As a result of the comments that he received from the March 28th meeting, a new technical waiver is required and the Planning Commission needs to act on this waiver prior to it going before the Board of Commissioners.

Mr. Knopp stated that this waiver involves the basin dewatering time.

Ms. Letavic stated that there is a Township Ordinance requirement that the basin dewater greater than 24 hours and less than 72 hours. It is not dewatering in a long enough time to allow infiltration.

Brian Cooley, Dc Gohn Associates, stated that their basin dewater in 10 hours. They have done two infiltration tests in the bottom of the basin. They went down about five feet and there were not any limiting zones such as rock or seasonal high water tables. The infiltration rates were over an inch an hour in those two test pits. If they were to try to meet the Township Ordinance requirement, they would have to raise the basin berm another foot

or more which would impact the existing sanitary sewer line that conveys sewer across the lot. It would also impact the existing basin itself. The outlet structure would need to be modified to have a smaller orifice. Currently there is a 5" orifice, so anything smaller than this would start to clog and cause a maintenance condition.

Ms. Letavic reviewed calculations provided by Mr. Cooley to show the foot increase in terms of the berm height. If they were to regrade the entire basin, there could be the potential to impact some existing wetlands. In the interest of minimizing disturbance and recognizing that the existing basin infiltrates a significant amount, Ms. Letavic is in favor of the waiver.

Mr. Wagner questioned if sedimentation would complicate the issue as time progresses.

Mr. Cooley replied that currently the site is completely developed. They will be proposing a building which is mainly on top of impervious area, and the remaining portion of the site is all turf. Other than the run-off from the roof leaders or the parking lot, there will not be any new sediment during construction. This basin has existed for years as part of the original Land Development Plan for the original building, so it has been there for at least ten years.

Mr. Breon commented that he does not remember ever having a request to waive the minimum dewatering time on a collection basin before this one.

Ms. Wick commented that she does not believe that there had been a minimum requirement prior to 2010.

Ms. Letavic stated that this is a DEP Act 167 regulation which we adopted after the time that this basin was installed. The regulation changed and became more stringent, but they think the basin functions very well and will be able to handle the new development.

Mr. DeHart commented that there is an area in the parking lot which dips down several inches and could be a possible sink hole in the future. There is another area that is starting to dip down in the driveway onto the site as well. He provided this information to Mr. Cooley so the owner could be aware of the conditions.

A motion was made by Mr. Wagner and seconded by Mr. DeHart to approve the Stormwater Waiver Request.

Motion unanimously approved.

ADJOURN

A motion was made by Mr. Breon and seconded by Mr. Wagner to adjourn the meeting.

Motion unanimously approved.

Meeting adjourned at 7:06 P.M.

Respectfully Submitted:



Brenda Wick
Planning and Zoning Director