

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

September 26, 2016

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

Also present were those listed on the attendance sheet.

Jon Price called the meeting to order at 7:03 p.m.

Reading of the Minutes

Clair Beyer made a motion, seconded by Bruce Leisey, to dispense with the reading of the minutes of the August 22, 2016. *The motion was approved unanimously.

Approval of the Minutes

Bruce Leisey made a motion, seconded by Clair Beyer to approve the minutes from the August 22, 2016 meeting. * The motion was approved unanimously.

Correspondence

None

Plan Review

1. DOVE Westgate Church - Land Development Plan

Steve Gergley, Harbor Engineering and Alex Hurst, representative of DOVE Westgate Church reviewed the land development plan with the Planning Commission members.

DOVE Westgate Church is proposing a ± 19,000 sq ft building addition and associated parking facilities on their existing property located at 1755 West Main Street. The entire property is located in the Neighborhood Commercial Zoning District. As part of the proposed building expansion, an existing building on the property as well as a portion of the existing Church building will be demolished. The proposed building

expansion includes a sanctuary with seating for approximately 909 people. The parking lot is shown on the plans to be expanded to create 321 total spaces.

Stormwater will be managed with a sub-surface stone infiltration bed to the north of the proposed addition. There is an existing storm sewer pipe that runs beneath the Church building which will be extended to accommodate the building and parking expansion.

As proposed, the site will continue to utilize the existing access onto S.R. 322. The existing driveway is currently permitted as a medium use driveway with PennDOT. No changes are proposed to the existing access drive or parking along the site frontage.

There was discussion on Section 603.D.6 of the Clay Township SALDO which requires two separate distinct means of access from existing public roadways for emergency access. The Developer is proposing a second means of access through the Key Aid parking lot because a second access to the property off Rt 322 would be too close to the Sharp Avenue/Larkspur Lane intersection. The Developer will provide a drawing indicating accessibility through Key Aid and provide an easement.

The Planning Commission members expressed concern with potential stacking from the additional vehicles (total of up to 150) traveling East bound on Rt 322 and turning left into the parking areas.

The Developer agreed to supply additional traffic information to the Planning Commission for review.

There was additional discussion on the waiver request of Section 603.E.1 - set back of loading space. The loading space is existing and is located 11' from the property line. The applicant proposes to plant a row of evergreen trees to screen the loading area from the neighboring property and agreed to notify the property owner of the land to the west.

Bruce Leisey made a motion, seconded by Clair Beyer to approve the following waivers/modifications/deferrals as outlined in the Hanover Engineering letter dated 9/21/16 except the deferral of Section 603.B - Sidewalks. The Planning Commission feels the sidewalks should go in now as a part of the land development plan to provide sidewalks on the North side of 322 from Agway to Two Cousins. * The motion was unanimously approved.

Section 303 - Preliminary Plan

The applicant is requesting a modification of the requirement to provide a preliminary plan for the proposed land development project. The applicant proposes to submit a preliminary/final land development plan. The justification provided is the project is not proposing any new public streets. The applicant feels the project is straight forward containing only a building addition and parking areas. Lastly, the proposed preliminary/final land development plan will fully address the requirements of both a preliminary and a final plan.

Section 408.A - Traffic Impact Study

The applicant is requesting a waiver of the requirement to provide a traffic impact study for the land development plan. The justification provided is a medium volume driveway was previously approved for the current entrance to the church when the property was previously being used as the Sharp Shopper Plaza. The previous commercial use had a much higher intensity of use than the current church. The applicant states if the church were to submit a driveway permit as a new project, the driveway classification would be a low volume, which is applicable for up to 750 vehicle trips per day. The applicant feels that because the current and future church use on the property is substantially less than permitted that a traffic study is not warranted for this project.

Section 602.K.2 - Dedication of Additional Right-of-way

The applicant is requesting a deferral of the requirement that if a land development abuts an existing state street which has a right-of-way that is less than required for new streets, the developer shall offer to dedicate to the Township or Commonwealth the amount of land necessary so that the distance from the centerline of the street to the edge of the right-of-way is one-half the ultimate right-of-way. The applicant is requesting the deferral of the additional right-of-way along West Main Street along the property frontage. The justifications provided include that request are also being made to defer roadway widening, curbing and sidewalks. The applicant understands if deferred, the Township would have the right to require the roadway improvements/right-of-way expansion at any time. A portion of the existing parking lot is located within the right-of-way, by expanding the right-of-way at this time would require removal of additional parking along the site frontage. Lastly, the applicant feels that any addition of roadway improvements/right-of-way expansion would be better designed and installed as part of a comprehensive roadway improvement project that includes a larger area of S.R. 322.

Section 602.K.3 - Street Improvements

The applicant is requesting a deferral of the requirement for land developments that abut an existing township or state street or shall have a traffic impact on an existing township and/or state street shall be required to make improvements to the ultimate width in accordance with the street standards of Section 602.I. The applicant feels that widening the relatively small segment of S.R. 322 would have little to no benefit to the Township or the applicant. The applicant feels that additional roadway improvements would be better designed and installed as part of a comprehensive roadway improvement project that includes a larger area of S.R. 322.

Section 603.C.2 - Curbs

The applicant is requesting a deferral of the requirement to provide curbing where sidewalk is required. The applicant indicates there is currently curbing located along the property frontage and a deferral has been requested for roadway improvements, sidewalk and additional right-of-way dedication. The applicant also feels that the additional roadway improvements/rights-of-way expansion would be better designed and installed as a part of a comprehensive roadway improvements project that includes a larger area of S.R. 322.

Section 603.E.1 - Loading and Unloading - Location

The applicant is requesting a modification of the requirement stating no permitted or required loading area shall be located within 35 feet of a property line. The applicant proposes an 11-foot setback from the property line for their loading facility. The justification provided is that the location of the loading space is restricted due to the location of the existing accessory storage building on the site. The applicant also notes that the proposed loading space is located at a similar setback from the property line of the existing drive currently providing access to the existing building. The applicant proposes a row of evergreen trees to help screen the proposed loading space. The applicant believes that because the property between the Dove site and the Larkspur Lane right-of-way is a relatively narrow strip of land owned by GAF Reality Management Group, LLC (+/- 18 ft), and is too narrow to be developed, that the proposed loading space will have no detrimental impact on that property.

Stormwater Management Ordinance

Section 11-304.F - Minimum Floor Elevations

The applicant is requesting a modification of the requirement to provide a 2-foot (2") separation between the top of the infiltration bed and the lower sanctuary elevation, the applicant is proposing a 1-foot (1") separation. The justification provided is that the proposed underground stone infiltration bed is designed with an impervious membrane on the side adjacent to the proposed building expansion which would limit the lateral movement of the infiltrated stormwater near the building. The applicant also notes that the proposed finished floor of the stage, which is the elevation of the portion of the building closest to the infiltration, would provide the required 2 feet (2") of separation.

Clair Beyer made a motion, seconded by Bruce Leisey to recommend approval of the plan to the Board of Supervisors with noted comments on waiver request 603.B, secondary emergency access and left turn lane potential conflicts. * The motion was approved unanimously.

Adjournment

Bruce Leisey made a motion, seconded by Clair Beyer, to adjourn the meeting at 7:45 p.m. *The motion was approved unanimously.

ABSENT
Adrian Kapp, Vice Chairman

Jon Price, Chairman

Clair Beyer, Secretary

Bruce Leisey, Member