

MINUTES

PLANNING COMMISSION

LOWER ALLEN TOWNSHIP

REGULAR MEETING

April 15, 2008

The following were in ATTENDANCE:

PLANNING COMMISSISON

Geir Magnusson
Donald Dentler
Jean Dyszel

TOWNSHIP PERSONNEL

Dan Flint, Community Development
Peddrick M. Young, Sr., Liaison
Jim Bennett, Cumberland County Planning
Commission
Trudy Metzel, Recording Secretary

Mr. Magnusson called to order the April 15, 2008 meeting of the Lower Allen Township Planning Commission.

Mr. McCreary and Mr. Jones were absent with excuse.

OLD BUSINESS

SLD #2008-01 -- Preliminary Subdivision Plan for Orchard Glen

Applicant

Joel McNaughton with the McNaughton Company identified himself to the Commission. He also introduced Tom Scully from R. J. Fisher & Associates and Fran McNaughton from McNaughton Companies.

Mr. McNaughton acknowledged receipt of the April 8, 2008 comments. Most comments have been addressed. The following comments were discussed.

1. Pedestrian Right-of-Way be in an Easement Form

This easement would be for a future pedestrian trail connection to the Leshner property. The Applicant originally proposed a fee-simple lot instead of an easement, making

certain the land is available for public use. The Applicant saw no hardship with providing an easement instead of a fee-simple lot.

2. Curbing

The Applicant proposed vertical curb but has requested a waiver from vertical curb to slant curb.

Mr. Magnusson inquired if slant curb is proposed for the entire development or just the cul-de-sac. Mr. McNaughton advised that it is proposed for the portion of the development in Upper Allen Township. It permits flexibility as far as driveway access.

Regarding traffic, Mr. McNaughton advised the Commission that at maximum, the development would be 1.9% of the traffic at the Rossmoyne Road/Lisburn Road intersection. The Arcona Road/Lisburn Road intersection it would be a maximum of 2.2%. Mr. McNaughton further advised that they have met with their traffic engineer and are putting together figures to determine what improvements might be needed to the intersections to bring them to functioning within appropriate levels of service. Mr. McNaughton stated that the Applicant is hopeful of entering into a developer's agreement or contribution agreement to contribute no less than 2.2% of the cost of improvements.

Township Staff

Mr. Flint advised the Board that there was one additional comment, and that would be that Staff's recommendation that Township ordinances be followed and straight curb be required.

Regarding the trail connection, there are several locations in some of the Township's older neighborhoods where these types of trail connections were put in as separate parcels. What has happened that there is 10-foot strip whether neither adjacent property owner mows the grass or shovels the sidewalk. If it is an easement, the property owners still own the underlying property but the Township and the public have the right to operate and maintain the trail. The property owners are still responsible to mow the grass and shovel the sidewalks.

Cumberland County

Mr. Bennett had no further comments.

Commission Members

Mr. Dentler inquired why the Applicant wants to narrow Haralson Road east of Zestar Street. Mr. McNaughton responded at this point there is no plan for connection to the next property. As a result of a meeting with Staff, the road would narrow the road and a turn-around provided. A right-a-way is provided in the event that connection is made in the future. Mr. Flint advised the Members that the original plan showed a full-width roadway to the property line. It is expected that at some point in the future the adjacent property will be developed. The Township did not

want to have a direct vehicular connection that would allow for traffic from Winding Hill Road to Rossmoyne Road through the neighborhood. Staff asked for a section of the street be provided for possible use as a secondary emergency access for vehicles that could be gated, but also used as part of the pedestrian trail system. When adjacent property is developed, there would be a similar connection.

Public Comment

There was no public comment.

Action

Mr. Dentler moved to recommend approval of a waiver for street pavement width requirement for the section of Haralson Road east of Zestar Street to allow pavement width of 18-feet. Dr. Dyszel seconded the motion. Motion carried 3-0.

Mr. Dentler moved to recommend approval of a waiver of the requirement to install curb for the section of Haralson Road east of Zestar Road. Dr. Dyszel seconded the motion. Motion carried 3-0.

Mr. Dentler moved to recommend approval of a waiver of the requirement to install sidewalk for the section of Haralson Road east of Zestar Street. Dr. Dyszel seconded the motion. Motion carried 3-0.

Mr. Dentler moved to recommend approval of a waiver to submit an Erosion and Sediment Pollution Control Plan with the Stormwater Management Plan. Dr. Dyszel seconded the motion. Motion carried 3-0.

Dr. Dyszel moved to recommend approval of SLD #2008-01 – Preliminary Subdivision Plan for Orchard Glen based upon fulfilling the following requirements:

1. Pedestrian easement vs. a fee-simple lot.
2. Straight curbing rather than slant curbing.
3. Sign a developer's agreement indicating a contribution of no less than 2.2% of the future cost for improvement of the intersections in Lower Allen Township.

Mr. Dentler seconded the motion. Motion carried 3-0.

NEW BUSINESS

SLD #2008-03 – Preliminary/Final Subdivision & Land Development Plan for State Road Site

Applicant

Eric Brinser, Retew Associates identified himself to the Board, and advised that he was appearing on behalf on Smith Land and Improvement Corporation.

Mr. Brinser advised the Board that the site is just west of the railroad tracks on State Road. It is an improvement to the existing Smith Land building and complex at that location. The Applicant is proposing to construct a 12,000-square-foot flex space office on the remaining undeveloped parcel to the west, along with associated parking. Driveway accesses are non-restricted at the current time, and will be modified. Through improvements to the existing portion of the site, the impervious coverage is reduced, 75% to below 70%. In addition, all tracts are being consolidated.

Mr. Brinser further advised that as part of the plan, two waivers were requested: (1) Preliminary Plan; and (2) Plans be submitted at 18" x 24". At the time of recording, the plan would be reduced to 18" x 24". An additional waiver from the permitted one driveway per lot per street frontage requirement was been requested. There is provision allowing the Commissioners to approve additional access drives when there is an unusual circumstance or lot shape and length. The site is 2.84 acres with approximately 885 feet of frontage. In addition, there are three parcels in the center of the site and one parcel on the western side that bisects the site.

Mr. Brinser clarified that to the rear of the building there are overhead doors which would allow vehicles to be pulled inside the building for unloading, thus meeting the loading requirements.

Mr. Brinser acknowledged receipt of Township as well as County comments and advised that with the exception of the additional waiver, the comments appear to be clarification and some technical items and that there should be no problem addressing the comments.

Rick Jordan of Smith Land and Improvement Corporation identified himself to the Commission. Mr. Jordan advised the Board that what is being constructed is a usable office-flex-warehouse type building. Currently, there are no tenants.

Extensive discussion ensued regarding the number of driveways. Mr. Brinser advised the Commission that the plans have been submitted to PENNDOT. No response has been received to date.

Township Staff

Mr. Flint advised the Board that most of the comments are fairly minor.

Cumberland County

Mr. Bennett advised that most County comments were clerical. Mr. Bennett reminded the Applicant about the contour lines. Mr. Brinser responded that the contour lines will be fixed.

Commission Members

Mr. Dentler inquired as to the 18” x 24” plans. Mr. Flint advised that it is something routinely done and he did not feel that action on the waiver is necessary as 18” x 24” will be submitted when the plan is recorded.

Mr. Dentler inquired if there would be signage at the end of the one-way where the two-way begins.

Mr. McNaughton advised that “Do No Enter” and “One Way” signs would be posted and/or installed.

Mr. Magnusson inquired as to the number of comments where there is a reference to ordinances and asked if Mr. Brinser had access to Township ordinances. Mr. Brinser responded that he does have the list and may have inadvertently omitted something or interpreted something differently.

Mr. Magnusson asked Mr. Flint if there was anything he felt could not be resolved. Mr. Flint advised that he felt all comments could be addressed.

Public Comment

There was no public comment.

Action

Mr. Dentler moved to recommend approval of the waiver of the requirement to submit a Preliminary Plan. Dr. Dyszel seconded the motion. Motion carried 3-0.

Dr. Dyszel moved to recommend approval of the waiver for three additional access drives per the distribution provided by Mr. Brinser. Mr. Dentler seconded the motion. Motion carried 3-0

Mr. Dentler moved to recommend approval of SLD #2008-03 – Preliminary/Final Subdivision & Land Development for State Road Site provided all Township and County comments are adequately addressed. Dr. Dyszel seconded the motion. Motion carried 3-0.

SLD #2008-04 – Preliminary/Final Land Development for Skyline Steel

Applicant

John Carty, Brinjac Engineering identified himself to the Commission and advised that he was representing Skyline Steel.

Mr. Carty advised the Commission that the project consists of a new 13,500-square-foot metal building for manufacturing purposes. He further advised that representatives of Skyline Steel are available to answer any questions the Members might have regarding what would occur in the building.

Mr. Carty stated that the existing site is 20-acres on the southwest corner of Hartzdale Drive and St. John Road. The new building is minor in comparison to the 20-acre site. The majority of the site is covered with gravel and is used for storage. There are a number of railroad sidings that enter the site. Existing parking is along St. John's Road. The office is close to the intersection of Hartzdale and St. John's Road.

Mr. Carty advised that the following waivers were requested:

1. Preliminary Plan
2. Sidewalks on Hartzdale Drive and St. John's Road
3. Curbs
4. Fill-in paving

Mr. Carty acknowledged receipt of Township and County comments and advised that there was no problem addressing the comments.

Mr. Carty gave the following information regarding Staff comments:

1. Height of the proposed building is 31-1/2 feet.
2. Application for approval of the Erosion and Sediment Pollution Control Plan has been made to the Cumberland County Conservation District. Applicant is awaiting comment.
3. Sewage Planning Module exemption has been submitted to the Pennsylvania Department of Environmental Protection.
4. Cost estimate for the erosion and sediment control items and the stormwater basin will be provided for the required financial security.
5. Owner's statement and engineer's statement will be provided.
6. Most stormwater comments were addressed prior to submitting for a soil erosion permit. Revised plans will be submitted within the next few weeks.
7. Skyline Steel will execute the Standard Stormwater Facilities and BMP Maintenance and Monitoring Agreement.

Regarding County comments, Mr. Carty gave the following information:

1. 18" x 24" plans will be submitted for recording with a note that the proposed building is not in the floodplain.
2. There are no internal hydrants.

3. Paved portion of the existing parking lot does not currently meet the total required by Ordinance. Areas will be designed for employee parking in gravel areas, which is currently done. Through this means parking requirements can be met.
4. No lighting is proposed for the building other than some wall packs above doorways.

Mr. Carty advised the Commission that he would be happy to answer any questions.

Township Staff

Mr. Flint advised the Commission that most of Staff's comments were additional notes and details, particularly stormwater management.

Mr. Flint advised the Commission that the property actually extends 150-feet to the other side of Hartzdale Drive which should also be considered in the waivers.

Cumberland County

Mr. Bennett had no additional comments.

Commission Members

There was no additional discussion.

Public Comment

Mr. Dentler asked about the repair of sinkholes near the emergency spillway. Mr. Carty advised the Commission that the location of the sinkholes will be shown on the plan. A detail as to how to make the repair will be added.

Action

Mr. Dentler moved to recommend approval of a waiver of the requirement to submit a Preliminary Plan. Dr. Dyszel seconded the motion. Motion carried 3-0.

Mr. Dentler moved to recommend approval of a waiver of the requirement to provide sidewalks on Hartzdale Drive and on St. Johns Road. Note that the property includes approximately 150 feet of frontage on the north side of Hartzdale and St. Johns Road. Dr. Dyszel seconded the motion. Motion carried 3-0.

Mr. Dentler moved to recommend approval of a waiver from the requirement to provide curbs on Hartzdale Drive and St. Johns Road. Dr. Dyszel seconded the motion. Motion carried 3-0.

Mr. Dentler moved to recommend approval of a waiver from the requirement to provide fill-in paving on Hartzdale Drive and St. Johns Road. Dr. Dyszel seconded the motion. Motion carried 3-0.

Mr. Dentler moved to recommend approval of SLD #2008-04 – Preliminary/Final Land Development Plan for Skyline Steel contingent upon all Staff and County comments being addressed. Dr. Dyszel seconded the motion. Motion carried 3-0.

OTHER BUSINESS

Ordinance 2008-01, Amending Section 200-87(1) of the Zoning Ordinance to Permit Accessory Office Uses for Non-Related Business in the I-1 Industrial District

Mr. Flint advised the Commission that a public hearing on Ordinance 2008-01 has been scheduled for May 12, 2008 at 7:30 p.m.

Action

Dr. Dyszel moved to recommend approval of Ordinance 2008-01. Mr. Dentler seconded the motion. Motion carried 3-0.

Scheduling Meeting of the Planning Commission with a Planning Consultant

Mr. Flint advised the Commission that the planning consultant will be at the May Planning Commission meeting for discussion on overlays. May's agenda should be very light.

ADJOURN

The Regular Meeting of the Planning Commission adjourned at 8:37 p.m.