

MINUTES

PLANNING COMMISSION REGULAR MEETING

**MARCH 4, 2010
7:00 PM**

The Silver Spring Township Planning Commission met in a regular session on Thursday, March 4, 2010 at the Township Building, 6475 Carlisle Pike, Mechanicsburg, Pennsylvania.

Chairman Ricci called the meeting to order at 7:00 pm and the Pledge of Allegiance to the Flag was given.

Commission members present: Chairman Joseph Ricci, Vice-Chairman Raymond Brown, Mr. William DeVore, Mr. Curt Helman, Ms. Georgianne Diener, Mr. Brian Brenneman, and Mr. Art D'Agostino.

Staff members present: Ms. Terri A. Martini, Assistant Township Manager; Mr. Bony R. Dawood, PE, Township Engineer; Mr. Jeff Kelly, Cumberland County Planning Commission; and Ms. Kathy K. Kramer, Recording Secretary.

Others present:

Randy Souders	J. Funkhouser
Brian Evans	Nate Spade
L. Spenard	Ron Elicker
Andrew Williams	Wayne Stevenson
Vince DiFilippo	Ron Clites
Stephanie Clites	Richard Clites
Ryan Rhoades	Nancy Griffie
Jim Mumper	Jamie Brubaker
John Murphy	Robert Bowman

PUBLIC PARTICIPATION

None.

APPROVAL OF MINUTES FEBRUARY 4, 2010

On a Brown/DeVore motion, the Planning Commission approved the minutes of the meeting held February 4, 2010.

The motion carried.

MINUTES

PLANNING COMMISSION REGULAR MEETING

**MARCH 4, 2010
7:00 PM**

OLD BUSINESS

114 ASSOCIATES

Mr. John Murphy, of Alpha Consulting Engineers, Inc., discussed some proposed revisions of the traffic patterns within the PHICO development and at the entrance to the development from Route 114. Several residents voiced their concerns regarding the traffic problems they anticipate with restricted access to their driveways.

ZONING ORDINANCE TEXT AMENDMENT

KIDDIE ACADEMY

Mr. John Murphy discussed the modifications suggested by the Board of Supervisors to the Kiddie Academy Zoning Ordinance Text Amendment.

On a Brown/DeVore motion, the Silver Spring Township Planning Commission forwarded the Kiddie Academy Zoning Ordinance Text Amendment to the Board of Supervisors with a recommendation for approval.

The motion carried.

NEW BUSINESS

LAND DEVELOPMENT PLANS

SILVER SPRING FAMILY HEALTH CENTER LD2010-1F SKETCH

Mr. Brian Evans of Evans Engineering, Inc., and Mr. Andrew Williams of A. P. Williams, discussed the Silver Spring Family Health Center sketch plan with the Planning Commission.

By consensus, the Planning Commission forwarded the Silver Spring Family Health Center sketch plan, LD2010-1F, to the Board of Supervisors with the following comments:

MINUTES

PLANNING COMMISSION REGULAR MEETING

MARCH 4, 2010
7:00 PM

A. Background

1. The purpose of this plan is to combine Lots 2 and 3 of the Waterford Square Subdivision for the construction of a 2-story medical office building consisting of 26,140 square feet and associated site improvements.

B. Zoning

2. Off-street parking must be setback a minimum of 20' from Local Road (211.9.1). Currently the plan notes a setback of 19.33' from the public right-of-way.
3. Side yard parking setback must be 15' (211.9.2). Parking setback along Lot 4 appears to be less than 15'. Dimension distance on plan.
4. A minimum 15' wide landscape strip shall be shown along all property lines (211.13). Show landscape setback on plan. Landscaping requirements shall be reviewed at the time of Land Development Plan submission.
5. Show mandatory setbacks from Carlisle Pike (303.3).
6. Tree plantings will be required in accordance with Section 345.

C. Concept Plan

7. Provide names of all roads on location map (401.C).

D. General

8. Provide a stormwater management narrative. Report will be required showing that the site meet the requirements of the overall stormwater management for the Waterford Square site along with a Stormwater Management Permit for a major land disturbance (SWMO 303.02).
9. No curves or bends are permitted in storm pipes (SWMO 0402.12).
10. A Traffic Impact Study will be required (SLDO 402.05.6).

MINUTES

PLANNING COMMISSION REGULAR MEETING

MARCH 4, 2010
7:00 PM

11. Plan must be approved by the Silver Spring Township Sewer Authority.
12. Future Land Development Plans must meet the requirements of applicable Township Ordinances (2009 Ordinances). A preliminary plan is required (SLDO 301.b).
13. Minimum radius of 30' is required for access drives (SLDO 602.18.3). A radius of 55' is required for larger vehicles.
14. Adequate lighting will be required if office is to be used at night (SLDO 603.12).
15. A Carbonate Assessment Report will be required (SLDO 402.02.11).
16. Show off-street loading space (SLDO 603.18).
17. The Township's Lot Consolidation Form may be used to combine Lots 2 and 3. Form must be recorded prior to recording Land Development Plan.

SUBDIVISION PLANS

CROSSROADS AT WALDEN LD2010-2F

Mr. Jamie Brubaker and Mr. Robert Bowman, President of Charter Homes, discussed the Crossroads at Walden land development plan with the Planning Commission.

On a Brown/D'Agostino motion, the Silver Spring Township Planning Commission forwarded the Crossroads at Walden, land development plan, LD2010-2F, to the Board of Supervisors with a recommendation of approval subject to the following comments:

ZONING ORDINANCE OF 2007 (ZO):

1. [ZO:207.05] – Conditional Uses
The "Inventory of Use" provided on the recorded Phase I Final Subdivision Plan outlines the entitled uses for Lots 129, 130, 131 and 186. The current proposal appears to

MINUTES

PLANNING COMMISSION REGULAR MEETING

MARCH 4, 2010
7:00 PM

exceed the specified entitlements for these lots. In addition, there is no entitlement for commercial use on Lot 187 formerly known as Lots 187, 188, and 189. Please review and revise as appropriate. The “Inventory of Use” shall be included on the plan. Provide the proposed use for each of the buildings.

2. [ZO:207.9] – Architectural Consideration
All applications shall include the preparation of textural and (typical) graphic descriptions by a Commonwealth-registered architect, of proposed architectural features and styles, which shall be presented and analyzed with the criteria outlined in this Section of the Township’s Zoning Ordinance. This requested submission shall be in compliance with Condition Number 16 of CU2005-15.
3. [ZO:207.11.2.E] – Main Street Setting
Provide the locations of and details for the required lampposts, trash receptacles, benches, shade trees and any other similar amenities.
4. [ZO:207.11.2.I & 313] – Main Street Setting
Provide a plan note that states in effect that review and approval of this plan does not constitute approval of the outdoor signs. The permitting procedure for review and approval of Outdoor Signs is provided in Zoning Ordinance Sections 207.11.2.I and 313.
5. [ZO:207.11.2.J] – Main Street Setting
The parking tabulation shall be revised to include two (2) parking spaces for each residential unit, which is not located over a commercial use.
6. [ZO:207.11.2.K] – Main Street Setting
For each commercial use, one upper-floor apartment with a separate ground level access and one off-street parking space must be provided.
7. [ZO:207.11.2.L] – Main Street Setting
No business shall comprise more than two thousand (2,000) square feet of gross floor area (excluding the upper-floor apartment). Building N appears to exceed the permitted square footage. Please review and revise as appropriate.

MINUTES

PLANNING COMMISSION REGULAR MEETING

MARCH 4, 2010
7:00 PM

8. [ZO:207.11.2.O) – Main Street Setting
Provide the required twenty-five (25') feet wide landscape buffer strip at Lot 129.
9. [ZO:207.11.2.P] – Main Street Setting
Provide the maximum lot coverage permitted (i.e., 90%) and the lot coverage proposed for each of the lots (i.e., Lots 129, 130, and 187) to demonstrate compliance with this Section.
10. [ZO:207.11.2.Q] – Main Street Setting
Provide on the plan all applicable minimum required setbacks in accordance with the requirements of this Section.
11. [ZO:207.11.2.T] – Main Street Setting
Provide the location of the proposed dumpsters to demonstrate compliance with the setback requirement.
12. [ZO:207.11.2.U] – Landscaping
Provide landscaping in accordance with the requirements of this Section.
13. [ZO:207.11.2.U] – Open Space
Provide information to demonstrate that the loss of open space resulting from the proposed subdivision does not affect compliance with the requirement that thirty percent (30%) of the total site's net acreage be devoted to open space uses.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 2007 (SLDO):

14. [SLDO:301] – Land developments proposing greater than fifty (50) parking spaces require the submission of a Preliminary Plan application. Subdivision plans creating lots for development must be approved by the Township, prior to the filing of an application for Land Development for a lot. Therefore, two (2) separate plans shall be submitted for review and approval; one for the Subdivision Plan (i.e., Lot Consolidation) and one for the Land Development Plan.

MINUTES

PLANNING COMMISSION REGULAR MEETING

MARCH 4, 2010
7:00 PM

15. [SLDO:304.02] – Emergency Management Council review and approval is required. If applicable, building sprinkler systems are required to have five (5”) inch Stortz connections with 22-degree elbows. Also, buildings must be equipped with Knox Box.
16. [SLDO:304.02] – The building designs must meet or exceed the Pennsylvania Universal Construction Code (Pa. UCC) requirements.
17. [SLDO:304.06] – All final plans as recorded shall be submitted in electronic format compatible with AutoCADD 2000®.
18. [SLDO:402.01.2 & 403.01] – Curve C02 and line L186 located on Sheet 3 of 9 lack descriptions. Curves C02 and C129A lack descriptions on Sheet 4 of 9 and C132 is listed in the Curve Table; however, a C132 did not appear to be labeled on the plan. Please review and revise as appropriate.
19. [SLDO:402.02.6 & 403.02] – Provide the tax map and lot numbers assigned to the parcels to be re-subdivided.
20. [SLDO:402.02.8 & 403.02] – The graphic scale provided on Sheets 3, 4, 5, 6 and 7 appear to be incorrect. Please review and revise as appropriate.
21. [SLDO:402.02.9 & 403.02] – Provide the total acreage for each of the existing parcels to be affected by the proposed subdivision.
22. [SLDO:402.03.4 & 403.03] – Provide existing features within two hundred (200’) feet of the subject tract.
23. [SLDO:402.04.4 & 403.04] – Building elevation drawings shall be provided.
24. [SLDO:402.04.5 & 403.04] – Provide all of the information as required by this Section of the Ordinance (e.g., proposed density, lot coverage, building coverage).

MINUTES

PLANNING COMMISSION REGULAR MEETING

MARCH 4, 2010
7:00 PM

25. [SLDO:402.04.6 & 403.04.3] – Easements, which do not follow property lines, shall be located by a centerline metes and bounds description.
26. [SLDO:402.04.7 & 403.04] – Provide the building setback lines on the Subdivision Plan, Sheet 4 of 9.
27. [SLDO:402.04.12 & 403.04] – Provide a plan note indicating when the monument and markers will be set.
28. [SLDO:402.05.2 & 403.06.3] – A Sewer Facilities Plan Revision (planning module or exemption) is required for adoption by Silver Spring Township and approval by the Department of Environmental Protection.
29. [SLDO:402.05.6 & 403.05] – In accordance with the Hogestown Road (S.R. 0114) – Woods Drive (T-585) Intersection Improvement Agreement dated November 19, 2003, and Condition Number 11 of CU2005-15, the applicant shall verify if signal warrants have been met at the intersection due to the safety concerns at this intersection. If signal warrants are met, the applicant shall proceed with the improvements.
30. [SLDO:402.07 & 403.07] – All applicable fees shall be paid prior to final plan approval.
31. [SLDO:403.04.1] – Provide complete description of the centerline and right-of-way line for all existing streets in accordance with the requirements of this Section.
32. [SLDO:403.04.5] – Include information to tie two opposing proposed points, such as building corners, to existing physical features on the site. Each proposed point shall be tied to at least two existing physical features.
33. [SLDO:403.06] – All original seals, signatures, and notarizations shall be provided on each copy of the final plan prior to being recorded.
34. [SLDO:403.06.8] – An Improvement Guarantee in accordance with Article V is required prior to plan recording.

MINUTES

PLANNING COMMISSION REGULAR MEETING

MARCH 4, 2010
7:00 PM

35. [SLDO:403.06.9] – Provide a note on the plans that all construction or modifications of public facilities shall comply with the latest edition of the Township's "Improvement Specifications Manual."
36. [SLDO:403.06.11] – An executed Memorandum of Understanding is required prior to plan recording.
37. [SLDO:403.06.13] – Provide a statement on the plans that states that the development shall be constructed in accordance with the Plan and all applicable ordinances.
38. [SLDO:602.07] – All street addresses are subject to approval by the U.S. Postal Service.
39. [SLDO:602.10] – Vehicular parking shall be prohibited along the north side of Ellington Road and along the east side of Summer Lane in order to maintain the minimum travel lane widths to accommodate two-way traffic. Please provide a plan note acknowledging the prohibition and indicate proposed sign locations and sign detail.
40. [SLDO:602.12.6] – Clear-sight triangles shall be provided and maintained at all existing and proposed intersections. Provide a general plan note stating to the effect that no building, structure, planting, or other obstruction that would obscure the vision of a motorist shall be permitted within the clear-sight triangle.
41. [SLDO:603.04] – Parking spaces shall be guarded by curbs or other protective devices, so parked vehicles cannot project into the streets, sidewalks, or setback areas.
42. [SLDO:603.07] – Provide a plan note that states in effect that all off-street parking facilities shall conform to both the Americans with Disabilities Act Accessibility Guidelines and the International Building Code requirements for Accessible Parking and Passenger Loading Facilities, in accordance with the Pennsylvania Uniform Construction Code as adopted by the Township.
43. [SLDO:603.10] – Provide all curb radii to demonstrate in accordance with the requirements of this Section.

MINUTES

PLANNING COMMISSION REGULAR MEETING

MARCH 4, 2010
7:00 PM

44. [SLDO:603.12] – Provide a lighting plan in accordance with the latest edition of the Illuminating Engineering Society of North America (IESNA) guidelines. In addition, add a note that states, in effect, that due to vegetation, topography, and other unforeseen circumstances, the site lighting must be reviewed, evaluated, and approved after installation but before the issuance of a Certificate of Occupancy.
45. [SLDO:603.14 & SLDO:611.03] – Interior landscaping shall be provided in parking lots containing twenty-five (25) or more spaces.
46. [SLDO:603.18] – Provide a schedule of the required and proposed off-street loading spaces. Clarify the location and design of off-street loading areas.
47. [SLDO:604.01.10 & 604.02.6] – Provide a plan note that states to the effect that sidewalks and curb shall conform to the Americans with Disabilities Act Accessibility Guidelines.
48. [SLDO:613.03] – Silver Spring Township Authority approval is required. Provide Authority acknowledgement of sufficient capacity to serve the proposed project.
49. [SLDO:614.02] – Provide notification from the appropriate authority or association of the existing ability to provide water service, approval of the design plans and acceptance of Performance Guarantees shall be submitted.

STORM WATER MANAGEMENT ORDINANCE OF 2007 (SWMO):

50. [SWMO:303.02] – A Storm Water Management Permit for a Major Land Disturbance is required prior to initiation of earth moving activities.
51. [SWMO:304.01.8] – Provide the Storm Water Management Plan Certification shown in Appendix 3, as well as the seal and signature of the professional responsible for the preparation of the Storm Water Management Report after the last plan revision.

MINUTES

PLANNING COMMISSION REGULAR MEETING

MARCH 4, 2010
7:00 PM

52. [SWMO:304.03.5] – Provide a detail for the proposed storm sewer manholes.
53. [SWMO:304.04.4 & 304.04.7 & 402.17] – (a.) Provide a description of all erosion and sedimentation control measures, temporary as well as permanent, including the staging of land moving activities. (b.) Provide verification of NPDES, DEP or County Conservation District approval for erosion and sedimentation control.
54. [SWMO:402.03] – Provide inlet drainage areas and weighted ‘C’ calculations.
55. [SWMO 402.09.4] – Please provide calculations showing that the velocity for all facilities carrying stormwater will have a minimum of 2-½ ft/sec.
56. [SWMO 402.10] – (a.) Inlets shall be along the curb line. It appears several inlets (e.g., CR-4 & CR-6) are located along the centerline of Bryant Street. Please review and revise as appropriate. (b.) Provide flow depths for a ten (10) year storm frequency with a five (5) minute duration in accordance with the requirements of this Section.
57. [SWMO:402.15.3] – Provide a plan note stating in effect that roof drains will be directed to lawn areas away from residences, into areas that will surface drain to conveyance structures.
58. [SWMO:402.19] – Provide easements for all storm water management facilities not fully located within a public right-of-way.

GENERAL COMMENTS

59. Based on the number and nature of the comments contained within this letter, we reserve the right to generate additional comments based on subsequent reviews of the Final Subdivision and Land Development Plan.
60. The current plan shall reference the recorded Final Subdivision Plan and all conditions of approval.
61. The plan should be certified by the surveyor.

MINUTES

PLANNING COMMISSION REGULAR MEETING

MARCH 4, 2010
7:00 PM

62. The areas of Lot OS-11, Lot 204, and the portion of Nook Alley that are being added to Lot 189 should be noted on Sheet 4.
63. The amount of dwelling units proposed by this submission (74) is much greater than the original submission (25) dated July 17, 2008. The plan should address its impact on density calculations (Zoning, Section 207.10) and required mixture of uses (Section 207.7).
64. The term “residential flex”, indicated in the table on Sheet 5, should be defined. Could residential flex buildings be developed as a mix of commercial and residential?
65. The residential buildings in Lot 130 do not appear to comply with the townhome requirements as noted in Note 1 on Sheet 1. Townhouses must be setback 15 feet from interior access drives. Required distances between buildings should be 50 feet when facing each other and 30 feet between end walls (Section 207.10).
66. Graphic descriptions of the architectural features of the buildings should be submitted for review (Section 207.9).
67. The plan must be reduced to 18” x 24” for recording purposes.

The motion carried.

LOTS 105-113 WALDEN
2010-2F

Mr. Jamie Brubaker, of Charter Homes, Inc., discussed the Lot 105-113 Walden subdivision plan with the Planning Commission.

On a Brown/D’Agostino motion, the Planning Commission forwarded the Lots 105-113 Walden subdivision plan, 2010-2F, to the Board of Supervisors with a recommendation of approval subject to the following comments:

ZONING ORDINANCE OF 2009 (ZO):

1. [ZO:207.10.1] – Lot Design Standards

MINUTES

PLANNING COMMISSION REGULAR MEETING

MARCH 4, 2010
7:00 PM

It appears that the minimum lot width for Lot 106 is less than the required minimum of 50 feet (i.e., $9.88' + 40.03' = 49.91'$). Please review and revise as appropriate.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 2009 (SLDO):

2. [SLDO:304.02] – Emergency Management Council review and approval is required.
3. [SLDO:304.06] – All final plans as recorded shall be submitted in electronic format compatible with AutoCADD 2000®.
4. [SLDO:402.03.1 & 403.03] – Provide labels for the contours depicted on Sheet 2 of 2.
5. [SLDO:402.03.4.b & 403.03] – Revise General Note 11 to reference current flood insurance rate mapping.
6. [SLDO:403.04.1] – Provide the centerline description for all streets (i.e., Line Road, Walden Way, Well Street, and Tom's Alley).
7. [SLDO:403.05] – Elimination of the portion of Short Way located between Tom's Alley and Walden Way also eliminates a portion of the approved storm water management facilities (i.e., three (3) inlets and approximately 130 linear feet of 24-inch HDPE). Provide sufficient detail to demonstrate that storm water runoff in the vicinity of the proposed modifications will be managed in accordance with the Township's Storm Water Management Ordinance and the original plan approval (i.e., Preliminary & Final Phase I Subdivision Plans).
8. [SLDO:403.06] – All original seals, signatures and notarizations shall be provided on each copy of the final plan prior to being recorded. Copies of sealed, signed, and notarized plans will not be permitted for recording.
9. [SLDO:403.07] – All applicable fees shall be paid prior to final plan approval.
10. [SLDO:602.07] – All street addresses are subject to approval by the U.S. Postal Service.

MINUTES

PLANNING COMMISSION REGULAR MEETING

MARCH 4, 2010
7:00 PM

11. [SLDO:602.12.6] – It appears there is a clear sight triangle provided at what used to be the intersection of Short Way with Walden Way. Please review and revise as appropriate.
12. The plan should be certified by the surveyor.
13. The building setback distances are not noted on Sheet 1.

The motion carried.

CONDITIONAL USES

NEDELJKO GUNJAK CU2010-1

Mr. Randy Souders, of Madden Engineering, Inc., discussed the Nedeljko Gunjak Conditional Use Plan with the Planning Commission.

On a Brown/D'Agostino motion, the Planning Commission forwarded the Nedeljko Gunjak Conditional Use application, CU2010-1, to the Board of Supervisors with a recommendation for approval subject to the following comments:

ZONING ORDINANCE OF 2009 (ZO):

1. [ZO:222.4] – Required Public Utilities
Indicate the type of sanitary sewer and water proposed to serve the use.
2. [ZO:222.5] – Lot Area Requirements
Provide the lot area in accordance with the requirements of this Section. Provide a plan note.
3. [ZO:222.7] – Maximum Lot Coverage
Provide the lot coverage.
4. [ZO:222.8.2] – Minimum Side Yard Setback
All off-street parking lots shall be set back at least twenty (20') feet from any side lot lines. It appears the proposed parking located on the south side of the property is located within the twenty (20') foot required setback.

MINUTES

PLANNING COMMISSION REGULAR MEETING

MARCH 4, 2010
7:00 PM

5. [ZO:222.8.3] – Minimum Rear Yard Setback
Provide the minimum rear yard setback in accordance with the requirements of this Section.
6. [ZO:222.8.4] – Building Separation Setbacks
Show the minimum required building separation setback in accordance with the requirements of this Section.
7. [ZO:222.13 & 302.4] – All dumpsters shall be set back a minimum of twenty-five (25') feet from all lot lines. All trash dumpsters shall be completely enclosed within a masonry or fenced enclosure equipped with a self-latching door or gate.
8. [ZO:442.2] – Heavy Equipment Sales, Service and/or Repair Facilities
Provide a plan note stating in effect that all service and/or repair activities shall be conducted within a completely enclosed building.
9. [ZO:442.5] – Heavy Equipment Sales, Service and/or Repair Facilities
Provide a plan note stating in effect that the storage of junked vehicles, boats, machinery, truck, trailers, mobile homes, and heavy equipment vehicles on the property is prohibited.
10. [ZO:442.7] – Heavy Equipment Sales, Service and/or Repair Facilities
Provide a plan note that states in effect that all vehicles shall be repaired and removed promptly from the premises.
11. [ZO:701.2] – Zoning Permits
A Zoning Permit is required.

GENERAL COMMENTS:

12. [SLDO:304.02] – Should any modifications to the building be required to accommodate the equipment to be serviced, the applicant shall contact the Building Codes Department for applicable requirements and a building permit.

MINUTES

**PLANNING COMMISSION
REGULAR MEETING**

**MARCH 4, 2010
7:00 PM**

- 13. [SLDO:402.02.11] – All non-conforming uses shall be annotated on the plans (e.g., lot area, lot coverage, setbacks).
- 14. [SLDO:602.18] – Provide truck-turning templates to demonstrate that there is sufficient space available to accommodate the tractor-trailers when accessing the facility.
- 15. All required parking areas for the proposed uses shall be paved in accordance with the current Township SALDO.

The motion carried.

OTHER PERTINENT
BUSINESS

PLAN EXTENSION
REQUEST POLICY

On a Brown/D’Agostino motion, the Planning Commission forwarded the Plan Extension Request Policy to the Board of Supervisors for its information.

The motion carried.

ADJOURNMENT

There being no further business or comments to come before the Commission, the meeting was adjourned at 8:53 pm on a D’Agostino/DeVore motion.

The motion carried.

Recorder: _____
Kathy Kramer

APPROVED: _____
Chairman

Secretary