

# CLAY TOWNSHIP PLANNING COMMISSION

## MEETING MINUTES

### February 22, 2016

Members present were: Bruce Leisey, Clair Beyer, Jon Price and Adrian Kapp.

Also present were those listed on the attendance sheet.

Jon Price called the meeting to order at 7:04 p.m.

#### Reading of the Minutes

Adrian Kapp made a motion, seconded by Clair Beyer, to dispense with the reading of the minutes of the January 25, 2016 meeting. \*The motion was approved unanimously.

#### Approval of the Minutes

Adrian Kapp made a motion, seconded by Bruce Leisey, to approve the minutes of the January 25, 2016 meeting. \*The motion was approved unanimously.

#### Correspondence

None

#### Plan Review

1. Clay School Road Apartments - Final Land Development Plan 15-02

Ted Cromleigh, Diehm & Sons, reviewed the revised plan with the Planning Commission members.

Bruce Leisey made a motion, seconded by Clair Beyer to approve the following waivers/modifications as noted in the Hanover Engineering letter dated 2/18/16. \* The motion was unanimously approved.

### Section 303 - Preliminary Plan Application

The applicant is requesting a waiver of the requirement to provide a preliminary plan application for the proposed land development project. The applicant is requesting to provide a final land development plan only. The justification provided is that the project is straight forward in nature.

### Section 402.A.6 - Profile Scale

The applicant is requesting a modification of the requirement that all street profiles, as well as sanitary sewer facilities, water supply facilities, and stormwater drainage facilities be drawn at a horizontal scale of 1"=50' and a vertical scale of 1"=10'. The applicant has stated that the profiles are drawn to match the plan scale which is 1"=30' horizontal. The applicant has stated that this permits the profiles to be larger which will provide greater clarity.

### Section 402.B.13 - Copies of all easements, rights-of-way and restrictions currently applicable to or affecting the subject property pertaining to the existing PPL power line

The applicant is requesting a waiver of the requirement to provide a copy of the existing easement documentation for a 20' easement over the western property line as shown on the previous subdivision plan (SPBJ-204-5). The applicant states that the previous recorded subdivision plan for the property makes no mention of the owner of the existing easement or the recording reference agreement and that the previous surveyor of the property is deceased. The applicant has noted that they have conducted their own extensive research for documentation regarding the ownership of the easement at the Lancaster County Recorder's Office and they have not found any recorded easement agreement. The applicant has indicated that they have shown the easement on the plans (where it appears to follow the power lines between two (2) utility poles) and have noted the source as the previous subdivision plan and that the plan design respects the easement by keeping all improvements, including landscaping out of this easement.

### Section 602.K.3 - Improvement of Existing Streets

The applicant is requesting a modification of the requirement for land development projects abutting an existing Township street to be improved, to the required 38' width as outlined in the Subdivision and Land Development Ordinance. The applicant is requesting that the developer not be required to widen the street from 14' from the centerline to the edge of the street to 19' from the centerline. The justification provided is that the existing street corridor is already improved. The applicant indicates that the plan does offer the required right-of-way for dedication to the Township.

### Section 602.M.3 - Intersections with collector streets shall not be located closer than 400', measured from centerline to centerline, along the centerline of the collector street being intersected

The applicant is requesting a modification of the requirement that the intersections with collector streets shall not be located closer than 400', measured from centerline to centerline, along the centerline of the collector street being intersected. The

applicant states that the proposed drive into the apartment complex has been aligned with the driveway into the school across the street. The applicant states that the existing entrance into the school is only 331' away from the intersection of Tulip Lane and the other school driveway with Clay School Road and that there is no location on the frontage of the property that can comply with this requirement. The applicant has noted that Clay School Road is not a high speed roadway.

Section 602.M.6 - Intersections with collector streets shall have a 55' radii

The applicant is requesting a modification of the requirement that the intersections with collector streets shall have a 55' radii. The applicant is proposing a 25' radii for the proposed access drive into the apartment complex. The applicant states that there will be no truck traffic and that due to the shallow depth of the lot, making it exceedingly difficult to profile 55' radii for the entrance. The applicant feels that the use of local road radii of 25' is an acceptable alternative for this project.

Section 602.N.1 - Clear sight triangles shall be measured 100' along the centerline in all directions from the intersection of the centerlines

The applicant is requesting a modification of the requirement that clear sight triangles be measured 100' along the centerline in all direction from the intersection of the centerlines. The applicant is proposing a clear sight triangle measuring 100' along Clay School Road and 50' along the access drive into the apartment complex. The applicant states that this permits additional parking spaces to be provided for visitors, as well as the required screening. The applicant notes that if the Ordinance is enforced, approximately seven (7) parking spaces will have to be eliminated, as well as several of the proposed trees along the roadway. The applicant notes that a "Stop" sign is provided as an alternative.

Section 603.A.1.c - 15' wide buffer planting areas shall be required where parking compounds are adjacent to residential properties

The applicant is requesting a modification of the required 15' wide buffer planting area that shall be required where parking compounds are adjacent to residential properties. The applicant is proposing a 13' wide planting buffer between the parking lot and the east side of the lot. The applicant states that the full 15' width cannot be provided if the driveway is to be aligned with the school driveway across the road. The applicant states that the 13' wide buffer areas and plantings are sufficient to protect the neighbors from any impacts of the parking lot.

Section 606.E - Stormwater easements shall be a minimum of 20' in width

The applicant is requesting a modification of the requirement to provide less than the required minimum 20' width for a stormwater easement. The applicant is proposing less than the required minimum 20' width for the proposed stormwater easement. The applicant states that the proposed drainage easement behind Building 2 is provided for the conveyance of the flows from the basin to the east of the subject property. The justification provided is that due to the bank graded in behind Building 2, the flows eventually transition off the site and if a 20' wide stormwater easement is provided, the deck for the western units of Building 2 will be in the easement. The applicant feels that a 20' wide stormwater easement would serve little purpose since the flows

at that point are so close to the property line. The applicant has provided the easement at 10' wide for access.

Section 609.E.4.c - Shade trees interior to the parking lot

The applicant is requesting a modification of the requirement that the interior of parking compounds shall have at least 1 two inch (2") caliper deciduous shade tree (measured at 5' above grade) for every five (5) parking spaces which would require seven (7) trees for the parking lot area. The applicant is proposing a total of six (6) shade trees; one (1) shade tree for each proposed island (three (3) proposed islands) and three (3) shade trees between the parking compound and the road.

Section 609.E.4.c - Landscaped areas at least ten feet (10') wide shall be provided around the periphery of the parking compound with more than 20 parking spaces

The applicant is requesting a modification of the requirement that a landscape area at least ten feet (10') wide shall be provided around the periphery of the parking compound with more than 20 parking spaces. The applicant is proposing a nine foot (9') area between the parking compound and the proposed Building 2 that is concrete sidewalk and an eight foot (8') area between the parking compound and Building 1. The applicant states that the parking lot is fully curbed, which will prevent vehicles from crossing into the landscape/sidewalk areas.

Stormwater Management Ordinance

Section 11-310.Q - Stormwater easements shall be a minimum of 20' in width

The applicant is requesting a modification of the requirement to provide less than the required minimum 20' width for a stormwater easement. The applicant is proposing less than the required minimum 20' width for the proposed stormwater easement. The applicant states that the proposed drainage easement behind Building 2 is provided for the conveyance of the flows from the basin to the east of the subject property. The justification provided is that due to the ban graded in behind Building 2, the flows eventually transition off the site and if a 20' wide stormwater easement is provided, the deck for the western units of Building 2 will be in the easement. The applicant feels that 20' stormwater easement would serve little purpose since the flows at that point are so close to the property line. The applicant has provided the easement at 10' wide for access.

Adrian Kapp made a motion, seconded by Clair Beyer to recommend approval of the plan to the Board of Supervisors contingent on compliance with the Hanover Engineering letter dated 2/18/16. \* The motion was unanimously approved.

Adjournment

Adrian Kapp made a motion, seconded by Clair Beyer, to adjourn the meeting at 7:28 p.m. \*The motion was approved unanimously.

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Adrian Kapp, Vice Chairman

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Jon Price, Chairman

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Clair Beyer, Secretary

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Bruce Leisey, Member