

Planning Commission Meeting Minutes

Monday, April 10, 2023

7:00 p.m.

Vice-Chairman Pam Shellenberger called the meeting to order on Monday, April 10, 2023 at 7:00 p.m. Mrs. Shellenberger led those in attendance in the Pledge of Allegiance to the Flag and introduced the Board.

Members Present: Pam Shellenberger, Keith Hoover, Mark Harman, James Henke, Martin Peak, Don Mann

Members Absent: Jay Provanzo

Staff Present: Nate Taggart, Adrienne Kautz, Ryan Strohecker

Visitors Present: See Attached Sign In Sheet

Approve the Meeting Minutes from February 13, 2023 – Vice-Chair Pam Shellenberger entertained a motion to approve the February 13, 2023 Planning Commission meeting minutes as presented. James Henke so motioned, Keith Hoover seconded the motion and it carried unanimously.

New Business

23-002 Final Land Development Plan for Manor Ridge (Centerville Rd – Tax ID 410-69701-0-0000– The applicant is proposing to construct an 8,789 square foot medical office building on the vacant property located at the intersection of Centerville Road and RETTEW Boulevard. This property is zoned General Commercial (GC).

Kim Fasnacht, Rettew Associates, stated they are proposing to develop a 1.3-acre lot that is situated at the intersection of Centerville Road and Rettew Boulevard. LGH is proposing an 8,789 square foot medical office building with up to eight physicians housed within the facility. The Stormwater Management indicated there was poor infiltration or no infiltration on site, so they are going the MRC route through DEP. A large portion of the parking lots are going to have MRC basins underneath which will discharge into the swale. They are currently under review for an NPDES permit with the County Conversation District. They are requesting six waivers with this plan.

The first waiver is to Section 388-11 to waiver the need for a separate preliminary plan.

The second waiver is Section 388-19b which is for Profile Scale.

The third waiver is for Section 388-4.G.2 requiring a paved pedestrian bicycle lane along Centerville Road. There are no adjacent properties with a bike lane so it does not fit the surrounding conditions. Additionally there is a roadside swale along Rettew Boulevard that would prevent us from increasing

The fourth waiver is for Section 338.2.L which is sidewalk. This is similar to the previous waiver, there are no existing bike lanes or sidewalk on either side of Centerville Road.

Finally, Section 388.42.L for roadway construction, Rettew had discussions with the Public Works Director on this waiver. After the Centerville Road project is finished, Public Works is planning on reconstructing this area. They are proposing a fee in lieu of, instead of reconstructing it so the money can go towards the reconstruction in the future.

There was a pre-plan meeting with Township staff and one of the items of interest was a left turn lane into the site from Centerville Rd. Subsequent studies showed that a left turn lane was not warranted based warranted. A six-foot shoulder extension is being proposed, in lieu of a left turn lane, to allow for vehicles to pass around any stacking created by vehicles waiting to turn left.

Mr. Peak commented that the Lancaster County Planning Commission review letter is recommending a deferral of the curb and sidewalk requirement. Ms. Fasnacht stated that they would accept a deferral instead of a complete waiver if that is preferred.

Mrs. Shellenberger also asked about the possibility of a deferral on the bike lane. Ms. Fasnacht wouldn't object to a deferral on the bike lane as well.

Mr. Taggart stated that from a Staff level we would prefer a deferral for the sidewalk and the bike lane.

Mr. Henke stated that if there was going to be a deferral can you show it on the plan? Ms. Fasnacht stated they can provide a deferral exhibit.

Mr. Henke inquired if the medical facility has some type of easement agreement with Rettew Boulevard. Ms. Fasnacht stated that is clarified on the revised plan. There is an existing maintenance agreement regarding Rettew Boulevard.

Susan Sheeler, 101 Langley Square, inquired as to where the stormwater is going after it leaves the subject property and emphasized a need for a left turn lane into Rettew Boulevard.

Joan Matterness, 213 Sutherland Road, reiterated the stormwater concern raised by Ms. Sheeler.

Mr. Henke made a recommendation that the Manor Ridge Land Development plan be advanced from a Briefing Item to an Action Item. Martin Peak seconded, and the motion carried unanimously.

James Henke made a recommendation that the waiver for Preliminary Plan, Profile Scale, Existing features within 200 feet of the subject tract, and road reconstruction be recommended for approval based on the justification that has been provided. Additionally, as it relates to the waiver of the bike lane and sidewalks that those two modifications be deferred until such time as the Township deems them warranted and suggest that there be a note added to the plan and language and a exhibit prepared as outlined by the Lancaster County Planning Commission's review letter. Martin Peak seconded, and the motion carried unanimously.

James Henke made a recommendation that the Manor Ridge Preliminary Final Land Development Plan be recommended for approval based on the applicant successfully addressing the Buchart Horn review letter dated March 24, 2023 as well as the Lancaster County Planning Commission's letter dated March 23, 2023 review letters. Martin Peak seconded, and the motion carried unanimously.

23-001 Sketch Plan for the Eshelman Farm located at 289 Donerville Rd (Tax ID 410-45613-0-0000– The applicant is proposing to develop the property as a cluster development featuring a mix of housing types, together with open space. The project will feature approximately 160 single family homes, 118 duplex homes and 150 apartments in seven buildings. The plan was submitted and is being reviewed under the High-Density Residential Flex (RH1) zoning requirements.

Mrs. Shellenberger understands the purpose of the Planning Commission is reviewing this sketch plan and to make a recommendation to the Zoning Hearing Board with regards to the Special Exception application for Cluster Development Vested Protection.

Mr. Taggart stated there have been several public meetings regarding this property this year. The Board of Supervisors on February 23, 2023 took action to rezone this property to Low Density Residential. However earlier that afternoon prior to the rezoning vote, a plan was submitted along with the Special Exception application. It is being reviewed under the High-Density Residential Flex, since this is the zoning that was in place when the plan was submitted.

Eric Hume, Attorney for the applicants, is presenting along with Craig Smith from RGS Associates. Mr. Smith is the engineer on this project. Mr. Hume explained that there has been a submission of a Special Exception plan for Cluster Development on this property. Mr. Hume stated generally Special Exceptions do not come to the Planning Commission however as part of our Special Exception application the applicant is requesting that there would be a Vested Protection for 10 years for this project. Currently, a five-year window under the MPC is provided. The Township Ordinance provides an option to extend it up to 10 years via a special exception. As a requirement under the Zoning Ordinance, Mr. Hume needs to provide a concept plan, and then the Planning Commission needs to make a recommendation on whether the Vested Protection should be extended.

Mr. Smith, a landscape architect and principal with RGS Associates, is here to review the concept plan. The property consists of about 91 acres on the East side of Donerville Road. As stated it is being reviewed under the (RH1) High Density Residential Flex Zone. The applicant is proposing a residential development under the Cluster Ordinance. The proposed plan is 160 single family lots, 118 duplex homes, and then 150 apartments that are each 3-story in height.

One of the main parts of this project is that the developer has committed to the extension of the collector road, Stone Mill Road, on the South side of the property. This would mean that Stone Mill Road would be extended from Centerville Rd to Donerville Rd. This would be in conjunction with the Township's comprehensive plan and official map.

There will be 428 units that are being proposed with this project, which equates to approximately 4.7 units per acre from a density standpoint.

Mrs. Shellenberger asked whether the Open Space is going to be private or dedicated. Mr. Smith stated that the Open Space is going to be private and will be maintained by a Homeowner's Association.

Mrs. Shellenberger asked if any of this development would be affordable housing. Mr. Smith stated that the applicant wants to make sure we are doing a project that provides a mix of housing opportunities at different price ranges.

Mr. Smith did mention that they addressed all of the criteria in the Special Exception application. They also received a letter from Rettew which had comments that were minor in nature.

Mr. Strohecker stated that the purpose of this sketch plan is the vesting time frame. Mr. Strohecker has some comments to make about this property. These are points that are important to the Township.

One of the items that is important to the Township is the extension of Stone Mill Road. This plan shows that the developer has agreed to build Stone Mill Road. As part of this, the connection of Stone Mill Rd and Donerville Road is very important to the future of the Township. The Township does not want another “s” curve on Donerville Rd.

Secondly, it is very important that all of the easements that are required to build this property are obtained prior to the subdivision submittal.

Third, the Township does not want any land located within a roundabout to be dedicated to the Township.

And finally, the Township will be wanting a fee in lieu of rather than park land dedication for this development.

Mr. Hume stated that the roundabout would absolutely be maintained by the Homeowner’s Association. The fee in lieu has already been discussed and will be taken care of.

Joan Matterness, 213 Sutherland Road, asked about the different housing types.

Susan Sheeler, 101 Langley Square, asked for clarification regarding the number of off street parking spaces. Mrs. Sheeler would like to see a stop light on Stone Mill Road.

Mrs. Shellenberger stated that the only item that we are recommending is the Vested Protection, which is to extend it from 5 years to 10 years for build out.

Jim Stauffer, 365 Weaver Road, is concerned about water, easements, and stormwater.

Mark Harman made a motion to recommend approval of the Vested Protection Special Exception request by noting the four points that the Township Manager brought up and it being moved on to the Zoning Hearing Board as part of the recommendation that those be addressed. The four points being: easements, construction of Stone Mill Road, Streets dedication not to include the open space in the roundabout, and the fee in lieu of regarding parkland. Martin Peak seconded, and the motion carried unanimously.

Public Comment - None to report

Adjourn

With no further business to discuss, Mark Harman motioned to adjourn the meeting. Martin Peak seconded and the motion carried unanimously. The meeting adjourned at 9:00 p.m.

Respectfully Submitted,

Don Mann
Secretary

Recording Secretary
Adrienne Kautz