M I N U T E S

LOWER SWATARA TOWNSHIP **REGULAR MEETING**
PLANNING COMMISSION **DECEMBER 19, 2024, 7:00 P.M.**

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

Chauncey Knopp, Chairman	Don Fure, Director of Codes, Planning & Zoning
James Young, Vice Chairman	Richard Snyder, Planning & Zoning Coordinator
Dale Messick	Jim Diamond, LST Solicitor
Howard Crawford	Shawn Fabian, HRG
Jospeh Formica	Alexa Korber, DCPC
Tonya Condran, Recording Secretary	

Others present:

Conor Surgeoner, Hyland Engineering	Kyle Felty, Hyland Engineering
Shawn Muntz, Dynamic	Tyler Prime, Prime & Tuvel

PLEDGE OF ALLEGIANCE & ROLL CALL

APPROVAL OF MINUTES:

Mr. Knopp asked if there was a motion to approve the November 21, 2024, meeting minutes. The motion was made by Mr. Messick and seconded by Mr. Crawford. All were in favor. Minutes were approved.

OLD BUSINESS:

a. Cramer Auto Airport Parking – Planning Commission File PC#2024-10. The applicant/equitable owner proposes to consolidate three (3) existing parcels and an unopened 50’ Right-Of-Way, creating a new parcel measuring approximately 21.127 acres. Furthermore, the applicant/equitable owner proposes to convert a former mobile/modular home sales area into both a proposed car sales area and a new ingress/egress point (with ticket booth) for the existing airport parking.

Conor Surgeoner, with Hyland Engineering, explained that they were here last month, not much on the plan has changed revision-wise on the overall plan set and design. The main item to clear up was the Florentine Street Right-of-Way, which the Board of Commissioners (BOC) heard last night and approved the motion to get that started. All the clean-up comments have been addressed. He then asked for any questions from the Planning Commission.

Mr. Young asked what the status was on the application for the Highway Occupancy Permit.

Mr. Surgeoner said he believes it is still going through the scoping application process.

Mr. Fabian added that they have a meeting tomorrow afternoon for the Traffic Impact Study.

Mr. Crawford asked if the Fire Department's question about a gate being on the ticket booth had been answered.

Mr. Surgeoner said yes, there will be gates in and out.

Mr. Crawford asked what they would be doing to provide access for the Fire Department.

Mr. Surgeoner said they could provide an emergency Knox Box, but the way in is just a simple push button to get a ticket. But in case of an emergency, he said they could have an emergency lock box and key, but essentially only a button will need to be pushed.

Mr. Crawford thought that would be fine, but he asked them to make sure that whatever they have is okay with the Fire Department.

Mr. Knopp asked if there were any further questions from the Planning Commission, Township Staff, HRG, or DCPC.

There were none at this time.

Mr. Diamond asked for clarification on what's being approved tonight on Florentine Street, because he said he will be the person who has to do the vacation of it. They will be having a hearing in January, but he didn't see a general note on the plan, so he assumes they are looking for conditional approval.

Mr. Surgeoner said that is correct.

Mr. Snyder informed Mr. Diamond that last night the BOC unanimously approved to begin the process of the vacation of Florentine Street with the condition that the Developer/equitable owner enters into an agreement to begin that process and reimburse the Township all costs incurred in doing that. Our target is to have everything ready for the Legislative Meeting in February.

Mr. Diamond added that we will have to advertise that. It is not an MPC ordinance, so we won't have to go through that process, and he doesn't expect any opposition.

Mr. Knopp asked for the waivers to be addressed:

1. The applicant requests a waiver from the requirements of the submission of a separate Preliminary and Final Plan to proceed with a combined Preliminary and Final Plan. (HRG recommends approval.)
   - Mr. Young made the motion to recommend approval of the waiver because it is consistent with our prior practice to do so.
   - Mr. Crawford seconded the motion.
   - All were in favor.
2. The applicant requests a waiver to defer the requirements for providing curbing along SR 230 due to the fact curbing would impact on the drainage patterns and would require additional conveyance systems to be installed along SR 230.
(HRG recommends approval.)
   - Mr. Young made the motion to recommend approval of deferral of all curbing requirements in addition to those required by PennDOT.
   - Mr. Crawford seconded the motion.
   - All were in favor.
3. The applicant requests a waiver to defer the requirements for providing sidewalk along SR230 due to the fact that sidewalk would impact on the drainage patterns and would require additional conveyance systems to be installed along SR 230. Additionally, there are no existing sidewalks in the vicinity of the subject property.
(HRG recommends approval.)
   - Mr. Crawford made the motion to approve deferral of sidewalks along 230.
   - Mr. Messick seconded the motion.
   - All were in favor.
4. The applicant requests a waiver to remove the necessary trees with the embankment of the proposed development. Some of the trees larger than 6" caliper are in an unstable

condition due to the embankment. In addition, some of the trees to be removed are Tree of Heaven which is considered an invasive species.
(HRG recommends approval.)

- Before a motion was made, Mr. Crawford asked if anything would be put in place of the trees that are being removed to stabilize the embankment.
- Mr. Surgeoner stated that the embankment will be vegetated for stabilization, but not with trees.
- Mr. Crawford then made a motion to recommend approval to remove the trees but to be replaced with some other type of vegetation.
- Mr. Messick seconded the motion.
- All were in favor.

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

- Mr. Young made the motion to recommend conditional approval of the Plan conditioned upon addressing the emergency access issue to the satisfaction of the Township; completing the HOP process; and working with the Township in respect to the completion of the vacation of Florentine Street and the road actually being vacated; and that the Applicant bear any, and all, costs incurred by the Township for that.
- Mr. Crawford seconded the motion.
- All were in favor.

Plan was approved with conditions.

NEW BUSINESS:

a. McDonald's Restaurant – Planning Commission File PC#2024-11. The applicant/equitable owner proposes to construct a 3,886 square foot restaurant on an existing 0.717-acre parcel. Furthermore, the applicant/equitable owner proposes to install/construct associated signage, site improvements, utilities, and stormwater management facilities.

Tyler Prime, of Prime, Tuvel, & Miselli, explained what they were proposing to do. This is a new parcel, next to the existing Wawa. He explained that they were before the Zoning Hearing Board in September seeking a number of variances which were all granted. They are here tonight seeking two waivers: (1) Preliminary Plat Procedure; (2) High-density polyethylene pipe requirements. He stated they have recommendations for

approval of both from HRG. Other than that, it is pretty straightforward and said that their Civil Engineer is here to provide a little bit of testimony, and also their Traffic Engineer is here to provide comments and answer any questions.

Mr. Young stated that there is a McDonald's down on Market Street in Elizabethtown and asked if this would be the same layout as that one. It seems like the same kind of configuration as the one on this plan and has a much smaller footprint than the existing one up the road a little on West Harrisburg Pike in the township.

Shawn Muntz, with Dynamic Engineering, answered that this will have very similar circulation as the McDonald's prototypes you see around. He said he is not familiar with the one Mr. Young is talking about though, but if it was built in the last five years, it is probably very similar.

Mr. Muntz continued, explaining their plan. Access is off West Harrisburg Pike via a right-in/right-out. There is an existing driveway that services the Wawa as well as other properties behind both sites, which would bring you back out on Meade Avenue and bring you out to the traffic light for lefthand turns onto West Harrisburg Pike. He went on to explain that this was previously approved as the Wawa and a QSR (quick serve restaurant), but at that time, the Developer did not have a tenant. So, since McDonald's has signed up, they are back in to revise this portion of the plan.

[The plan map was brought up on the overhead projector.]

Mr. Muntz said the previously proposed QSR was quite a bit smaller than this McDonald's both in terms of building size and the parking and drive aisles around the building. So, because of that, there was a previously proposed depressed area for a raingarden along West Harrisburg Pike. But because of the size of McDonald's, they had to cut into that significantly; however, they are supplementing with underground to provide the same and meet the Township's and DEP's water quality volume and peak rate reductions. There will be a raingarden in the southeastern corner, but it will be much smaller than the original. He said everything meets the Township's ordinance.

Mr. Muntz continued with discussion on access into the site. There are two 1-way driveways. [The overhead projection of the map was used to show the circulation lanes around the building.] He then went on to discuss the trash enclosure. It will back up to

the existing Wawa trash enclosure, and the parking spaces there will be for employees only so they can coordinate when trash pick-up happens.

Mr. Muntz explained that the Wawa/QSR plan includes sidewalk along W. Harrisburg Pike. They will continue that along the McDonald's frontage and will provide pedestrian access to the McDonald's building via this new sidewalk.

Mr. Knopp asked if the bus stop was still there.

They answered yes, it is more in front of Wawa along W. Harrisburg Pike.

Mr. Muntz then discussed the signage. McDonald's has asked for a 20' pylon sign with an electric message center. Nothing flashing, it is just going to show different promos that they will have. Currently Wawa has two pylon signs approved so as part of that there is a tenant-shared panel on both signs. Initially McDonald's was just going to use those, but after they took another look at the site, they would prefer to have their own pylon sign along the W. Harrisburg Pike frontage. They will be presenting that to the Zoning Hearing Board for approval within the next month or so.

Mr. Young asked what the percentage total of the impervious coverage was for the total lot. He said he knows that the Township had given them a variance for 81%. Is this still at 81% or below?

Mr. Muntz said it was slightly below that right now. They were waiting for the Township Engineers review and comments to see if there were any minor tweaks to the plan. So, when they asked for the Variance, he said he went a few percentage points higher, so they will certainly be underneath that approved threshold.

Mr. Young and Mr. Muntz had discussions on truck turn radius and how it would work. Mr. Muntz said that big truck deliveries would be happening during off-peak hours to avoid congestion.

Mr. Diamond mentioned that he thought there would be a plan note requirement that there could only be late deliveries. He asked Mr. Muntz if that was not the case.

Mr. Muntz said he did not recall that. He said he believes there was a variance that they did not need a separate loading zone on the QSR path.

Mr. Messick stated that he was pretty sure he did see in the previous plan approval that the supplies would be delivered during off-peak hours.

Mr. Muntz said they would double-check the conditions on the previous plan and will certainly be happy to abide by that.

Mr. Young asked if there would be some coordination with Wawa because if you get two of those trucks trying to go around in that confined space, there are going to be issues.

Mr. Crawford agreed and said that was one of his questions too. He asked if that road behind Wawa would open up. He explained how difficult it was to navigate back there. He said he hopes their plan would be to open that road to get into McDonald's without having to go through the Wawa parking lot.

Mr. Muntz said they will double-check with the developer of the Wawa and the existing owners, but he believes that is the ultimate plan once everything is built and in place.

Mr. Crawford stated that with the limited parking area, he feels people are going to be parking in the Wawa lot. Will there be any type of safe walkway between the two parking lots?

Mr. Muntz answered that it is not currently contemplated, but it is certainly something they can take a look at. The grade change between the two lots is something that will come into play there, to make sure it is ADA accessible. And also to make sure Wawa is ok with that.

Mr. Crawford felt they should take a look at it because it is going to happen whether you plan for it or not.

Mr. Diamond had a question on the impervious coverage. He stated that the condo association came into variance here; they would've intervened, but they were really concerned about any changes in the impervious coverage. He asked if that had been addressed at all. How does that variance affect the condominium.

Mr. Muntz said his understanding was that this lot was originally not part of the overall development.

Mr. Diamond corrected him by saying a portion of it wasn't.

Mr. Muntz said they changed the subdivision line between the two lots there. So, in order to combat that, they completely separated themselves and treated it completely independent of the overall stormwater. The QSR was set up the same way with the large raingarden, but they are supplementing that with underground stormwater, but it is completely independent of the overall impervious for their lots.

Mr. Knopp asked for any other questions/comments from the Planning Commission or Township Staff.

There were none at this time.

Mr. Knopp asked for any questions/comments from HRG.

Mr. Fabian said they looked at some of the truck-turns, it looks like they can pass but they are tight. So, if you don't have a skilled driver, that could potentially be problematic. But with the changes, it seems to flow a lot better around the building. He went on to say that a lot of their comments were on cleaning up of some of the stormwater, changing from the raingarden to the underground, understanding the soil boundaries and how that all functions. But he said those are not going to change the overall footprint of the plan, so he feels we can work through this.

Mr. Knopp asked for any questions/comments from DCPC.

Ms. Korber briefly discussed the parking lot and circulation of the driving lanes. She asked about the parking spot that was almost immediately right there when you entered the driveway. She felt this may pose a problem when someone would be backing out of the parking space. She asked if this may be a conflict safety-wise.

Mr. Muntz said he would like his traffic engineer to talk more on that, but there is always a chance of some sort of incident happening onsite, however they feel there is enough width in the drive aisles to prevent that. He added that they are willing to add some signage in that area to avoid any incidents there, if they felt it was warranted. He

said McDonald's (USA LLC) has certainly accepted this layout and they have scrutinized their layouts immensely. So, although it appears to be a tight site, they are ok with what is being proposed here.

[More discussion ensued on parking lot and drive aisle widths.]

Mr. Knopp asked Mr. Diamond for any further comments. He had none.

Mr. Knopp asked for any questions/comments from the Public. There were none.

Mr. Knopp then asked for the two waivers to be addressed:

1. The applicant requests a waiver from the requirements of the submission of a separate Preliminary and Final Plan to proceed with a combined Preliminary and Final Plan.
(HRG recommends approval.)

- Mr. Crawford made the motion to recommend approval.
- Mr. Messick seconded the motion.
- All were in favor.

2. The applicant stated that high density polyethylene (HDPE) pipes are a cost-effective alternative to the required corrugated galvanized metal pipe (CMP).
(HRG recommends approval.)

- Mr. Young made the motion to recommend approval.
- Mr. Crawford seconded the motion.
- All were in favor.

Mr. Knopp asked the Planning Commission what they wanted to do about the overall Plan presented this evening.

[Mr. Young and Mr. Diamond had a discussion on whether the variance for the sign would have an impact on the plan. Mr. Diamond said it would not impact the plan.]

- Mr. Young made the motion to recommend approval of this plan subject to the usual conditions of resolving any and all outstanding comments and obtaining any and all necessary permits.
- Mr. Knopp said, before there is a second to this motion, he would like to ask the Township Staff and HRG if there is any problem with this plan that they see right now.
- Neither Township Staff nor HRG saw any problems with the plan.

- Mr. Messick asked for the plan to be tabled because of the amount of clean-up items needed. He felt it was necessary for these items to be addressed and presented again at the next PC meeting.
- Mr. Knopp agreed with Mr. Messick that these items need to be addressed, and the plan needs to be cleaned up before recommending to the Board of Commissioners.
- Mr. Diamond agreed that the Commissioners do prefer a cleaner plan without so many conditions.
- Mr. Young withdrew his original motion and made a new motion to table the plan tonight.
- Mr. Messick seconded the motion to table.
- All were in favor.

Plan was tabled.

OTHER BUSINESS:

a. The next Planning Commission meeting will be held on Thursday, January 23, 2025, at 7:00 P.M.

PUBLIC COMMENT:

Mr. Knopp asked for any further Public Comment at this time; there were no further comments/questions from the public at this time.

GOOD & WELFARE

ADJOURN:

A motion was made by Mr. Crawford and seconded by Mr. Messick to adjourn the meeting. All were in favor.

Meeting adjourned at 7:41 P.M.

Respectfully Submitted,

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Donald A. Fure, Director of Codes/Planning & Zoning