

MINUTES

PLANNING COMMISSION REGULAR MEETING

**MAY 6, 2010
7:00 PM**

The Silver Spring Township Planning Commission met in a regular session on Thursday, May 6, 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, and Mr. Art D'Agostino. Absent: Ms. Georgianne Diener and Mr. Brian Brenneman.

Staff members present: Mr. James E. Hall, Zoning Officer, Ms. Vicki Aycock, EIT, Dawood Associates, Inc.; Mr. Jeff Kelly, Cumberland County Planning Commission; and Ms. Kathy K. Kramer, Recording Secretary.

Others present:

J. Funkhouser
Nate Spade
L. Spenard
Matt Owens
Vince DiFilippo
Mazhar Malik
Judd Dayton

Ron Elicker
Chris Markley
Rick Castranio
Andrew Kravitz
Nancy Griffie
Jamie Brubaker
John Walker

PUBLIC PARTICIPATION

None.

APPROVAL OF MINUTES APRIL 1, 2010

On a D'Agostino/DeVore motion, the Planning Commission approved the minutes of the meeting held April 1, 2010.

The motion carried.

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OLD BUSINESS

SUBDIVISION PLANS

LEE SOUDER,
2009-12F REVISED

Mr. Rick Castranio of Alpha Consulting Engineers, Inc., discussed the Lee Souder final subdivision plan, 2009-12F Revised, with the Planning Commission.

On a Brown/DeVore motion, the Planning Commission forwarded the Lee Souder, final subdivision plan, 2009-12F Revised, to the Silver Spring Township Board of Supervisors with the following comments:

ZONING ORDINANCE OF 2009 (ZO):

1. [ZO:222.8] – Minimum Setback Requirements
Provide all minimum required setbacks (e.g., off-street parking, off-loading and outdoor storage) on the Plan to demonstrate that proposed features such as parking and loading comply with the setbacks with the exception of the variances granted under Docket No. V 2009-17. *The residential buffer strip is no longer shown. Please review and revise as appropriate.*

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 2008 (SLDO):

2. [SLDO:304.02] – EMC review and approval is required.
3. [SLDO:304.06] – All final plans as recorded shall be submitted in electronic format compatible with AutoCAD 2000®.
4. [SLDO:402.02.11 & 403.02] – Provide a plan note identifying all existing non-conforming structures/uses. In addition, provide a plan note listing each variance granted in detail and the conditions of the decision rendered under Docket No. V 2009-17. *It appears that all non-conformities as identified in the “Narrative Statement In Support of Request for Variance” have not been included under General Note #16 located on Sheet1.*

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In addition, there are other non-conformities such as the existing house on Lot 1, the existing shed on Lot 3, etc. Please review and revise as appropriate. Please revise General Note #15 located on Sheet 1 to include the Zoning Hearing Board's conditions as detailed in its Decision for Docket No. V 2009-17.

5. [SLDO:402.04.14 & 403.04] – The requested waivers shall also reference the Final Plan SLDO Section that applies (i.e., 403.03 – Existing Features). Please review and revise as appropriate. In addition, the applicant shall complete all waiver statements upon final action by the Board of Supervisors and prior to recording the plan. *Indicate the appropriate sections and the date the Board of Supervisors approved the waivers on Sheet 1.*
6. [SLDO:403.04.3 & 607] – (a.) Provide locational dimensions for easements with sufficient detail to provide easy on-site location. Easements which do not follow property lines shall be located by a centerline metes and bounds description. *It appears that the proposed access easement description is incomplete. Please review and revise as appropriate.* (d.) Show and provide easements for the extension of public water.
7. [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.
8. [SLDO:403.07] – All applicable fees shall be paid prior to plan recording.
9. [SLDO:613.03] – Provide notification from the Silver Spring Township Authority of the existing ability to provide sanitary sewer service, approval of the design plans and acceptance of Performance Guarantees.

GENERAL COMMENTS:

10. The plan should be certified by the surveyor.
11. The variance for exceeding the maximum 60% lot coverage on Lots 4 and 5 (Section 222.7) should be noted on the subdivision plan.

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12. An agreement should be established for the use and maintenance of the proposed access easement.

ADDITIONAL COMMENTS:

13. The Zoning Officer shall determine if the revised plan is consistent with the Zoning Hearing Board decision on September 14, 2009 regarding the variance.

The motion carried.

NEW BUSINESS

LAND DEVELOPMENT PLANS

SILVER SPRING FAMILY HEALTH CENTER, LD2010-4F

Mr. Judd Dayton of Evans Engineering, Inc., discussed the Silver Spring Family Health Center land development plan with the Planning Commission.

On a Brown/Helman motion, the Planning Commission forwarded the following waiver to the Silver Spring Township Board of Supervisors with a recommendation for approval:

WAIVER:

1. Submission of a preliminary plan (303).

The motion carried.

The motion made by Vice-Chair Brown, recommending approval of the second waiver request for the requirement for a separate loading zone failed due to lack of a second.

On a Helman/D'Agostino motion, the Planning Commission forwarded the Silver Spring Family Health Center land development plan, LD2010-4F, to the Silver Spring Township Board of Supervisors with no recommendation.

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The motion carried with Vice-Chair Brown casting a negative vote.

LOT 122-B MILLFORDING
HIGHLANDS PHASE 1
2010-3F

Mr. John Walker of Hoover Engineering, Inc., discussed the Lot 122-B Millfording Highlands Phase 1 with the Planning Commission.

On a Hellman/D'Agostino motion, the Planning Commission forwarded the Lot 122-B Millfording Highland Phase 1, final subdivision plan, 2010-3F, to the Silver Spring Township Board of Supervisors with a recommendation of approval subject to the following comments:

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 2009 (SLDO):

1. [SLDO:304.06] – All final plans as recorded shall be submitted in electronic format compatible with AutoCADD 2000®.
2. [SLDO:403.03 & 402.03.3] – Please differentiate between existing and proposed iron pins.
3. [SLDO:403.04.1] – Provide a complete description of the centerline for Millfording Road, including all required curve information.
4. [SLDO:403.04.2] – Provide complete descriptions for all lot lines of the affected lots (i.e., Lots 122-B and 61).
5. [SLDO:403.04.3] – Provide locational dimension for easements with sufficient detail to provide easy on-site location. Easements which do not follow property lines shall be located by a centerline metes and bounds description (e.g., drainage easement on Lot 61 and sanitary sewer easement on Lots 122-B and 61).
6. [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.

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7. [SLDO:403.07] – All applicable fees shall be paid prior to final plan approval.
8. Note 19 on sheet 1 should be corrected to indicate if trees exist on the site with a diameter of 18” or greater (Sub. Ord., Section 402.03.6).
9. Responsibility for the maintenance of the storm water pipe and drainage easement on lot 61 should be clarified on the plan.

The motion carried.

CROSSROADS AT
WALDEN, LOTS 129,
130, and 187 2010-4F

Mr. Jamie Brubaker of Charter Homes, Inc., discussed the Crossroads at Walden with the Planning Commission.

On a Helman/D’Agostino motion, the Planning Commission forwarded the Crossroads at Walden, Lots 129, 130, and 187, final subdivision plan, 2010-4F, to the Silver Spring Township 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. There is no entitlement for commercial use on Lot 187 formerly known as Lots 187, 188, and 189. The Township’s solicitor shall determine if the proposed change in use requires a new conditional use approval.
2. [ZO:207.11.2.O) – Main Street Setting
Provide the required twenty-five (25’) feet wide landscape buffer strip at Lot 129. Provide the required twenty-five (25’) feet wide landscape buffer strip between Lot 187 and Lot 204.

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3. [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. (a.) The rear setback line for Lot 129 is dimensioned and labeled as 20 feet on Sheet 3 while the rear setback is indicated as 50 feet on Sheet 1. (b.) It appears that the minimum required off-street parking setback is not provided on Lot 187.
4. [ZO:207.11.2.U] – Open Space
Provide information on the plan 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):

5. [SLDO:304.06] – All final plans as recorded shall be submitted in electronic format compatible with AutoCADD 2000®.
6. [SLDO:403.01, 403.04.2 & 402.01.2] – It appears that the Curve Table on Sheet 3 is not consistent with the curves labeled on the plan. Please review and revise as appropriate such that the Curve Table and labeled curves are reflective of one another.
7. [SLDO:403.01 & 402.01.4] – The Existing Features Plan is not legible, please review and revise to improve overall legibility.
8. [SLDO:403.02 & 402.02.6] – Provide the tax map and lot numbers assigned to the parcels to be affected by this subdivision plan.
9. [SLDO:403.02 & 402.02.8] – A graphic scale shall be provided.
10. [SLDO:403.02 & 402.02.9] – Provide the total acreage for each of the existing parcels to be affected by the proposed subdivision on both Sheet 2 and Sheet 3.

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11. [SLDO:403.02 & 402.02.11] – The current plan shall reference the recorded Final Subdivision Plan and all conditions of approval including any existing waivers, variances, special exception, and conditional use.
12. [SLDO:403.04 & 402.04.12] – Provide a plan note indicating when the monument and markers will be set.
13. [SLDO:403.04.1] – (a.) Provide complete description of the centerline and right-of-way line for all existing streets in accordance with the requirements of this Section (i.e., Woods Drive, Walden Way, Ellington Road, Bryant Street and Summer Lane). (b.) Curve descriptions are missing for RC1, RC40, RC21. Please review and revise as appropriate to include complete information.
14. [SLDO:403.04.2 & 402.04.2] – Provide the required information for all lots affected by the proposed subdivision both existing and proposed (e.g. OS11, OS2, Lot 204 and Nook Alley).
15. [SLDO:403.04.3 & 402.04.6] – Easements, which do not follow property lines, shall be located by a centerline metes and bounds description.
16. [SLDO:403.06] – All original seals, signatures, and notarizations shall be provided on each copy of the final plan prior to being recorded.
17. [SLDO:403.07] – All applicable fees shall be paid prior to final plan approval.
18. [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.
19. [SLDO:613.03] – Silver Spring Township Authority approval is required. Provide Authority acknowledgement of sufficient capacity to serve the proposed project.
20. [SLDO:614.02] – Provide notification from the appropriate authority or association of the existing ability

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to provide water service, approval of the design plans and acceptance of Performance Guarantees shall be submitted.

21. The tax parcel number should be noted for the existing lots. (Sub. Ord. Section 402.02.6)
22. A graphic scale should be provided on the plan. (Section 402.02.8)
23. The plan should be certified by the surveyor. (Section 402.06.2)
24. The lot dimensions of lot 204 and lot OS-11 should be shown since they are included in the proposed subdivision. (Section 402.04.2)
25. The impact of reducing the proposed open space area of this plan (OS-2 and OS-11) should be clarified. Will open space area be added in future phases to account for this loss?
26. If lot 204 is reduced in size, it should be determined if a townhouse end unit can meet the required setback and coverage requirements for that lot. (Zoning, Section 207.10)
27. The paving width of Woods Drive should be indicated.

The motion carried.

OTHER PERTINENT
BUSINESS

COMPREHENSIVE
PLAN UPDATE

It is the goal of the Planning Commission to update the Comprehensive Plan and ensure compatibility between the planning policies and the current zoning regulations. Each member took specific sections of the Comprehensive Plan for review and will provide recommendations on their respective sections at the July Planning Commission meeting.

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CONSIDERATION OF
POLICY TO ADDRESS
COMPLIANCE WITH
ORDINANCES
REQUIREMENTS

This item was tabled until the June meeting.

ADJOURNMENT

There being no further business or comments to come before the Planning Commission, the meeting was adjourned at 8:12 pm on a D'Agostino/Brown motion.

The motion carried.

Recorder: _____
Kathy Kramer

APPROVED: _____
Chairman

Secretary