

MINUTES

**PLANNING COMMISSION
REGULAR MEETING**

**APRIL 1, 2010
7:00 PM**

The Silver Spring Township Planning Commission met in a regular session on Thursday, April 1, 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, Mr. William DeVore, Mr. Curt Helman, Ms. Georgianne Diener, Mr. Brian Brenneman, and Mr. Art D’Agostino. Absent: Vice-Chairman Raymond Brown.

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:

Vince DiFilippo	Nancy Griffie
J. Funkhouser	M. Owens
A. Kravitz	L. Spenard
Ron Elicker	Wayne Stevenson
Nate Spade	Mazhar Malik
Asim Malik	Andrew Williams
Ron Clites	Stephanie Clites
Dave Weihbrecht	Todd Wilson
John Walker	Akram Khalid
Art Campbell	Dave Weihbrecht

PUBLIC PARTICIPATION

None.

APPROVAL OF MINUTES
MARCH 4, 2010

On a D’Agostino/Helman motion, the Planning Commission approved the minutes of the meeting held March 4, 2010.

The motion carried.

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OLD BUSINESS

KIDDIE ACADEMY TEXT AMENDMENT Z2010-1

On a D'Agostino/Helman motion, the Planning Commission forwarded the Kiddie Academy Text Amendment, Z2010-1, to the Board of Supervisors with a recommendation for approval.

The motion carried.

NEW BUSINESS

LAND DEVELOPMENT PLANS

AHMADIYYA MUSLIM COMMUNITY LD2010-3F

Mr. John Walker of Hoover Engineering Services, Inc. and Mr. Akram Klalick, discussed the Ahmadiyya Muslim Community final land development plan with the Planning Commission.

On a D'Agostino/Helman motion, the Silver Spring Township Planning Commission forwarded the following waivers to the Board of Supervisors with a recommendation for approval:

1. [SWMO:402.01.2] – Modified Rational Method
The applicant is requesting relief from the requirement to use the Modified Rational Method for performing storm water calculations. The applicant's justification for the waiver request is stated as follows: "By utilizing the S.C.S. TR-55 method, we are following the criteria specified by the PA DEP in the Pennsylvania Storm Water Best Management Practices Manual for the general NPDES Permit Post-Construction Storm Water Methodology."

The motion carried.

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On a D'Agostino/DeVore motion, the Silver Spring Township Planning Commission forwarded the following waiver to the Board of Supervisors with a recommendation for approval:

2. [SLDO:402.03.4 & 403.03] – Existing Features
The applicant is requesting relief from the requirement to show existing features within 200 feet of the site, on the basis that the development of this tract will not impact adjacent properties.

The motion carried.

On a Helman/D'Agostino motion, the Silver Spring Township Planning Commission forwarded the Ahmadiyya Muslim Community, final land development plan, LD2010-3F, to the Board of Supervisors with a recommendation of approval subject to the following comments:

ZONING ORDINANCE OF 2009 (ZO:)

1. [ZO:203.10] – Woodland Preservation Requirements
A Zoning Permit is required.
2. [ZO:302.4] – Dumpsters
Provide the required screening for the proposed dumpster.
3. [ZO:313] – Outdoor Signs
Provide a plan note that states in effect that review and approval of this plan does not constitute approval of outdoor signs. The permitting procedure for review and approval of Outdoor Signs is provided in Zoning Ordinance Section 313.
4. [ZO:345.1] – Tree Planting – Street Trees
Street trees shall be planted along all lot lines that are adjacent to the street for any new proposed principal building. The species, minimum spacing, and other requirements of the street trees shall meet the requirements of Section 611 of the Subdivision and Land Development Ordinance.
5. [ZO:345.2] – Tree Planting
An average of one new deciduous shade tree shall be planted for each fifteen (15) new parking spaces. This requirement is in addition to any other tree planting

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requirement. The species and sizes of the shade trees shall meet the requirements of Section 611 of the Subdivision and Land Development Ordinance,

6. [ZO:347] – Control of Light and Glare
Provide a lighting plan, which demonstrates that lighting will be in accordance with the requirements of this Section.
7. [ZO:407.2.5] – House of Worship
Provide the off-street parking setback requirement in the Zoning Information table. In addition, please show the required setback on the plan.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 2009: (SLDO:)

8. [SLDO:304.02] – Emergency Management Council review and approval is required. If a building sprinkler system is proposed, the sprinkler system shall have a five (5") inch stortz connection with 22-degree elbow. The building must be equipped with a Knox Box to permit fire department entry.
9. [SLDO:304.02] – The building design must meet or exceed the Pennsylvania Universal Construction Code (Pa. UCC) requirements.
10. [SLDO:304.06] – All final plans as recorded shall be submitted in electronic format compatible with AutoCADD 2000®.
11. [SLDO:402.02.11] – Provide a statement on the plan referencing Conditional Use, CU2009-2, which includes all of the conditions of approval.
12. [SLDO:403.01] – Prior to recording, the plan must be reduced to 18" x 24" and be legible. Submission of a single proof set for a legibility review prior to recording is required.
13. [SLDO:403.03 & 402.03.4] – Provide existing features within two hundred (200') feet of the subject tract. Applicant has requested a waiver of this requirement.

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14. [SLDO:403.03, 402.03.4.b & 610.01] – Please revise General Note 4 to reference the latest FEMA mapping.
15. [SLDO:403.03 & 402.03.6.a] – The applicant shall provide a written description of the methods that will be used during construction to protect the trees to remain.
16. [SLDO:403.04 & 402.04.4] – Architectural building elevation drawing shall be provided.
17. [SLDO:403.04 & 402.04.8] – A schedule for demolition of existing structures shall be acknowledged on the plan. Demolition of existing structures requires a Demolition Permit.
18. [SLDO:403.04 & 402.04.9] – Provide the typical street cross-section for any existing street, which will be improved as part of the application. Cross sections for improvements to existing streets shall be provided for each fifty (50') foot station location. The applicant may include the HOP application, which should satisfy this requirement.
19. [SLDO:403.04 & 402.04.14] – The applicant shall complete all waiver statements upon final action by the Board of Supervisors and prior to recording the plan.
20. [SLDO:403.04.3, 402.04.6 & 607] – Provide easements for the proposed storm water management facilities. All easements shall include information sufficient to accurately locate the easement within the property boundary.
21. [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.
22. [SLDO:403.05 & 402.05.11] – A Carbonate Assessment Report is required.
23. [SLDO:403.06.3, 402.50.2 & 613.01] – A Sewer Facilities Plan Revision (planning module or exemption)

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approval is required by the Department of Environmental Protection. The applicant should provide verification that an approval or exemption has been approved for this lot.

24. [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 are not permitted for recording.
25. [SLDO:403.06.2] – Please revise the County Planning Department review certificate to replace the word “Commission” with the word “Department”.
26. [SLDO:403.06.8] – Provide an Improvement Guarantee, in accordance with Article V, prior to plan recording.
27. [SLDO:403.06.11] – Provide a fully executed Improvement Guarantee Agreement, prior to plan recording.
28. [SLDO:403.06.13] – Provide a statement on the plan that the development shall be constructed in accordance with the Plan and all applicable ordinances.
29. [SLDO:403.07] – All applicable fees shall be paid prior to plan recording.
30. [SLDO:506] – Provide a note on the plans stating to the effect that it shall be the responsibility of the applicant to arrange a pre-construction meeting and all required inspections prior to initiating construction activities.
31. [SLDO:507] – Provide a note on the plans that states "As-Built" plans will be submitted to the Township Engineer's office upon completion of all required improvements and prior to the final inspection.
32. [SLDO:508] – (a.) Please revise General Note #10 to specify that all improvements required shall be installed or constructed in strict accordance with the latest edition of the Township’s Improvement Specification Manual.

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33. [SLDO:602.12.1] – Copies of the Highway Occupancy Permit from PennDOT shall be submitted for the proposed driveway prior to Final Plan approval.
34. [SLDO:602.18.1 & 602.18.2] – Provide horizontal and vertical alignment information for the proposed access drive in accordance with the requirements of these Sections.
35. [SLDO:602.18.3.h] – Provide sight distance information in accordance with the requirements of this Section.
36. [SLDO:602.18.5] – When vehicular parking is prohibited along access drives, the prohibition must be acknowledged on the plan and properly signed along the cartway.
37. [SLDO:603.10] – Please label all proposed curb radii to demonstrate compliance with the requirements of this Section.
38. [SLDO:603.12] – Provide lighting in accordance with the requirements of this Section if the facility is to be used at night.
39. [SLDO:603.14 & 611] – Provide a landscape plan which demonstrates compliance with the landscaping requirements of these Sections.
40. [SLDO:604] – Provide a general plan note that states in effect that all sidewalk and curb shall conform to the Americans with Disabilities Act Accessibility Guidelines.

STORM WATER MANAGEMENT ORDINANCE OF 2009: (SWMO)

41. [SWMO:303.02] – A Storm Water Management Permit for a Major Land Disturbance will be required prior to initiation of earth moving activities.
42. [SWMO:304.01.7] – Any areas that are easemented and not to be offered for dedication shall be identified along with a statement that the Township is not responsible for the maintenance of any areas not dedicated to and accepted for public use.

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43. [SWMO:304.03.9] – (a.) Please provide the location of all time of concentration paths on the Pre and Post-Drainage Plans. (b.) The pre and post time of concentration paths for Drainage Area 2 appear to be the same on the Pre and Post-Drainage Plans; however, the calculated times differ (i.e., pre = 7.91 minutes and post = 12.26 minutes). Please explain the discrepancy.
44. [SWMO:304.04.3 & 402.07] – (a.) Provide the location of the percolation tests on the plan. (b.) The allowance for the use of infiltration and groundwater recharge shall be based on the analysis required as per Section 617 of the Subdivision and Land Development Ordinance and Section 402.21 of the Storm Water Management Ordinance. The applicant is requesting a waiver of the requirement to submit a Carbonate Assessment Report. We recommend that an abbreviated report be required to demonstrate that the site is not located within a karst area.
45. [SWMO:304.04.7] – Provide verification of NPDES, DEP permit and/or County Conservation District approval.
46. [SWMO:402.01.2] – Runoff calculations shall be determined by using the Rational Method for watersheds less than fifteen (15) acres. The applicant is requesting a waiver of this requirement.
47. [SWMO:402.01.2] – Provide runoff calculations for the one-hundred (100) year storm frequency in accordance with the requirements of this Section. Applicant has requested a waiver of this requirement.
48. [SWMO:402.06] – (a.) There are several discrepancies between the information provided for the basin in the storm water management report and the information provided on the Cross Section – Detention Basin detail. Please review and revise as appropriate. (b.) Based on the basin outlet design, it appears that the 6-inch orifice structure should be indicated as multi-stage for the “Pond Routing Calculations.”

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GENERAL COMMENTS

49. 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 Land Development Plan and associated reporting.

The motion carried.

114 ASSOCIATES
LD2009-1P –
WAIVER REQUEST

Mr. Dave Weihbrecht of Alpha Consulting Engineers, Inc, discussed the 114 Associates waiver request with the Planning Commission.

The following waiver request was forwarded to the Silver Spring Township Board of Supervisors with no recommendation:

WAIVER REQUEST:

1. [SLDO:602.14] – Cul-de-Sac Streets
The applicant is requesting a waiver of the requirement to provide a fully paved turnaround on Cedar Road (T-564). The applicant's justification for the waiver request is stated as follows: "EMC has recommended approval."

The following comments must also be addressed:

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 2009 (SLDO):

1. [SLDO:602.10.2] – At the end of a cul-de-sac street, the Township may require that a snow storage easement be established. Such easement shall be free of driveways, shall not allow parking during snowy conditions, and shall be designed to allow proper drainage of melting snow.
 - a. The Township's Road Superintendent shall determine if the location and size of the proposed easement will accommodate snow removal activities in this area.

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- b. Provide complete easement information including but not limited to: all conditions and rights associated with the easement and a complete description of the easement in order that the area may be easily located. This information shall be recorded.
2. [SLDO:602.14] – All cul-de-sac streets, whether permanently or temporarily designed, shall be provided at the closed end with a fully paved turnaround to the specifications stated in Section 602.10 of the Subdivision and Land Development Ordinance. The applicant is requesting a waiver of this requirement.
 - a. Written confirmation of review and approval of the proposed lack of a turnaround shall be provided from the EMC.
 - b. It appears that the lack of a turnaround and the proposed driveway configuration for the Fang property will encourage public use of the Fang's driveway.
 - c. Provide information regarding responsibility for the maintenance of the proposed berm and associated landscaping if any. A developer's agreement is required for maintenance of the proposed berm.
 - d. Without a fully paved turnaround, Cedar Road will no longer be eligible for liquid fuel funds.
 - e. Provide written confirmation of review and approval of the proposed driveway configuration(s) from the Fang's.
 - f. PennDOT's latest review of the design of this area included the following comments:
 - (1.) The proposed berm barrier to close off Cedar Road does not appear to provide sufficient separation between Cedar Road and SR 0114 pavement. The driveway on the Fang property should be relocated

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further north along Cedar Road, or alternatively connect to Village Road, and be as far as practical from SR 0114.

- (2.) It does not appear that the narrow width and minimal height of the proposed berm will provide sufficient separation to discourage direct access to SR 0114. Please provide justification as to why the Fang's driveway cannot be modified. The driveway should be modified to be perpendicular to Cedar Road, therefore providing additional area to create a berm that will deter people from accessing SR 0114 at this location. If the driveway cannot be modified and all the procedures in SOL 470-09-2 have been followed then a physical barrier of guiderail or concrete barrier will need to be provided. The response indicated that the Fang driveway along Cedar Road was realigned to intersect further away from SR 0114 but the plans do not appear to indicate any changes to the Fang driveway on Cedar Road. The Fang driveway onto Cedar Road should be considered to be removed or located further away from the intersection to provide a more substantial berm, preferably 4' in height, and additional pavement can be removed in the area. All sides of the berm should be sloped at 2:1 not just the side facing Cedar Road and SR 0114.
 - (3.) Landscaping should be considered on the berm to further deter people from accessing SR 0114 at this location.
3. [SLDO:602.17.3 & 602.17.4] – Provide clear sight triangle(s) and sight distances for the Fang driveway(s) in accordance with the requirements of these Sections of the SLDO.

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ZONING TEXT
AMENDMENT

WATERFORD MED
PARTNER, INC. Z2010-2

Mr. Andrew Kravitz of Pinnacle and Mr. Art Campbell, Realtor of Campbell Commercial Real Estate, Inc., discussed the Waterford Med Partner plans with the Planning Commission.

On a D'Agostino/DeVore motion, the Silver Spring Township Planning Commission tabled the Waterford Med Partner, Inc. Zoning Text Amendment, Z2010-2 until the May Planning Commission meeting.

The motion carried.

OTHER PERTINENT
BUSINESS

It was suggested that the Zoning Text Amendment for Waterford Med Partner be withdrawn and resubmitted as a new zoning text amendment.

ADJOURNMENT

There being no further business or comments to come before the Commission, the meeting was adjourned at 8:17 pm on a DeVore/Diener motion.

The motion carried.

Recorder: _____
Kathy Kramer

APPROVED: _____
Chairman

Secretary