

## AGENDA

PLANNING COMMISSION  
REGULAR MEETING

NOVEMBER 3, 2011  
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 – October 6, 2011

OLD BUSINESS

Subdivision Plans

1. Foxwood Estates, 2011-8F (02/05/12)  
[The purpose of this plan is to build 7 detached single-family homes on the south side of Mulberry Drive, opposite Foxwood Boulevard.]
  - a. Planning Exemption

NEW BUSINESS

Subdivision Plans

1. Bridges at Evergreen – 2011-12P (02/01/12)  
[The purpose of this plan is to build 30 detached single-family homes in an R-1 zoning district, off Fallowfield and Longwood Drives.]

OTHER PERTINENT BUSINESS

ADJOURNMENT

## MINUTES

### PLANNING COMMISSION REGULAR MEETING

NOVEMBER 3, 2011  
7:00 PM

The Silver Spring Township Planning Commission met in a regular session on Thursday, November 3, 2011 at the Township Building, 8 Flowers Drive, 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. Curt Helman, Ms. Georgianne Diener, Mr. Art D'Agostino, Mr. Brian Brenneman and Mr. Steve Deck.

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

Others present:

Bob Stailey	Cole Boyer
Dave Lenker	Harold Coover
Kathi Pifer	L. Spenard
Ron Secary	

### PUBLIC PARTICIPATION

Mr. Ron Secary reviewed the status of the Metro Bank Conditional Use with the Planning Commission.

### APPROVAL OF MINUTES OCTOBER 6, 2011

On a D'Agostino/Deck motion, the Planning Commission approved the minutes of the meeting held on October 6, 2011.

The motion carried.

### OLD BUSINESS

### SUBDIVISION PLANS

### FOXWOOD ESTATES, 2011-8F AND PLANNING EXEMPTION

Since no representative was present at the meeting, on a D'Agostino/Brown motion, the Planning Commission tabled the Foxwood Estates, final subdivision plan, 2011-8F.

The motion carried.

## MINUTES

### PLANNING COMMISSION REGULAR MEETING

NOVEMBER 3, 2011  
7:00 PM

#### NEW BUSINESS

#### SUBDIVISION PLANS

#### BRIDGES AT EVERGREEN 2011-12P

Mr. Cole Boyer of Alpha Consulting Engineers discussed the Bridges at Evergreen preliminary plan with the Planning Commission.

The Silver Spring Township Planning Commission tabled the Bridges at Evergreen Preliminary Subdivision Plan, 2011-12P and recommends the following comments:

#### WAIVERS:

1. [SLDO:402.03.4] – Existing Features  
The applicant is requesting a waiver of the requirement to provide existing features located within 200 feet of the subject tract.

The Commission acknowledged the reasonableness of this request.

2. [SWMO:402.02.a] – Water Volume Controls  
The applicant is requesting a waiver of the requirement to provide water volume control for all storms equal to or less than the 2-year 24-hour Type II Storm Distribution
3. [SWMO:402.07] – Stormwater Basins  
The applicant is requesting a waiver of the requirement to provide a low flow channel within the bottom of the proposed basin.

The Commission requested additional justification or alternative designs in compliance within the Storm Water Management Ordinance in consideration of the additional waiver requests.

#### ZONING ORDINANCE OF 2009 (ZO):

1. [ZO:316.2] – Common Open Space  
Provide a written description and plan for the disposition of ownership of the common open space land in accordance with the requirements of this Section.
2. [ZO:316.4] – Natural Features  
Provide detail on how the Open Space area was derived to demonstrate that the steep slope areas and proposed

## MINUTES

### PLANNING COMMISSION REGULAR MEETING

NOVEMBER 3, 2011  
7:00 PM

stormwater detention basin were counted in accordance with the requirements of this Section.

3. [ZO:316.9] – Landscaping Plan  
Provide a description and any necessary detail on the plan of the methods to be used to ensure preservation of the existing trees during construction.
4. [ZO:327.9] – Traffic Study Requirements  
A Traffic Impact Report in accordance with the requirements of this Section and SLDO:402.05.6 is required for all residential land uses which exceed twenty-five (25) lots.
5. [ZO:327.7.a through e] – Zero-Lot-Line Design  
Provide all “zero-lot-line” design requirements on the plan from 327.7.a through 327.7.e.

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

6. [SLDO:304.02] – EMC review and approval is required. Maximum hydrant spacing is six hundred (600') feet. Five (5") inch stortz connections required on hydrants.
7. [SLDO:402.02.10] – Provide the Zoning Ordinance district for the surrounding properties.
8. [SLDO:402.03.4] – Provide the required items and features which are located on or within 200 feet of the subject tract. The applicant is requesting a waiver of the requirement to provide existing features located within 200 feet of the subject tract.
9. [SLDO:402.04.9] – Revise the “Typical Road Section” detail provided on Sheet 7 to be in accordance with the requirements for a local street cross-section which is located in the Township’s Improvements Specification Manual, dated October 1995, revised January 2010.
10. [SLDO:402.05.2] – 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.
11. [SLDO:402.05.11, 617] – A Carbonate Assessment Report is required.

## MINUTES

### PLANNING COMMISSION REGULAR MEETING

NOVEMBER 3, 2011  
7:00 PM

12. [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.
13. [SLDO:602.07] – All new street names are subject to approval by the Township and the U.S. Postal Service
14. [SLDO:602.10] – It appears the minimum cartway width (i.e., 80 feet) is not provided for the cul-de-sac.
15. [SLDO:602.10.2] – Provide snow storage easements at the end of the cul-de-sacs.
16. [SLDO:602.12.5] – Label the radii of the cartway edge at all intersections to demonstrate that these areas are provided with a minimum radii of thirty (30) feet.
17. [SLDO:602.12] – (a) Provide clear-sight triangles for the existing intersections in accordance with the requirements of this Section. (b) Provide a general plan note stating in effect that no permanent obstructions, fencing, plantings, structures, etc. over three (3') feet above the street grade shall be permitted within the clear-sight triangle. The Township reserves the right to remove any obstruction to ensure safe access and sight distances.
18. [SLDO:602.13] – Provide sight distances for all intersections, proposed and existing, in accordance with the requirements of this Section.
19. [SLDO:602.17.2] – Driveways shall be set back at least two (2') feet from any side lot line. It appears that several proposed driveways are located less than the required minimum from the side lot lines.
20. [SLDO:602.17.3] – Provide clear site triangles for each driveway in accordance with the requirements of this Section.
21. [SLDO:604.01.10 & 604.02.6] – Provide a general plan note that states in effect that all sidewalks and curb shall conform to the Americans with Disabilities Act Accessibility Guidelines. Show the location and provide construction details for accessible ramps.

## MINUTES

### PLANNING COMMISSION REGULAR MEETING

NOVEMBER 3, 2011  
7:00 PM

22. [SLDO:607.03] – The ownership and maintenance responsibilities for the storm water management facilities and open space must be clearly identified and documented. If these features will be conveyed to a homeowner's association, a review of the legal instruments associated with the association by the Township Solicitor is required.
23. [SLDO:610] – Provide the date of the FEMA mapping referenced in General Note No. 9 on Sheet 1.
24. [SLDO:613.03] – Silver Spring Township Authority approval is required. Provide written acknowledgement from the Authority of sufficient capacity to serve the proposed project.
25. [SLDO:614.02] – Provide written notification from the appropriate water company(s) of the existing ability to provide water service, approval of the design plans and acceptance of Performance Guarantees.
26. [SLDO:615] – Recreational Advisory Council (RAC) review and approval is required.
27. [SLDO:615.01] – A recreation fee of \$1,300.00 shall be provided for each proposed dwelling unit.

### STORMWATER MANAGEMENT ORDINANCE OF 2011 (SWMO):

28. [SWMO:304.01.8] – Provide the date, signature and seal of the individual responsible for the Stormwater Management Plan and Report after the last plan revision.
29. [SWMO:304.01.9, 304.01.10, 304.04.5 & 402.21.10] – Provide an ownership and maintenance program, in a recordable form; in accordance with the requirements of this Section (refer to Appendix No. 5 of the Ordinance for a sample O&M Agreement).
30. [SWMO:304.04.4 & 304.04.7] – Provide copies of the approved Erosion and Sedimentation Control Plan and Post Construction Stormwater Management Plan and a copy of the NPDES Permit.
31. [SWMO:402.01] – (a.) The peak discharges and volumes of runoff shall be determined by using the "Modified" Rational Method for watersheds less than ten (10) acres. (b.) All runoff coefficients within the project

## MINUTES

### PLANNING COMMISSION REGULAR MEETING

NOVEMBER 3, 2011  
7:00 PM

- shall be based on meadow use for pre-development computations.
32. [SWMO:402.02.a] – Provide water volume controls for all storms equal to or less than the 2-year 24-hour Type II Storm Distribution. The applicant is requesting a waiver of this requirement. The drainage areas for the water volume calculations do not agree with the pre to post-drainage areas; please provide an explanation for the difference. The required calculations shall be provided to provide a basis for the waiver request.
  33. [SWMO:402.04] – Provide hydraulic grade line calculations in accordance with the requirements of this Section.
  34. [SWMO:402.07] – A low flow channel shall be used to de-water the bottom of the basin. The applicant is requesting a waiver of this requirement.
  35. [SWMO:402.09.6] – The depth used for “y” in the anti-seep collar design calculation appears to be in error based upon a water surface elevation of 408.29 for the 100-year routing and a culvert invert of 405.50. Please review and revise as appropriate.
  36. [SWMO:402.09.7] – Provide the 100-year water surface elevation in the swale to demonstrate that the first floor elevations of the adjacent lots are a minimum of two (2') feet above this elevation.
  37. [SWMO:402.10] – Provide design and construction detail for the proposed culverts and associated swale. The elevations given on page 630 of the Stormwater Management Report appear to exceed the proposed basement elevations of the dwellings located adjacent to the swale. In addition, based on the information provided it appears that the swale is not constructed in accordance with the swale detail provided in the report or the prior Subdivision Plan which proposed these facilities.
  38. [SWMO:402.16.2] – Provide information regarding erosion protection proposed for the emergency spillway.
  39. [SWMO:402.20] – Easements shall have a minimum width of thirty (30') feet. In addition, provide information and an easement for the basin discharge.

MINUTES

PLANNING COMMISSION  
REGULAR MEETING

NOVEMBER 3, 2011  
7:00 PM

- 40. [SWMO:402.22] – All detention facilities in areas of sinkhole prone soil shall be lined in accordance with the requirements of this Section. The plan detail located on Sheet 7 states: "impervious clay liner or geotextile material". Please provide clarification.

GENERAL COMMENTS:


- 41. Provide a general plan note on the cover sheet to indicate that the submission of a final lot grading plan is required with each building permit application.

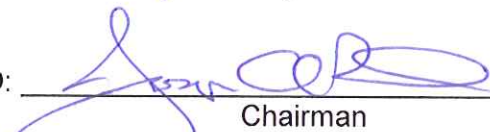
OTHER PERTINENT  
BUSINESS

ADJOURNMENT

There being no further business or comments to come before the Commission, the meeting was adjourned at 7:52 pm on a D'Agostino/Diener motion.

The motion carried.

Recorder:   
Kathy Kramer

APPROVED:   
Chairman

  
Secretary