

## Planning Commission Meeting Minutes

Monday, May 13, 2024

7:00 p.m.

Chairman Jay Provanzo called the meeting to order on Monday, May 13, 2024 at 7:00 p.m. Chairman Jay Provanzo led those in attendance in the Pledge of Allegiance to the Flag and introduced the Board.

Members Present: Pam Shellenberger, Keith Hoover, Martin Peak, James Henke, Jarred Texter, Don Mann  
Staff Present: Ryan Strohecker, Nate Taggart, Adrienne Kautz  
Visitors Present: See Attached Sign In Sheet

Approve the Meeting Minutes from April 8, 2024 – Chairman Jay Provanzo entertained a motion to approve the April 8, 2024 Planning Commission meeting minutes. Pam Shellenberger made a motion to approve, Martin Peak seconded the motion and it passed unanimously.

### New Business

22-004 – Preliminary Subdivision & Lot Add-On Plan for Bender Mill Road – The applicant is proposing to join approximately 11 acres from the property known as Tax ID 4109331900000 with the approximate 89-acre neighboring parcel known as Tax ID 4102964900000 to create an +/- 100 acre parcel to be developed with 204 single-family detached homes. The properties are zoned Low Density Residential Flex (RL1).

The applicant is seeking modifications to the following sections: Section 388-22.V-Phasing Schedule, Section 388-42.E.1.a – Reconstruction of Existing Streets, Section 388-42.L.3.a – Sidewalks, Section 388-42.M.1. – Street Lighting, Section 388-46.D – Block Length, and Section 388-49.E.1.d-Location of Street trees.

Bill Swiernik, of David Miller and Associates, is here to present the plan along with Scott Wigglesworth and Mark Will. The project was subject to Special Exception consideration for Cluster Development back in 2021. The plan was to join two tracts of land to create a 100-acre lot to then be developed with single family dwellings under the Cluster Ordinance. There are roughly two dwellings per acre. They will be extending Money Hill Road and Dublin Road. A new access point off Bender Mill Road will be created. There will also be a connection to Bank Barn Lane. All the properties will be served by Public Water and Sewer. There are three stormwater management basins that are proposed. All water runoff is directed to these basins. They have received an NPDES Permit for the development. They have also received the general permits for the discharge from the basins into the adjacent water basin. There will be three discharge locations to convey run off. The stated development is designed for single family dwellings. They are proposing a sidewalk on one side of the road. Mr. Swiernik has received the review comments from the Township Engineer and has addressed those comments.

Mr. Swiernik discussed the requested modifications. The first modification is addressing the phasing. The next modification relates to the reconstruction of the frontage of Bender Mill Road. The third modification request is to allow for sidewalk on only one side of the road in most areas of the neighborhood. The next request is for Street Lighting. The next modification is in regard to block length. The last modification relates to the placement of street trees.

Mr. Peak asked a question relating to the sidewalk on Bank Barn Lane. There are sidewalks on both sides of the existing section of Bank Barn Ln. and he feels that it would make sense to continue the sidewalk on both sides the entire length of Bank Barn Ln in the new section as well.

Mr. Henke asked if the sidewalk was 4 feet wide. Mr. Swiernik responded that it is.

Mr. Swiernik described the open space areas on the plan and where they are located.

Mr. Henke asked if an HOA will be maintaining the open spaces. Mr. Swiernik stated that an HOA will be in charge of maintaining the open space.

Mr. Peak asked how will they delineate where the walking path.

Mr. Swiernik stated that this something he hoped to discuss with the Planning Commission. The establishment of fencing and/or landscaping was determined to be an appropriate option.

Mr. Peak stated that the extent and method of stream bank restoration needs to be included on the plans.

Mr. Strohecker stated that the Township saw an opportunity to do stream Bank restoration with this project. The Township is trying to coordinate this so that the Township can apply for the next MS4 permit cycle. The Township is leaving it open ended for now until we decide what approach we would like to take.

Mr. Provanzo inquired about the timing of the project.

Mr. Swiernik stated that he believes the applicant is intending to move forward with the Phase 1 Final Plan upon receipt of the Approval of the Preliminary Plan. There really isn't a specific time frame in mind.

Mrs. Shellenberger asked how many phases they are planning for this project. Mr. Swiernik stated that there are four phases.

Public comment:

Christine Brubaker, of 22 Birch Court, stated that she would like the waterway to be called the West Branch of the Little Conestoga. She is not opposed to the development but she would like any land development plans to enhance the rural historic district qualifications of our Township.

Mr. Strohecker stated that the Township does appreciate the Waterway. The Township plans to restore that area. We will put our very best people on designing that project.

Mike Champion, of 164 Bender Mill Road, asked if there are any plans for a new traffic light or are there just going to be stop signs? Will there be any widening of Bender Mill Road with this development coming?

Mr. Swiernik stated that there aren't any proposed Traffic lights on the plan. They are just going to be Stop signs. There will not be any widening, the only widening will be for the establishment of the driveway.

Dave Millisock, of 102 Spring Meadow Lane, stated there have been no traffic studies regarding Letort Manor. Mr. Millisock did research on the proposed development.

Tom Eckert, of 2 Dublin Drive, is concerned about the connection with Bank Barn Lane. A possible solution for the concern is that the connector would be a one way into the new development which would prevent the inflow of traffic from the new development into Letort Manor where the roads don't have sidewalks. Also, the intersection at the base of Bender Mill Road is a disaster.

Steve Dickerman, of 1119 Central Manor Road, owns property along the West side of the creek. There needs to be a traffic study on Rt 999 and Central Manor Road. Mr. Dickerman is also concerned about how the retention of stormwater is going to work.

Mr. Strohecker commented that the Township recognized early on that this project was going to be very difficult as it relates to managing Stormwater. The Township has had extensive discussion with the developer to make sure the plan that is in place will work and will be effective. Mr. Strohecker commented that the developer has put a lot of effort, time and money into proving to the Township that what they are proposing is going to be an improvement to the property. Mr. Strohecker appreciates the comments on the flooding issue and please be patient as we go through the stream bank restoration.

Mr. Provanzo stated that this item will continue to be a Briefing Item and we will see it again in June.

**Public Comment**

Jim Quinn, of 33 Dublin Drive, back in 1990, the Planning Commission recommended that this area is in need of a Community Park. Now the Township is proposing to put 200+ homes here with no place for them to play.

Christine Brubaker, 22 Birch Court, made a comment regarding open space.

Dave Millisock, of 102 Spring Meadow Lane, stated that you have to consider the surrounding properties when reviewing a development like this.

**Adjourn**

With no further business to discuss, Martin Peak motioned to adjourn the meeting. Jared Texter seconded and the motion carried unanimously. The meeting adjourned at 8:30 p.m.

Respectfully Submitted,

Don Mann  
Secretary

Recording Secretary, Adrienne Kautz