

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

March 24, 2014

Members present were: Bruce Leisey, Adrian Kapp, Clair Beyer and Jon Price. Annie Reinhart was absent from the meeting.

Also present were those listed on the attendance sheet.

Adrian Kapp called the meeting to order at 7:00 p.m.

Reading of the Minutes

Annie Reinhart made a motion, seconded by Bruce Leisey, to dispense with the reading of the minutes of the February 24, 2014 meeting. *The motion was approved unanimously.

Approval of the Minutes

Bruce Leisey made a motion, seconded by Annie Reinhart, to approve the minutes of the February 24, 2014 meeting. *The motion was approved unanimously.

Correspondence

None

Plan Review

1. Fox Family Parnters - Land Development Plan

Ted Cromleigh, Diehm & Sons Representative of the Developer, reviewed the plan with the Planning Commission. Fox Family Parnters proposes to demolish all structures on the property located at 2475 West Main Street and construct a new building that will house Fox's Creamery and construct a new parking lot to serve the creamery.

After discussion, Bruce Leisey made a motion, seconded by Jon Price to approve the following waivers/modifications/deferments for the plan. * The motion was unanimously approved.

Adrian Kapp made a motion, seconded by Jon Price to recommend approval to the Board of Supervisors contingent on compliance with the Hanover Engineering letter dated 3/21/14. * The motion was unanimously approved.

Section 303.A - Preliminary Plan Application

The applicant is requesting a waiver of the requirement to process a Preliminary Plan Application for a land development plan. The applicant feels that there would not be any benefit for the Township or the Developer to process a separate Preliminary Plan Application. It is the applicant's belief that one review process by the Township will be sufficient to ensure that the plan complies with the requirements of the Township Ordinances.

Section 602.K.3 - Improvements of Existing Streets Adjacent to the Property

The applicant is requesting a deferment of the improvement of the existing streets adjacent to the property until the future when the Township and/or PennDOT initiate corridor improvements along North Clay Road or West Main Street. The applicant states that this was discussed at the meeting with Township Staff in August of 2013.

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

The applicant is requesting a waiver of the requirement of not permitting intersections with collector streets being closer than 400 feet, measured at the centerline, along the street being intersected. The applicant states that the proposed access drive has been located at the same place as the existing access from the access to the property across North Clay Road. The applicant feels that there is no location along the site's two (2) frontages that would comply with this requirement.

Section 603.M.6 - Intersections with Collector Streets shall have 55-foot Radii

The applicant is requesting a waiver of the requirement to provide 55-foot radii at the intersection with collector streets. The applicant states that the access drive provides a 20-foot radii, which is the largest radii that can reasonably work given the size and configuration of the property. The applicant has indicated that the site will not receive tractor trailer deliveries.

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

The applicant is requesting a waiver of the requirement that clear sight triangles shall be measured 100 feet along the centerline in all directions from the intersections of the centerlines. The applicant states that a clear sight triangle measured 100 feet along North Clay Road and 40 feet along the access drive is proposed on the plan which permits the required parking spaces to be provided as well as the required screening along North Clay Road. The applicant feels that if the ordinance requirement is

enforced, it will be impossible to develop the proposed use as sufficient parking would not be possible. The applicant has proposed a stop sign as an alternate.

Section 602.T.5 - The vertical and horizontal alignment of access drives shall conform to the specifications for local streets in Section 602.G and 602.H

The applicant is requesting a waiver of the requirement that the vertical and horizontal alignment of access drives shall conform to the specifications for local streets. The applicant states that the access drive must be configured horizontally as indicated on the plan to provide access to the site. The applicant feels that the vertical alignment levels off as the access drive enters the parking area, but maintains good cross slope for drainage and that it is not practical to provide this access drive to the same specifications as a local street. The applicant has noted that the speed of the vehicles will be minimal.

Section 603.B.1 - Sidewalks along frontage of all streets adjacent to the property

The applicant is requesting a deferment of the installation of sidewalks along the frontage of all streets adjacent to the property until the future when the Township and/or PennDOT initiate corridor improvements along North Clay Road or West Main Street. The applicant states that this was discussed at the meeting with Township Staff in August of 2013.

Section 603.C.2 - Curbs required where sidewalk is required (along street frontage)

The applicant is requesting a deferment of the installation of curbing where sidewalks are required until the future when the Township and/or PennDOT initiate corridor improvements along North Clay Road or West Main Street. The applicant states that this was discussed at the meeting with Township Staff in August of 2013.

Section 603.E.1 - Loading spaces shall be on the side or rear of the building

The applicant is requesting a waiver of the requirement that the loading spaces shall be on the side or rear of the building. The applicant states that with the location of the building, the configuration of the floor plan and the need for access from North Clay Road makes it nearly impossible to meet this requirement. The applicant feels that the buffer landscaping along the site's frontage will serve to screen the proposed loading space.

Section 609.E.4.b - Parking lot interior landscaping

The applicant is requesting a waiver of the requirement of providing interior landscaping within the parking lot. The applicant states that the interior of the site is small and that there is insufficient space to provide the required landscaping, perimeter buffer and planting strip. The applicant has indicated that the parking lot has exactly the number of spaces that is required, so there is no way to remove spaces to provide interior landscape islands and interior shade trees. The applicant has also indicated that all the required shade trees have been provided, but they are provided along the perimeter of the parking lot and in doing so, act as street trees instead. The applicant has noted that the proposed parking lot represents a significant improvement to the existing condition. The applicant has also noted that the parking lot extends well into the right-of-way of both West Main Street and North Clay Road and provides

no buffer landscaping. The applicant states that upon completion, this project will provide the required parking outside of the right-of-way and provide a continuous landscape screen.

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

The applicant is requesting a waiver of the requirement of providing shade trees to the interior of the parking lot. The applicant states that the interior of the site is small and that there is insufficient space to provide the required landscaping, perimeter buffer and planting strip. The applicant has indicated that the parking lot has exactly the number of spaces that is required, so there is no way to remove spaces to provide interior landscape islands and interior shade trees. The applicant has also indicated that all of the required shade trees have been provided, but they are provided along the perimeter of the parking lot and in doing so, act as street trees instead. The applicant has noted that the proposed parking lot represents a significant improvement to the existing condition. The applicant has a lot noted that the parking lot extends well into the right-of-way of both West Main Street and North Clay Road and provides no buffer landscaping. The applicant states that upon completion, this project will provide the required parking outside that right-of-way and provide a continuous landscape screen.

Section 609.E.4.d.1 - 10-foot perimeter buffer around parking lots with 20 or more spaces

The applicant is requesting a waiver of the requirement of providing a 10-foot perimeter buffer around parking lot with 20 or more spaces. The applicant states that the interior of the site is small and that there is insufficient space to provide the required landscaping, perimeter buffer and planting strip. The applicant has indicted that the parking lot has exactly the number of spaces that is required, so there is no way to remove spaces to provide interior landscape islands and interior shade trees. The applicant has also indicated that all of the required shade trees have been provided, but they are provided along the perimeter of the parking lot and in doing so, act as street trees instead. The applicant has noted that the proposed parking lot represents a significant improvement to the existing condition. The applicant has also noted that the parking lot extends well into the right-of-way of both West Main Street and North clay Road and provides no buffer landscaping. The applicant states that upon completion, this project will provide the required parking outside of the right-of-way and provide a continuous landscape screen.

Section 609.E.4.d.2 - Minimum of one (1) landscape island for every 20 parking spaces

The applicant is requesting a waiver of the requirement of providing a minimum of one (1) landscape island for every 20 parking spaces. The applicant states that the interior of the site is small and that there is insufficient space to provide the required landscaping, perimeter buffer and planting strip. The applicant has indicated that the parking lot has exactly the number of spaces that is required, so there is no way to remove spaces to provide interior landscape islands and interior shade trees. The applicant has also indicated that all of the required shade trees have been provided, but they are provided along the perimeter of the parking lot and in doing so, act as street trees instead. The applicant has noted that the proposed parking lot represents

a significant improvement to the existing condition. The applicant has also noted that the parking lot extends well into the right-of-way of both West Main Street and North Clay Road and provides no buffer landscaping. The applicant states that upon completion, this project will provide the required parking outside that right-of-way and provide a continuous landscape screen.

Section 609.E.4.d.3 - Landscape island required between every 10 parking spaces

The applicant is requesting a waiver of the requirement of providing a landscape island between every 10 parking spaces. The applicant states that the interior of the site is small and that there is insufficient space to provide the required landscaping, perimeter buffer and planting strip. The applicant has indicated that the parking lot has exactly the number of spaces that is required, so there is no way to remove space to provide interior landscape islands and interior shade trees. The applicant has also indicated that all of the required shade trees have been provided, but they are provided along the perimeter of the parking lot and in doing so, act as street trees instead. The applicant has noted that the proposed parking lot represents a significant improvement to the existing condition. The applicant has also noted that the parking lot extends well into the right-of-way of both West Main Street and North Clay Road and provides no buffer landscaping. The applicant states that upon completion, this project will provide the required parking outside that right-of-way and provide a continuous landscape screen.

Section 609.F.2.a - Minimum 30-foot planting strip between parking lot and property line

The applicant is requesting a waiver of the requirement of providing a minimum 30-foot planting strip between parking lot and property line. The applicant states that the interior of the site is small and that there is insufficient space to provide the required landscaping, perimeter buffer and planting strip. The applicant has indicated that the parking lot has exactly the number of spaces that is required, so there is no way to remove spaces to provide interior landscape islands and interior shade trees. The applicant has also indicated that all of the required shade trees have been provided, but they are provided along the perimeter of the parking lot and in doing so, act as street trees instead. The applicant has noted that the proposed parking lot represents a significant improvement to the existing condition. The applicant has also noted that the parking lot extends well into the right-of-way of both West Main Street and North Clay Road and provides no buffer landscaping. The applicant states that upon completion, this project will provide the required parking outside that right-of-way and provide a continuous landscape screen.

STORMWATER MANAGEMENT:

Section 303.A.3 - Minimum pipe size of 15-inch diameter

The applicant is requesting a modification of the requirement to provide a minimum pipe size of 15-inch diameter. The applicant states that the proposed stormwater pipe from the loading dock over to North Clay Road is proposed as a 12-inch diameter pipe. The applicant notes that the calculations show that this same pipe is more than adequate to handle the projected flows. The applicant feels that there is sufficient cover over the pipe near the retaining wall and that there is approximately eight (8) inches of cover which the applicant feels sufficient for the sidewalk above the pipe. The applicant also feels that if a 15-foot pipe is used, it will not leave sufficient cover for the sidewalk above it. The applicant has stated that a trash rack is proposed across the opening of the pipe in the loading area to prevent trash and debris from entering the pipe and causing any clogging.

Section 303.A.5 - Minimum one (1) foot of cover from the crown of pipe to finished subgrade

The applicant is requesting a modification of the requirement to provide a minimum one (1) foot of cover from the crown of pipe to finished subgrade. The applicant has indicated that the proposed storm sewer pipe from the loading dock over to North Clay Road will not have the required cover below the subgrade of either the sidewalk or the driveway. The applicant has indicated that due to the grade of the loading dock on one end and the invert elevation of the existing pipe under North Clay Road, it is not possible to lower the pipe to achieve the required cover. The applicant has proposed class IV RCP pipe and an alternate.

New Business

1. Storm Water Ordinance

Bob Lynn, Hanover Engineering, reviewed the proposed Storm Water Ordinance with the Planning Commission members.

There was discussion on small projects plan, minor stormwater management plan, major stormwater management plan, riparian corridors easement and plan processing procedures.

No decisions were made at this time.

2. East Woodcorner Road

Bob Lynn, Hanover Engineering, reviewed proposed options to relocate East Woodcorner Road with the Planning Commission members.

No decisions were made at this time.

Old Business

None

Adjournment

Bruce Leisey made a motion, seconded by Clair Beyer, to adjourn the meeting at 9:10 p.m. *The motion was approved unanimously.

Adrian Kapp, Chairman

Jon Price, Vice Chairman

Clair Beyer, Member

ABSENT
Annie Reinhart, Secretary

Bruce Leisey, Member