

# CLAY TOWNSHIP PLANNING COMMISSION

## MEETING MINUTES

### September 25, 2017

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

Also present was Bruce Leisey, Township Manager, Jennifer Prunoske of Hanover Engineering, Inc., Township Engineer

Also present were those listed on the attendance sheet.

Jon Price called the meeting to order at 7:05 p.m.

#### Reading of the Minutes

Josh Reist made a motion, seconded by Clair Beyer, to dispense with the reading of the minutes of the August 28, 2017 meeting. \* The motion was approved unanimously.

#### Approval of the Minutes

Clair Beyer made a motion, seconded by Josh Reist to approve the minutes from the August 28, 2017 meeting. \* The motion was approved unanimously.

#### Correspondence

None

#### Plan Review

##### 1. Ephrata Community Church - Land Development

Todd Shoaf reviewed the plan with the Planning Commission members to develop a 56,955 sf building expansion and associated infrastructure on a 20 acre tract. The church sanctuary will be expanded from 700 seats to 1,600 seats capacity.

There was discussion on the waivers and the Lancaster County Planning Commission's comments were reviewed.

The Developer agrees to comply with the recommendations received from the Lancaster County Planning Commission.

Josh Reist made a motion, seconded by Clair Beyer to recommend approval of the following waivers and modifications as outlined in the Hanover Engineering letter dated 9/15/17. \* The motion was approved unanimously.

#### Section 303.A - Preliminary Plan Application

The applicant is requesting a waiver of the requirement to process a Preliminary Plan. The applicant notes that the initial planning for the expansion was discussed with the Township and the Township Engineer during a Township staff meeting. The applicant feels that proposed expansion was well presented during the re-zoning process to the Township's Planning Commission and Board of Supervisors. The applicant states that no new roads or off-site easements are proposed and that the applicant believes that the information contained within the proposed plan either meets or exceeds what normally would be included with a Preliminary Plan application.

#### Section 402.C.3 - Existing Features within 200 feet of the subject tract

The applicant is requesting a modification of the requirement to provide all existing features within 200 feet of the subject tract. The applicant states that they are providing field run topography to within approximately 50 feet of the subject tract and then supplemented GIS and LIDAR information to beyond the 50 foot distance. The applicant feels that the enclosed plan shows the necessary information for proper review of the project by the reviewing/approval agencies.

#### Section 602.T.5 - Access Drive Horizontal Alignment

The applicant is requesting a modification of the requirement to provide a minimum 310 foot design centerline radius for access drives. The applicant is proposing a 150 foot centerline radius for Access Drive A. The applicant states that the vast majority of vehicles utilizing the access drive will be cars and that the turning templates provided with this submission shows that a fire truck can easily negotiate the access drive. The applicant further states that within the original plan for the existing church, a 112.50 foot centerline radius was provided for the connection between Rt 322 and Clay School Road. The applicant feels that a 310 foot centerline radius within the current design would encroach into the recreation space adjacent to the detention basin and would not provide any better results than the proposed 150 foot centerline radius.

#### Section 603.A.1.c - 15 Foot Landscape Buffer Adjacent to Residential Properties

The applicant is requesting a waiver of the requirement of providing a 15 foot wide landscape buffer along an approximately 34 foot long section of 220+ feet adjacent to the eastern property line of the subject property. The applicant states that a vegetated screen currently exists along the eastern property line, however, an existing parking stall encroaches approximately one foot into the buffer and since it is well established, it is the applicant's position that an adequate buffer is provided for the existing condition.

#### Section 603.A.1.1 - Parking Lot Landscape Screening Adjacent to Residential Properties

The applicant is requesting a waiver of the requirement to provide an uninterrupted vegetated screen along a portion of the existing parking stalls adjacent to Clay School Road and a small segment of proposed stalls along Rt 322. The applicant states that due to close proximity of existing utilities (low pressure force main, waterline/meter pit and sewer main) a vegetative screen cannot be installed. The applicant feels that the Land Development Plan does; however, provide a landscape screen adjacent to the existing parking stalls where no existing utilities are present. The applicant notes that an extra screen is located along the entire eastern property line while Rt 322 and Clay School Road create an additional separation for the residential properties from the existing/proposed parking stalls within the church's property.

#### Section 603.A.1.j - Curbing Shall Be Provided in Parking Lots

The applicant is requesting a waiver of the requirement to install curbing within areas of the proposed parking facility where stormwater runoff is permitted to sheet flow into grassed areas. The applicant indicates that the required interior and perimeter landscape islands are still proposed to be curbed. The applicant feels that allowing runoff to sheet flow into grassed areas, some infiltration will occur and grit from the parking lot has a better chance of "settling out" of the stormwater flow rather than if the runoff was directed by a curb into an inlet and conveyance pipe. The applicant has also noted that in areas where no curb is provided, there are adjacent grass areas with negotiable slopes so that no dangerous conditions are created. The applicant states that the church's contractor has determined through their value engineering evaluation that the proposed limits of curbing help manage project costs. It is the applicant's option that the proposed limit of curbing with associated adjacent grass areas provide an acceptable design with added water quality benefits. The applicant will add wheel stops where no curbing is provided.

#### Section 603.C.4 - 8" Curb Height

The applicant is requesting a modification of the requirement of providing curbing at the required height of eight inches. The applicant is proposing curb that is six inches high. The applicant notes that the curbing adjacent to Access Drive A will have an eight inch curb. The applicant states that the two inch reveal difference does not reduce the safety factor that curbing provides as a safety barrier, it will not alter or change stormwater flows that will travel adjacent to the curb line, and that the reduction of curb height will still provide equal results as if the higher curb was installed. The applicant feels that the lower curbing would reduce the potential damage that could be done to vehicles, especially those with low ground clearance.

#### Section 609.E.4.c - The interior of each parking lot shall have at least one (1), two inch (2") caliper deciduous shade tree for every five (5) parking spaces

The applicant is requesting a modification of the requirement of providing one, two inch caliper deciduous shade tree for every five parking spaces. The applicant notes that the proposed site design provides for 676 total parking stalls; 176 of those stalls are existing stalls that are to remain. The applicant states that the design provides 100 deciduous trees (500 new stalls / 5 = 100 trees) located within and surrounding the parking facilities and that the tree count includes 14 existing deciduous trees to

remain. The applicant feels that this level of landscaping meets the intent of the ordinance by providing the necessary tree canopy within and surrounding the proposed parking area.

Section 609.F.2.a - The entire perimeter of the tract undergoing development shall be provided with a 30 foot wide planting strip, 50 foot if adjacent to residential use or district.

The applicant is requesting a waiver of the requirement that a 50 foot wide planting strip shall be provided. The applicant indicates that the Township Subdivision and Land Development Ordinance specifies that a 30 foot planting strip be provided along the entire perimeter of the tract, and this plan complies with that requirement. The applicant states that existing improvements such as driveways, parking lots, utilities, and pump station are all located within 50 feet of the Clay school Road and Rt 322 right-of-way lines. The applicant feels that the roads, 30 foot planting strip, and vegetative screening provides for more than adequate separation for the residential use south of the existing roads.

Section 609.F.2.a(1) - Vegetative screen shall consist of evergreen trees and shrubs

The applicant is requesting a modification to the landscape screening requirement to compose of evergreen trees and shrubs. The applicant is proposing a mix of deciduous and evergreen trees within the planting strip along Clay School Road and Rt 322 instead of a solid evergreen screen. The applicant states that the Ephrata Community Church counts on the visibility of the church as a way to welcome the community to their services and with the proposed expansion, large windows allowing views into the church, allows for the purpose of showing the community some of the amenities the church provides inside (indoor children's playground). The applicant notes that the proposed landscaping design within the planting strips contains various plant types and species to provide visual appeal instead of a solid view of evergreen trees. The applicant feels that the design provides for adequate screening of the parking lot while the property is separated from the residential zones by two roads. The applicant continues to note that an existing mature vegetative screen is currently located along the eastern side of the tract and provides an acceptable screen for the residential community. It is the applicants position that the landscape design provides for an acceptable screen which will be more visually appealing than that required by the ordinance.

Section 305.D - Rainfall intensities

The applicant is requesting a modification to the required rainfall intensities used for stormwater management design. The applicant states that they have used the older PennDOT Region 5 rainfall intensities and the VT/PSUHM computer software program for the stormwater management design to be consistent with the previous design and approval in lieu of using the required NOAA Atlas 14 rainfall intensities. The applicant has included a table of the Region 5 rainfall intensities compared to the NOAA values which is based on 38.1 minute time of concentration to the basin. The applicant feels that using a lower intensity value for the 2 year storm and a higher value for the 100-year storm should make for a conservative design. We have no objection to the requested relief based on the justification provided.

Section 307.D.2.b.7 - Inlets shall be depressed two inches when located within vehicle loading areas outside of the public right-of-way

The applicant is requesting a waiver of the requirement to provide two inch inlet sumps for all Type C inlet tops located within the parking area. The applicant indicates that curbing with an eight inch reveal is proposed within Access Drive A, while the curbing with a six inch reveal is located within the remainder of the site (ie, no depression). The applicant states that all Type C inlet tops will be in a sag condition and against the curb. The applicant notes that there are a few Type M inlets located within the pavement and at grade, but those inlets have a relatively small drainage area to them and no bypass flows will bypass the basin. The applicant wished to keep all inlet tops flush with the adjacent pavement grades to minimize dip in the pavement and allow smoother travel across the inlet.

The Planning Commission made no decision on the modification request of Section 602.T.8 - Parking Lot Paving Cross-Section. The Planning Commission recommends that the Board of Supervisors review the previous decision made regarding this section on the prior plan.

Josh Reist 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 9/15/17. \* The motion was unanimously approved.

2. Wilmer & Ruth Thomas - Subdivision - Lot Add-On

Ted Cromleigh reviewed with plan with the Planning Commission members. The developer proposes to subdivide a 53.288 tract into a 25.611 acre farm, a 25 acre farm and convey 1.851 acres as a lot add-on to neighboring property owner, Corey Martin.

Clair Beyer made a motion, seconded by Josh Reist to approve the following waivers and modification as outlined in the Hanover Engineering letter dated 8/22/17. \* The motion was unanimously approved.

Section 402.A.1 - Plan Scale

The applicant is requesting a modification of the requirement for plan sheet to be drafted at a scale of 10, 20, 30, 40 or 50 feet to the inch. The ordinance states that remaining lands over 10 acres in size be drafted legibly with no mention of plan scale. The applicant states that the Thomas farm is 54.27 and the Martin farm is 92.98 acres in size. The justification provided is that in an effort to show the entire boundary of each farm on a single plan view, drafting scales of 1" = 200' and 1" = 100' have been used. The applicant notes that the remainder of the plan views showing the proposed design has been drafted per the ordinance standards.

Stormwater Management  
Section 11-503.A.4 - Plan Scale

The applicant is requesting a modification of the requirement for plan sheet to be drafted at a scale of 10, 20, 30, 40 or 50 feet to the inch. The Existing Conditions Plan on sheet 2 is drawn at 200' to the inch.

Stormwater Management  
Section 11-304.E - Stormwater Runoff Transfer

The applicant is requesting a modification of the requirement that stormwater runoff shall not be transferred from one sub-watershed to another unless they are sub-watersheds of a common watershed that joins together within the perimeter of the development site and the effect of the transfer does not alter the peak discharge onto adjacent lands.

Josh Reist made a motion, seconded by Clair Beyer to approve and execute the DEP Component II Planning Module for J. Wilmer Thomas Subdivision. \* The motion was unanimously approved.

Clair Beyer made a motion, seconded by Josh Reist to recommend approval of the J. Wilmer Thomas Subdivision plan to the Board of Supervisors contingent on compliance with the Hanover Engineering letter dated 8/22/17. \* The motion was unanimously approved.

3. Homestead Investments - Waiver of Land Development/Stormwater Management Plan

Marcus Kline, Homestead Investments, reviewed the project which consist of expanding a gravel pavement area into the cultivated area to the rear of the existing improvements. To add additional storage space for extra storage for his flooring business and the neighboring property, Zimmerman Masonry, would like to park some of their equipment on the new gravel area. The proposed new gravel area would be a multi-use storage area for Homestead Investments and Zimmerman Masonry.

Ted Cromleigh, Diehm and Sons, reviewed the waiver request with the Planning Commission.

Clair Beyer made a motion, seconded by Josh Reist to approve the following waiver as outline in the Hanover Engineering letter dated 8/28/17. \* The motion was unanimously approved.

Section 303 and Section 304 - Processing of a Land Development Plan

The applicant is requesting a waiver of the requirement to process a Land Development Plan for the project. The applicant proposes to process a Stormwater Management Plan. The applicant feels that the waiver of land development, processed along with the stormwater management plan will allow the Township opportunity to review the

plan and condition the waiver on any items that are deemed necessary. The justification provided is that the scope of the project is limited to expanding an existing basin for stormwater; no property lines are being changed and no buildings are proposed. The applicant also notes that a land development plan was processed for the prior subdivision and building and addressed the design elements such as site access, etc.

Clair Beyer made a motion, seconded by Josh Reist to recommend approval to the Board of Supervisors contingent on compliance with the Hanover Engineering letter dated 8/28/17. \* The motion was unanimously approved.

#### 4. Jesse Kinsinger - Waiver of Land Development

Craig Williams, Strausser Surveying & Engineering and Jess Kinsinger, reviewed the plan with the Planning Commission. The applicant is proposing to construct a parking area, mulch and stone storage bins and a roof overhang for his landscape and hardscape business at his property located at 795 Leed Hill Road.

Clair Beyer made a motion, seconded by Josh Reist to approve the following waiver request as outlined in the Hanover Engineering letter dated 9/22/17. \* The motion was unanimously approved.

#### Ordinance #06140 - Clay Township Subdivision and Land Development Ordinance

The applicant is requesting a waiver of the requirement to process the Jesse Kinsinger Plan, located at 795 Leed Hill Road, in accordance with the Clay Township Subdivision and Land Development Ordinance. The applicant is proposing to construct a parking area, mulch and stone storage bins and a roof overhang at his landscaping and hardscaping business. The applicant notes that the improvements are due to the need for an area to park vehicles and trailers, and bins to store mulch, top soil, stone, sand and similar materials that are used for the business. The justification provided is that the project is predominately a residential site for a home-based business and there are no sustentative buildings being added to the site. The applicant notes that a Zoning Hearing Board decision dated February 2, 2017 granted the approval for the parking area, lean-to, and up to six outside storage bins. The decision had additional conditions with which the applicant agrees to. The applicant states that the plan will be processed as a Major Stormwater Management Plan, which will be reviewed by both Township staff and the Clay Township Engineer. The Zoning Officer will be notified and the plan will be reviewed by the Lancaster County Conservation District for soil erosion and sedimentation control. The applicant feels that the granting of the waiver will not in any way adversely affect the health, safety and welfare of the residents of Clay Township.

New Business

1. Discussion of Off-Street Parking Requirements

This item was tabled since the Zoning Officer and Township Engineer were not in attendance of the meeting.

2. Charity Gardens HOA - tree request

The Township received a request for the Charity Gardens HOA to plant 70 arborvitae trees along the park boundary with the charity stormwater basin. The HOA has concerns that park visitors do not realize the basin is not part of the park and utilize the basin for activities especially when the basin is full of water.

The Planning Commission felt the row of trees encroached to far on the park property because of a 30' easement located near the basin and suggested initially installing No Trespassing signs and if that does not stop the problem then install a fence on the top of the basin on the basin owner's property.

Adjournment

Josh Reist made a motion, seconded by Clair Beyer, to adjourn the meeting at 9:00 p.m. \*The motion was approved unanimously.

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ABSENT  
Adrian Kapp, Vice Chairman

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Jon Price, Chairman

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Clair Beyer, Secretary

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Josh Reist, Member

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ABSENT  
Rick Gehman, Member