

AGENDA

PLANNING COMMISSION
REGULAR MEETING

JUNE 3, 2010
7:00 PM

THIS MEETING IS BEING RECORDED

As a courtesy to others in attendance, please turn off all cellular phones & pagers during the meeting.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC PARTICIPATION

APPROVAL OF MINUTES – May 6, 2010

NEW BUSINESS

Subdivision Plans

1. Mechanicsburg Terminals Corporation 2010-5F (8/11/10)
[Industrial property on 122.53 acres of land on Texaco Road, directly east of the existing Mechanicsburg Terminal. The subdivision consolidates two of three existing parcels.]

Conditional Uses

1. Kiddie Academy & The Custer Company CU2010-2
[Commercial Day-Care facility at the intersection of Woods Drive and Hogestown Road]

Zoning Text Amendment

1. Waterford Med Partner, Inc. Text Amendment Z2010-3
2. Zoning Ordinance – Definitions
[Ordinance to define medical and dental clinics and ambulatory Surgical Facilities.]

OTHER PERTINENT BUSINESS

1. Consideration of Policy to Address Compliance with Ordinances Requirements

ADJOURNMENT

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**PLANNING COMMISSION
REGULAR MEETING**

**JUNE 3, 2010
7:00 PM**

The Silver Spring Township Planning Commission met in a regular session on Thursday, June 3, 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, Mr. Art D'Agostino, Ms. Georgianne Diener, and Mr. Brian Brenneman.

Staff members present: Ms. Terri A. Martini, Acting 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:

| | |
|------------------|-----------------|
| Matt Owens | Andrew Kravitz |
| Stan Custer, Jr. | Chris Commarota |
| Dale Tipple | L. Spenard |
| Steve Carten | Eric Brinser |
| Barb Sadler | Wayne Stevenson |
| Drew Williams | Chris Markley |
| Derek Bicksler | Dave Lenker |
| John Murphy | |

PUBLIC PARTICIPATION

Mr. Lionel Spenard addressed concerns with the current Stormwater Management Ordinance. Mr. Spenard proposed that changes related to prohibiting the discharge of water onto adjoining property be considered.

**APPROVAL OF MINUTES
MAY 6, 2010**

On a DeVore/D'Agostino motion, the Planning Commission approved the minutes of the meeting held May 6, 2010.

The motion carried.

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NEW BUSINESS

SUBDIVISION PLANS

MECHANICSBURG
TERMINALS
CORPORATION 2010-5F

Mr. Eric Brinser and Mr. Steve Carten, of Rettew Associates, discussed the Mechanicsburg Terminals Corporation subdivision plan with the Planning Commission.

On a Helman/D'Agostino, motion the Mechanicsburg Terminals Corporation subdivision plan, 2010-5F, was tabled per the applicant's request. The following comments must be addressed:

ZONING ORDINANCE OF 2009 (ZO):

1. [ZO:221.11] – Screening
A visual screen must be provided along any adjoining lands within a residential zone, regardless of whether or not the residentially zoned parcel is developed.
2. [ZO:221.12] – Landscaping
Provide a fifteen (15') foot landscape strip in accordance with the requirements of this Section.
3. [ZO:345.1] – Tree Planting
If any new lot is proposed, street trees shall be planted along all lot lines that are adjacent to the street.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 2009 (SLDO):

4. [SLDO:301] – A preliminary plan is not required for this plan; therefore, all the waiver requests should be withdrawn.
5. [SLDO:304.06] – All final plans as recorded shall be submitted in electronic format compatible with AutoCAD 2000®.
6. [SLDO:402.03.4 & 403.03] – Provide existing features within two hundred (200') feet of the subject tracts.

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7. [SLDO:402.03.6 & 403.03] – Provide the locations and general species of individual trees with a trunk diameter of 18 inches or greater.
8. [SLDO:402.04.6, 403.04.3 & 607] – Provide complete easement information in accordance with the requirements of these Sections for the proposed 50-foot pipeline easement.
9. [SLDO:402.04.12, 403.04 & 608] – Provide a plan note (within the general notes) regarding when the lot line markers and monuments will be set.
10. [SLDO:402.05.2, 403.06.3 & 613.01] – Sewer Facilities Planning module or exemption is required for adoption by Silver Spring Township and approval by the Department of Environmental Protection.
11. [SLDO:402.05.8 & 403.05] – Provide evidence of PHMC notification and response.
12. [SLDO:402.05.10 & 403.05] – Provide evidence of PNDI notification and response.
13. [SLDO:402.05.11, 403.05 & 617] – Provide a Carbonate Assessment Report.
14. [SLDO:402.06.1& 403.06] – Provide a copy of the right-of-way agreement(s) or letter(s) from the owner(s) or lessee(s) of such right-of-way(s) stating any conditions on the use of the land and the minimum building setback and/or right-of-way line for all existing pipelines.
15. [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.
16. [SLDO:403.04.1] – Provide a complete description of the centerline for Texaco Road, including all required curve information.

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17. [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.
18. [SLDO:403.06.2] – Provide the correct review statement for the Cumberland County Planning Department.
19. [SLDO:403.07] – All applicable fees shall be paid prior to plan recording.
20. [SLDO:602.18] – The applicant indicates that no improvements are proposed with this application; however, it appears that construction of an access drive will be necessary to provide access to proposed Tract 2. Please clarify. The applicant shall verify that all requirements for an access drive at this location can be met.
21. [SLDO:602.18.4] – Access drives which form a cul-de-sac shall not exceed eight hundred (800') feet in length. It appears the future access drive location for Tract 2 will exceed the maximum length required. The applicant may want to consider submitting a Waiver Application for this Section of the SLDO.
22. [SLDO:605.04.7.c.2] – The pole for a flag lot shall not exceed six hundred feet (600'). The applicant is requesting a waiver of this requirement. However, proposed Tract 2 does not meet the definition of a flag lot. Furthermore, flag lots are not a permitted use in the Light Industrial Zone (I-1). We recommend that the applicant withdraw the waiver request for the pole length.
23. [SLDO:610.01] – The applicant shall reference the most current FEMA/FIRM mapping. Also, it appears that a floodplain does exist on Tract #2. Provide complete information for the 100-year floodplain.
24. [SLDO:610.02] – Provide evidence that a trained professional has conducted a wetland review for all affected Tracts.

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25. [SLDO:611.04] – Provide the screening required by Zoning Ordinance Section 221.11 in accordance with the requirements of this Section.
26. A front setback of 50' is not identified for tract 2 (Zoning, Section 221.8).
27. Note 11 on sheet 1, concerning no floodplains on the site, should be corrected. The floodplain of Hogestown Run is indicated in tract 2.
28. The impact of the new access road on the adjacent R-1 zone should be determined. Will screening be provided in accordance with Section 221.11?
29. A clear-sight triangle should be provided at the intersection of the access road and Texaco Road (Section 602.18.h).

The motion carried.

CONDITIONAL USES

KIDDIE ACADEMY & THE
CUSTER COMPANY
CU2010-2

Mr. John Murphy, of Alpha Consulting, Inc., and Mr. Chris Commarota, of Kiddie Academy, discussed the Kiddie Academy and The Custer Company conditional use application with the Planning Commission.

On a Helman/Brown motion, the Planning Commission forwarded the Kiddie Academy and The Custer Company conditional use application to the Board of Supervisors with a recommendation for approval subject to the following comments:

ZONING ORDINANCE OF 2009 (ZO):

1. [ZO:204.6] – Design Requirements
Provide setbacks in accordance with the requirements of this Section.

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2. [ZO:302.4] – Dumpsters
Dumpsters shall be located within a side or rear yard. It appears the dumpster is proposed to be located within a front yard.
3. [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.
4. [ZO:345.3] – Tree Planting
An average of one new deciduous shade tree shall be planted for each fifteen (15) new parking spaces. The species and sizes of the shade trees shall meet the requirements of Section 611 of the Subdivision and Land Development Ordinance.
5. [ZO:347] – Control of Light and Glare
A lighting plan will be required with the land development submission.
6. [ZO:704.1] – Conditional Uses
A zoning permit application is required.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 2009 (SLDO):

7. [SLDO:402.03.4.a] – Clarify the status, existing and proposed, of the access drive connecting to Springdale Way.
8. [SLDO:402.03.4.c] – (a.) Provide information regarding the “water vault” and whether it is a public facility and/or whether there is an easement associated with this facility. (b.) Provide additional information regarding the gas line and associated easement/right-of-way.
9. [SLDO:402.04.6] – Provide information regarding whether the proposed landscape area and berm which encroach on Lot #28 will be provided with a perpetual easement.

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10. [SLDO:602] – (a.) Provide additional information to demonstrate how the proposed “right out exit only” will be coordinated with the future intersection improvements. (b.) Provide additional information regarding traffic control measures that will be employed to discourage ingress at the proposed “right out exit only.” The geometric design and signage shall be sufficient to discourage any use of the “exit only” as ingress.
11. [SLDO:609] – It appears that the majority of runoff from the proposed site improvements is directed to the smaller of the two (2) proposed “storm water BMPs.” The larger BMP appears to be located at a high point. Please clarify.

GENERAL COMMENTS

12. The applicant must prepare and submit a separate land development plan in accordance with applicable Township Ordinance requirements and conditions of approval. A formal land development review will be conducted at that time.
13. A Storm Water Management Plan will be required for the Land Development Plan submission per SLDO:402.05.4.
14. A Carbonate Assessment Report will be required for the Land Development Plan submission per SLDO:402.05.11.

The motion carried.

ZONING TEXT
AMENDMENT

WATERFORD MED
PARTNER, INC. TEXT
AMENDMENT Z2010-3

Mr. Andrew Kravitz discussed the Waterford Med Partner, Inc text amendment with the Planning Commission.

On a Brown/D’Agostino motion, the Planning Commission forwarded the Waterford Med Partner, Inc., Text Amendment, Z2010-3, amending the use of medical and dental clinic to the C2 Zone, with the new definition proposed by the Planning Commission, and to add

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language from 211.18 for medical waste handling, to the Board of Supervisors with a recommendation for approval.

The motion carried.

ZONING ORDINANCE –
DEFINITIONS

Chairman Ricci presented the proposed definitions of medical and dental facilities and ambulatory surgical facility.

On a Brown/D’Agostino motion, the Planning Commission forwarded the Zoning Ordinance definitions to the Board of Supervisors with a recommendation for approval.

The motion carried.

OTHER PERTINENT
BUSINESS

CONSIDERATION OF
POLICY TO ADDRESS
COMPLIANCE WITH
ORDINANCES
REQUIREMENTS

After discussion on policy and procedure for improving the plan review process, staff proposed to draft a written policy for the July Planning Commission meeting.

ADJOURNMENT

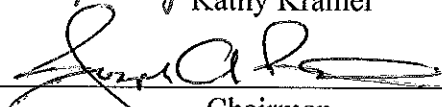
There being no further business or comments to come before the Planning Commission, the meeting was adjourned at 7:55 pm on a D’Agostino/DeVore motion.

The motion carried.

Recorder:


Kathy Kramer

APPROVED:


Chairman


Secretary