

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

June 25, 2018

Members present were: Jon Price, Adrian Kapp, Clair Beyer and Rick Gehman. Josh Reist was absent.

Also present was Bruce Leisey, Township Manager, Bob Lynn of Hanover Engineering, Inc., Township Engineer.

Also present were those listed on the attendance sheet.

The meeting was called to order Jon Price at 7:02 PM.

Reading of the Minutes

Adrian Kapp made a motion, seconded by Clair Beyer, to dispense with the reading of the minutes of the May 21, 2018 meeting. * The motion was approved unanimously.

Approval of the Minutes

This item was tabled until the next meeting because of no quorum.

Correspondence

None

Plan Review

1. Hopeland Mennonite Church - Land Development Plan #18-02

Kevin Varner, Diehm & Sons, reviewed the land development plan with the Planning Commission.

The plan is to develop a 12,480 sq ft building and associated infrastructure on a 7.637 acre parent tract. The project is located outside the Hopeland Village Growth Area along Hopeland Road near the Sun Valley Road intersection.

After review and discussion, Adrian Kapp made a motion to approve the following waiver, deferral and modifications as outlined in the Hanover Engineering letter dated 6/22/18, Rick Gehman seconded the motion. * The motion was approved unanimously.

Section 303.A - Submission of a Preliminary Plan

The applicant is requesting a waiver of the requirement to submit a preliminary plan. The applicant notes the project is located on an existing lot of record. The applicant also notes the plan submission included items for both preliminary and final plan information. The applicant further states they feel the project is not complicated, nor does it have any phasing components.

Section 602.K.3 - Improvement of Existing Streets

The applicant is requesting a deferral of the requirement to improve the existing street. The applicant notes that the site is in a rural area where there are no other curb or sidewalk improvements for miles. The applicant indicates that they feel a piece meal improvement here offers little value to the Township and furthermore, the road is a State Highway.

Section 602.M.3 - Intersections with Collector Streets Shall Not be Closer than 400'

The applicant is requesting a modification of the requirement to provide all intersections with collector streets shall not be closer than 400'. The applicant notes that the site was tested for sewage and the locations on the plan were the locations that worked, and it is not possible to provide the access drive 400' away from Sun Valley Road intersection. The applicant notes that there is an inlet in the gutter along the site frontage that the church would like to leave along. The applicant also notes that if the driveway is moved to 400' away from Sun Valley Road, the inlet will have to be relocated and PennDot will insist the Township take over maintenance of the storm system. The access drive is proposed at 362' from the intersection of Sun Valley Road. The applicant believe that this is a de minimums modification request.

It was also noted that if the driveway is moved 400' from Sun Valley Road, the location of the driveway would be steeper and less safe during inclement weather.

Section 602.M.6 - Minimum radius of 55' at Cartway Edge of Intersections with Collector Roads

The applicant is requesting a modification of the requirement to provide a minimum radius of 55' at cartway edge of intersections with collector roads. The applicant states Hopeland Road is a State Highway and is subject to PennDot criteria. The applicant further states that Chapter 441, Figure 8 provides the criteria for low volume driveways and for driveways involving only single unit trucks and passenger cars, along a roadway with a speed limit of less than 45 MPH, the maximum radius permitted is 15'. The applicant feels a 15' radius is sufficient for the proposed use.

Section 603.A.1.g - Lighting for Parking Compounds, Access Drive and Entrances

The applicant is requesting a modification of the requirement to install lighting for parking compounds, access drives and entrances. The applicant states that the church does not intend to have main activities outside of daylight hours. The applicant proposed to provide lighting on the building to illuminate the parking areas surrounding the building area.

It was noted that if the building use changes to include evening activities, light will need to be installed.

Section 609.E.4.c - The interior of each Parking Lot shall have One (1) Shade Tree for every Five (5) Parking Spaces

The applicant is requesting a modification of the requirement of providing one shade tree for every five parking spaces of the interior of each parking lot. The applicant states that a number of landscape islands have been provided with the parking compound. The applicant further indicates that this requirement would require 29 islands in the parking lot. The applicant feels that this is not practical and proposes to provide the required 29 trees with 21 trees in islands interior to the parking lot and 12 trees around the perimeter of the parking lot. The other 8 trees will be placed somewhere else on the property.

Section 609.E.4.d.(3) - Landscape Islands are Required every 10 Parking Spaces

The applicant is requesting a modification of the requirement to provide landscape islands every 10 parking spaces. The applicant states that in order to balance the needed landscaping and keeping the parking lot design efficient, the plan proposes five different rows of parking that exceed 10 spaces in a row. The applicant states that the trees required in these islands are provided around the perimeter of the parking lot. The applicant notes that the parking islands are proposed in areas that help to delineate traffic flow.

It was noted that the islands will not be required, but all the trees will be located elsewhere on the property.

Section 609.E.4.d.(4) - A Planting Strip is Required for Every Four (4) Rows of Parking

The applicant is requesting a modification of the requirement to install a planting strip for every four (4) rows of parking. The applicant indicates that the parking lot has six (6) rows of parking. The applicant states that landscaping is provided around the perimeter of the parking lot and within the islands that are proposed. The applicant states that the church wishes to maintain the ease of plowing the parking lot without a planting strip.

It was noted that the lot has six parking rows, but the two exterior rows will have a planting strip.

Section 609.F.2.a.1 - High and Low Level Screening

The applicant is requesting a modification of the requirement of providing high and low level screening around the perimeter of the property adjacent to the public street. The applicant states that the church is located at a significant vertical and horizontal distance from the street in a rural setting. The applicant feels that this elevation difference provides visual screening from the street. It is further noted that low level plantings have been proposed along the edge of the parking areas that face the street.

It was noted that twenty-eight trees not included in the screening will be placed elsewhere on the property.

Stormwater Management Ordinance

Section 11-302.A.2.c - Maximum Loading Ratio shall be 8:1 Total Drainage Area to Infiltration Area

The applicant is requesting a modification to the required maximum loading ratio of 8:1 total drainage area to infiltration area. The applicant states that the required loading ratios have been provided for all facilities with the exception of Facility #1. The applicant further states Facility #1 is located between the access drive and sewage system and the facility was configured to provide the required 50-foot setback from the sewage system area. The total loading ratio provided for Facility #1 is 12.7:1 and the impervious ratio is 3.1:1 (less than the 5:1 allowable).

Section 307.C.1.g - Infiltration Rates shall not be used in Computing Storage Volume

The applicant is requesting a modification of the requirement that infiltration rates shall not be used in computing storage volume. The applicant indicates that the soils testing showed excellent shale soils for infiltration stormwater trench designs. The applicant notes the system design utilized half the rate in the design and the applicant feels that by providing a factor of safety and the shale soils adequate volume is provided in the system.

Clair Beyer made a motion, seconded by Rick Gehman to recommend approval of the Land Development Plan to the Board of Supervisors contingent on compliance with the Hanover Engineering letter dated 6/22/18. * The motion was unanimously approved.

2. Sharp Shopper Warehouse - Land Development Plan 18-04

Mark Magrecki of Penn Terra Engineering asked for clarification of comments he received from Hanover Engineering in a letter dated 5/31/18.

Comment #4, modification of Section 609.E.4.b - Parking Lot Internal Green; clarifying his request to eliminate islands from the warehouse loading area and placing the required trees elsewhere on the property or providing trees in lieu of planting to be sued by Clay Township for MS4 compliance within the Township.

3. Norma Martin - Subdivision Plan Introduction #18-05

The Township Manager introduced the Norma Martin plan to the Planning Commission Board.

The plan proposes to subdivide a 49.8 acre lot into a 35.3 acre tract which is zoned Ag and a 14.5 acre tract with is zoned LI. The current buildings are located on the proposed LI tract.

New Business

1. Review upcoming Zoning Hearing

The Township Manager informed the Planning Commission that there are no Zoning Hearing's for July.

2. Multimodal Transportation Grant - Compliance with Comp Plan

The Township Manager reviewed the Township Grant Application with PA DCED to improve the Rt 322, Woodcorner and Durlach Road intersection with left turn lanes and updated signals.

Clair Beyer made a motion, seconded by Adrian Kapp to authorize Jon Price, Planning Commission Chairman to send correspondence to Hanover Engineering indicating project is in compliance with the Clay Township Comprehensive Plan. * The motion was unanimously approved.

Old Business

None

Adjournment

Clair Beyer made a motion, seconded by Adrian Kapp, to adjourn the meeting at 9:35 p.m. *The motion was approved unanimously.

Adrian Kapp, Vice Chairman

Jon Price, Chairman

Clair Beyer, Secretary

_____ABSENT_____
Josh Reist, Member

_____ABSENT_____
Rick Gehman, Member