

AGENDA

PLANNING COMMISSION
REGULAR MEETING

DECEMBER 2, 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 – November 4, 2010

NEW BUSINESS

Subdivision Plans

1. William C. Kollas 2010-8F (2/9/11)
[The purpose of this plan is to consolidate 4 existing parcels into building lots 1 and 2 for future development.]

Land Development Plans

1. Kollas Self Storage Facility LD2010-6F (2/9/11)
[The purpose of this plan is for the development of 59,150 s.f. of a self-storage facility at Route 11 and Appalachian Drive.]
2. Lawrence Chevrolet LD2010-7F (2/9/11)
[The purpose of this plan is to construct 2 building additions and renovations to Lawrence Chevrolet for automobile repair and display.]
3. Jacobson Companies LD2010-8F (2/9/11)
[The purpose of this plan is to construct a 175,370 s.f. expansion onto the existing warehouse on Fry Drive.]

Rezoning Request

1. Hempt Bros., Inc Z2010-9
[A rezoning request for 136 acres of land south of Timber Road, to be changed from Agricultural (A) to Quarry Zone (Q).]

OTHER PERTINENT BUSINESS

1. Comprehensive Plan Update

ADJOURNMENT

MINUTES

PLANNING COMMISSION REGULAR MEETING

DECEMBER 2, 2010
7:00 PM

The Silver Spring Township Planning Commission met in a regular session on Thursday, December 2, 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, Ms. Georgianne Diener, Mr. William DeVore, Mr. Curt Helman, and Mr. Art D'Agostino. Absent: Mr. Brian Brenneman.

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

Others present:

Bert Nye	Brian Reall
Bryan Salzmann	Christine Murphy
Dave Lenker	Dave Weihbrecht
Donna Rhoads	Douglas Bogard
Duke Brenneman	Gary Lawrence
Heath Sands	Henry & Lydia Gole
Ian Lerew	J. Funkhouser
J. Kemp	James Downs
John Newman	Kathi Pifer
Jim Price	Jim Snyder
Joe Eutzy	Karen Best
Kurt Williams	L. Spenard
Lynn Lenox	Michael Knight
Nancy Griffie	Nate Spade
Peter Hughes	Robert Turner
Steph Weaver	Tim Rice
Vince DiFilippo	Wade Brown
Wayne Stevenson	

PUBLIC PARTICIPATION

Mr. Peter Hughes, of Red Barn Consulting, discussed a plan for an automated dairy farming operation. All of the buildings and farming operations will be in Middlesex. Silver Spring will be impacted by the delivery trucks as the access to the site travels through Silver Spring Township. It is anticipated that the development plan will be formally presented in the near future.

MINUTES

PLANNING COMMISSION
REGULAR MEETING

DECEMBER 2, 2010
7:00 PM

APPROVAL OF MINUTES –
NOVEMBER 4, 2010

On a D'Agostino/DeVore motion, the Planning Commission approved the minutes of the meeting held on November 4, 2010.

The motion carried.

NEW BUSINESS

SUBDIVISION PLANS

WILLIAM C. KOLLAS
2010-8F

Mr. Jim Snyder, of Snyder, Secary & Associates, discussed the William C. Kollas subdivision plan with the Planning Commission.

On a D'Agostino/DeVore motion, the Planning Commission tabled action on the William C. Kollas, subdivision plan, 2010-8F. The following comments must be addressed:

ZONING ORDINANCE OF 2009 (ZO):

1. [ZO:231] – Floodplain Zone (FP)
Provide a plan note stating in effect that all proposed future land development on Lots 1 and 2 shall be in conformance with the floodplain standards specified in the Silver Spring Township Zoning Ordinance, as amended.
2. [ZO:305] – Corner Lots
Provide a plan note stating in effect that on any corner lot, no wall, fence, or other structure shall be erected, altered, or maintained, and no hedge, tree, or other growth shall be planted or maintained, which may cause danger to traffic on a street by obscuring the view. On corner lots, no such structure or growth shall be permitted within an area, which is formed by a triangle, where the two legs of the triangle extended one hundred (100') feet from the centerline intersection of the two intersecting streets.

MINUTES

PLANNING COMMISSION REGULAR MEETING

DECEMBER 2, 2010
7:00 PM

3. [ZO:308.2] – Required Vehicular Access
Provide a plan note stating in effect that Lot 2 access shall be provided from Appalachian Drive and shall be located a reasonable distance from the Carlisle Pike (S.R. 0011) to allow for future Appalachian Drive widening improvements.
4. [ZO:345.1] – Tree Planting
Provide street trees in accordance with the requirements of this Section.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 2009 (SLDO):

5. [SLDO:402.02.11 & 403.02] – Provide a statement on the plans listing any existing zoning variances or conditional uses, including all requirements for such variances or conditional uses.
6. [SLDO:402.03.4 & 403.03] – Provide existing features on or within two-hundred (200') feet of the subject tract in accordance with the requirements of Section 402.03.4.a, b, and c (e.g., location of access drive(s) and driveways; location and size of public sanitary sewer facilities, public water supply facilities, wetlands, etc.)
7. [SLDO:402.03.6 & 403.03] – Show the location of any trees eighteen (18") inches in diameter or greater. If, upon investigation, it is determined that none exist, provide a plan note indicating that this requirement has been verified.
8. [SLDO:402.04.5 & 403.04] – Provide name of authority providing sanitary sewage disposal and water supply.
9. [SLDO:402.04.12 & 403.04] – Include a plan note indicating when the proposed monuments and markers will be set.
10. [SLDO:402.05.8 & 403.05] – Provide evidence of Pennsylvania Historical and Museum Commission (PHMC) notification and response.

MINUTES

PLANNING COMMISSION REGULAR MEETING

DECEMBER 2, 2010
7:00 PM

11. [SLDO:402.05.10 & 403.05] – Provide written notification and response from the Pennsylvania Natural Heritage Program (formerly PNHI) with respect to the potential for the location of endangered/threatened species.
12. [SLDO:402.05.11, 403.05 & 617] – A Carbonate Assessment Report prepared by CQS, Inc. dated August 5, 2008, was submitted with the land development plan to address this requirement. Review comments are provided under the land development review.
13. [SLDO:402.06.1 & 403.06] – Provide a copy of the right-of-way agreement or letter from the owner or lessee of the Sun Pipeline stating any conditions on the use of the land.
14. [SLDO:402.06.4 & 403.06] – Provide a note regarding Highway Occupancy Permit requirements to the effect, “Pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), as amended, a Highway Occupancy Permit will be required before any improvements are initiated within a State Highway.
15. [SLDO:403.04.1] – Provide a complete description of the centerline for existing streets (i.e., Carlisle Pike).
16. [SLDO:403.06.3 & 613.01] – 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. A non-building waiver will be required for Lot 2. A plan note may be added regarding Lot 1 stating in effect that no additional sewage capacity is required from that which exists.
17. [SLDO:602.03.1.f] – Appalachian Drive shall be improved to the minimum SLDO requirements for a local street. Additional right-of-way may be required for the proposed signalized intersection of Appalachian Drive and Louis Parkway.
18. [SLDO:602.03.1] – Label/identify the right-of-way for the Carlisle Pike.

MINUTES

PLANNING COMMISSION REGULAR MEETING

DECEMBER 2, 2010
7:00 PM

19. [SLDO:607] – Provide an easement for the conveyance of off-site storm water runoff from the mobile home park through Lot 1.
20. [SLDO:610.02] – Provide evidence that a trained professional has conducted a wetland review.
21. ADMINISTRATIVE ITEMS FOR PLAN RECORDING (SLDO 2009):
 - [SLDO:304.06] – All final plans as recorded shall be submitted in electronic format compatible with AutoCAD 2000®.
 - [SLDO:403.01] – Prior to recording, the plan must be reduced to eighteen-by-twenty-four (18" x 24") inches and be legible. Submission of a single proof set for a legibility review prior to recording is required.
 - [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.
 - [SLDO:403.07] – All applicable fees shall be paid prior to final plan approval.
22. The plan should be certified by the surveyor.
23. The adjacent property owner to the west of this subdivision (in Middlesex Township) should be identified (Sub. Ord. Section 402.03.2).
24. The paving width of U.S. Route 11 should be indicated (Section 402.03.4).
25. The plan must be reduced to 18" x 24" for recording purposes.

The motion carried.

MINUTES

PLANNING COMMISSION REGULAR MEETING

DECEMBER 2, 2010
7:00 PM

LAND DEVELOPMENT PLANS

KOLLAS SELF STORAGE FACILITY LD2010-6F

Mr. Jim Snyder, of Snyder, Secary & Associates, discussed the Kollas Self Storage Facility land development plan with the Planning Commission.

On a D'Agostino/Diener motion, the Planning Commission tabled action on the Kollas Self Storage Facility, land development plan, LD2010-6F. The following comments must be addressed:

ZONING ORDINANCE OF 2009 (ZO):

1. [ZO:212.6.5] – Residential Buffer Strip
Any lot adjoining land within a residential zone shall maintain a thirty-five (35') feet setback for nonresidential buildings, structures, off-street parking lots, loading areas, and outdoor storage areas from the residentially zoned parcels. Such areas shall be used for a landscape strip and screen. It appears that the strip/screening should be extended to the south.
2. [ZO:212.7] – Maximum Permitted Height
Provide the maximum permitted and proposed building height for the proposed buildings.
3. [ZO:212.8 &:313] – Permitted Signage
Provide a plan note that states in effect that any signage will comply with the Township's Zoning Ordinance, and 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 Section 313.
4. [ZO:212.9] – Screening
Provide a visual screen along all adjoining lands within a residential zone. Screening shall comply with SLDO:611.04. Screening shall be extended to the south along all property lines shared with adjoining residential properties.

MINUTES

PLANNING COMMISSION REGULAR MEETING

DECEMBER 2, 2010
7:00 PM

5. [ZO:212.11] – Waste Products
Indicate the dumpster(s) location, size, setbacks, and provide screening in accordance with the requirements of this Section and ZO:302.4.
6. [ZO:231] – Floodplain Zone
(a.) A draft report entitled “Hydrologic & Hydraulic Report for Self Storage Warehouse Facility”, prepared by Snyder, Secary & Associates, LLC, dated November 11, 2010 was submitted with this land development application. The study is currently under review; comments, if any, will be provided under subsequent reviews of this plan. (b.) Provide a plan note stating in effect that all proposed improvements shall be in conformance with the floodplain standards specified in the Silver Spring Township Zoning Ordinance as amended.
7. [ZO:308.2] – Vehicular Access – Carlisle Pike
Direct vehicular access (via driveways, access drive, or streets) to the Carlisle Pike shall only be permitted by right of approved Township-identified "vehicular control points" as defined or by conditional use for unimproved properties fronting the Carlisle Pike. The Zoning Officer will need to determine whether access on Hathaway Drive requires a Conditional Use.
8. [ZO:336.4] – Mini-Warehouses
External storage areas shall be screened from adjoining residentially zoned land.
9. [ZO:336.8] – Prohibited Uses
The applicant shall adequately demonstrate that all mini-warehouse rental and/or use contracts shall specifically prohibit the uses outlined in Section 336.8 Item Numbers 1 through 5.
10. [ZO:345.1] – Tree Planting
Provide street trees in accordance with the requirements of this Section.
11. [ZO:345.2] – Tree Planting
If fifteen (15) or more new off-street parking spaces are proposed on a lot, then an average of one new deciduous

MINUTES

PLANNING COMMISSION
REGULAR MEETING

DECEMBER 2, 2010
7:00 PM

shade tree shall be planted for each fifteen (15) new parking spaces. The trees shall be in addition to any other tree-planting requirement. Provide information on the Landscaping Plan, which demonstrates the number and location of the trees planned to fulfill this requirement.

12. [ZO:347] – Control of Light and Glare
If exterior lighting is proposed, the applicant shall submit a lighting plan, which demonstrates that the proposed lighting will be in accordance with the requirements of this Section.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 2009 (SLDO):

13. [SLDO:301] – (a.) The Final Subdivision Plan for William C. Kollas, Esq. shall be approved by the Township prior to the filing of an application for Land Development. In addition, the Final Subdivision Plan shall be recorded prior to recording the Land Development Plan. (b.) Because the land development includes construction of public improvements, the land development application shall be considered a “Preliminary” plan. The land development plan shall be labeled accordingly.
14. [SLDO:304.02] – Emergency Management Council (EMC) review and approval is required. If applicable, the buildings sprinkler systems are required to have five (5”) inch storz connections with 22-degree elbow. Also, the buildings must be equipped with Knox Box. The EMC requires that each of the proposed buildings be identified with a number.
15. [SLDO:402.01.5 & 403.01] – All profile sheets shall include the corresponding horizontal alignment.
16. [SLDO:402.03.4 & 403.03] – Provide existing features within two-hundred (200’) feet of the subject tract in accordance with the requirements of Section 402.03.4.a, b and c.
17. [SLDO:402.04.4 & 403.04] – Architectural building elevation drawings shall be provided.

MINUTES

PLANNING COMMISSION REGULAR MEETING

DECEMBER 2, 2010
7:00 PM

18. [SLDO:402.04.6, 403.04.3 & 607] – A complete description of the easements shall be provided in order to be able to easily locate the easement area.
19. [SLDO:402.04.8 & 403.04] – A schedule for demolition of existing facilities/structures (e.g., gravel drive, shed, etc.) shall be acknowledged on the plan.
20. [SLDO:402.04.9] – Cross sections for improvements to existing streets shall be provided for each fifty (50') foot station location.
21. [SLDO:402.04.10 & 403.04] – Provide the vertical and horizontal alignment on the same sheet for each profile in accordance with the requirements of these Sections.
22. [SLDO:402.04.11 & 403.04] – Provide the location of the proposed traffic control devices (e.g., stop signs).
23. [SLDO:402.05.8 & 403.05] – Provide evidence of Pennsylvania Historical and Museum Commission (PHMC) notification and response.
24. [SLDO:402.05.10 & 403.05] – Provide written notification and response from the Pennsylvania Natural Heritage Program (formerly PNHI) with respect to the potential for the location of endangered/threatened species.
25. [SLDO:402.05.11, 403.05 & 617] – A Carbonate Assessment Report prepared by CQS, Inc. dated August 5, 2008, was submitted to address this requirement. Based on our review of the report, we offer the following comments for your consideration:
 - a) The Ordinance requires the Carbonate Assessment Report to demonstrate compliance, or justify non-compliance. Given the presence of karst features, the report purpose is to justify non-compliance. 402.05.11 b) i). This statement shall be incorporated into future reporting for this site.

MINUTES

PLANNING COMMISSION
REGULAR MEETING

DECEMBER 2, 2010
7:00 PM

- b) The report shall also note the absence of surface water, if appropriate, and that groundwater likely is below the soil/rock interface, and unlikely to contribute to sinkhole development. Section 402.05.11 b) ii).
- c) The report shall provide maps at a scale no smaller than 1" = 100' showing all karst features Section 402.02. 11 b) iii). No maps were included with the report received.
- d) The locations of private and public water supplies on adjoining properties shall be identified 402.05.11 b) iii), and the report shall include proposed measures to control potential adverse environmental impact to groundwater quality or storm water management 402.05.11 c) iii).
- e) The report should maintain consistency with other submitted materials and include a description of the Duffield Soil series per section 402.05.11 b) ii) and closed depressions per Section 402.02. 11 b) v).
- f) The report indicates site conditions make it "difficult to make a definitive statement regarding carbonate features at the site," that no obvious depressions, sinkholes, etc. were noted during either the site visit or review of aerial photography. However, historic closed depressions and sinkholes have been mapped on or adjacent to the property (Kirchanov, 1989), and the storm water management plan shows discharge into existing closed depressions.
- g) Buildings and impervious surfaces appear to be located within one hundred (100') feet of karst features, which includes surface depressions. A statement is required in the report that minimal risk of structural damage due to sinkholes will exist, or specific mitigating measures must be identified in the report to minimize the risk of future sinkhole development (617.02).

MINUTES

PLANNING COMMISSION REGULAR MEETING

DECEMBER 2, 2010
7:00 PM

- h) Storm water facilities are not permitted within one hundred (100') feet of karst features, including closed depressions, unless a recognized professional with competence in the field demonstrates that minimal risk of structural damage to sinkholes will exist, or mitigating measures are taken to minimize the risk of structural damage, designed by a recognized professional with competence in the field. Neither of these steps appears to have been taken as required. (617.03).
 - i) Storm water outflow shall not be directed to carbonate features including sinkholes and closed depressions (617.04).
26. [SLDO:402.06.1 & 403.06] – (a.) Provide a copy of the right-of-way agreement or letter from the owner or lessee of the Sun Pipeline stating any conditions on the use of the land. (b.) In addition, provide acknowledgement and approval from Sun Pipeline of the proposed grading and improvements located within the right-of-way.
27. [SLDO:403.04.1] – Provide a complete description of the centerline for the existing streets (Carlisle Pike and Appalachian Drive).
28. [SLDO:403.04.4 & 607] – Provide a cross-access easement to ensure common use of, access to, and maintenance of, Hathaway Drive.
29. [SLDO:403.04.5] – The plans shall 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 physical features.
30. [SLDO:403.05 & 613.01] – 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 or provide a plan note stating in effect that no additional sewage capacity is required for the proposed project.

MINUTES

PLANNING COMMISSION REGULAR MEETING

DECEMBER 2, 2010
7:00 PM

31. [SLDO:403.06.13] – Provide a statement on the plans stating that the development shall be constructed in accordance with the plan and all applicable ordinances.
32. [SLDO:506] – Provide a note on the plans stating to the effect, "It shall be the responsibility of the applicant to arrange a pre-construction meeting and all required inspections with the Township Engineer's office."
33. [SLDO:507] – Provide a note on the plans that states in effect that "As-Built" plans will be submitted to the Township Engineer's office upon completion of all required improvements and prior to the final inspection.
34. [SLDO:508] – Revise the trench detail to be in accordance with the Township's Improvements Specifications Manual (e.g., full stone backfill is required under paved areas).
35. [SLDO:602.03] – Additional right-of-way may be required for the proposed signalized intersection of Appalachian Drive and Louis Parkway.
36. [SLDO:602.03.1] – Label/identify the right-of-way for the Carlisle Pike.
37. [SLDO:602.11] – Joints are not permitted within the travel lane of Appalachian Drive. Please revise the widening detail to indicate that an entire lane width overlay will be provided.
38. [SLDO:602.18.1 & 602.08.1] – Provide the vertical curve information on the access drive profiles.
39. [SLDO:602.18.3.a] – All access drive intersections shall be subject to approval of the Pennsylvania Department of Transportation (PennDOT) when intersecting a State Route. Provide verification that the existing driveway permit for Hathaway Drive does not require any modification(s) due to the proposed project.
40. [SLDO:602.18.5] – When vehicular parking is prohibited along access drives, the prohibition must be

MINUTES

PLANNING COMMISSION
REGULAR MEETING

DECEMBER 2, 2010
7:00 PM

acknowledged on the plan and properly signed along the cartway.

41. [SLDO:603.07] – Provide a plan note that states in effect that 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.
42. [SLDO:603.01, 603.06 & 603.09] – The Parking Data on Sheet 3 indicates “>24 vehicular parking” spaces; however, only seven (7) spaces are depicted on the Site Plan. Show all proposed parking spaces in accordance with the requirements of these Sections.
43. [SLDO:603.12] – Provide a plan 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.
44. [SLDO:603.14] – In any parking lot containing twenty-five (25) or more parking spaces, five (5%) percent of the total area of the lot shall be devoted to interior landscaping. (a.) Show the location of the proposed parking spaces (i.e., >24). (b.) Provide area calculations and landscaping to demonstrate compliance with this Section of the Ordinance.
45. [SLDO:603.19] – Provide a note that states in effect that fire lanes shall be provided where determined necessary by the Zoning Officer as provided for in accordance with the provisions of the Pennsylvania Uniform Construction Code as adopted by the Township.
46. [SLDO:604.02, 604.02.5 & 604.02.6] – (a.) Please review and revise the curb detail provided on Sheet 9 to be in accordance with the Township’s Improvements Specifications Manual. (b.) Provide a plan note stating to the effect that curb shall conform to the Americans with Disabilities Act Accessibility Guidelines, the International Building Code, and the American National

MINUTES

PLANNING COMMISSION REGULAR MEETING

DECEMBER 2, 2010
7:00 PM

Standard (ANSI). Show the location(s) of proposed handicap ramps.

47. [SLDO:610.01] – (a.) A draft report entitled “Hydrologic & Hydraulic Report for Self Storage Warehouse Facility”, prepared by Snyder, Secary & Associates, LLC, dated November 11, 2010 was submitted with this land development application. The study is currently under review; comments, if any, will be provided under subsequent reviews of this plan. (b.) Provide a plan note stating in effect that all proposed improvements shall be in conformance with the floodplain standards specified in the Silver Spring Township Zoning Ordinance as amended.
48. [SLDO:611] – The landscape plan shall include the street trees, strip and interior landscaping, as well as the landscape screening required by other Zoning and Subdivision Land Development Ordinance Sections cited in this review.
49. [SLDO:613.03] – Provide a letter 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.
50. [SLDO:614.02] – Provide a letter from the water utility indicating the ability to provide water service, approval of the design plans, and acceptance of Performance Guarantees.
51. ADMINISTRATIVE ITEMS FOR PLAN RECORDING (SLDO 2009):
 - [SLDO:304.06] – All final plans as recorded shall be submitted in electronic format compatible with AutoCAD 2000®.
 - [SLDO:403.01] – Prior to recording, the plan must be reduced to eighteen-by-twenty-four (18" x 24") inches and be legible. Submission of a single proof set for a legibility review prior to recording is required.

MINUTES

PLANNING COMMISSION REGULAR MEETING

DECEMBER 2, 2010
7:00 PM

- [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.
- [SLDO:403.06.8] – An Improvement Guarantee in accordance with Article V is required prior to recording the plan.
- [SLDO:403.06.11] – Provide a fully executed Memorandum of Understanding prior to plan recordation.
- [SLDO:403.07] – All applicable fees shall be paid prior to final plan approval.

STORM WATER MANAGEMENT ORDINANCE OF 2009 [SWMO]:

52. [SWMO:303.02] – A Storm Water Management Permit for a Major Land Disturbance will be required prior to initiation of earth moving activities.
53. [SWMO:304.01.8] – Add the Storm Water Management Plan Certification shown in Appendix 3, with the seal and signature of the professional responsible for the preparation of the Storm Water Management Report. This certification shall be added to both the Storm Water Management Report as well as the Final Land Development Plan.
54. [SWMO:304.03.3] – The rim elevation for I-1 appears to be set too high (454.00 on Sheet 4) creating a flat spot in the drive aisle. The last contour between the office and Building 3 appears to be 454.
55. [SWMO:304.03.5] – (a.) There is a discrepancy in the length of the proposed box culvert between the plan and the Storm Water Management Report. (b.) Show the location of the Sunoco pipeline on the profile for HW-9 to EW-8. In addition, provide the location of the storm sewer pipe on the Sunoco pipeline profile. (c.) There appears to be an error in the label of the profile for I-4 to

MINUTES

PLANNING COMMISSION REGULAR MEETING

DECEMBER 2, 2010
7:00 PM

- EW10. In addition, the elevation of the end wall appears to be in error. Please review and revise as appropriate.
56. [SWMO:304.04.1] – Include the FEMA study data used to determine the flow value used for the box culvert design in the Storm Water Management Report.
 57. [SWMO:304.04.3.a] – Provide the location of the infiltration test pits on the plan.
 58. [SWMO:304.04.6] – A Pennsylvania Department of Transportation Highway Occupancy Permit is required for any storm water management facility proposed within the PennDOT right-of-way.
 59. [SWMO:304.04.7] – Provide verification of NPDES, DEP permit and/or County Conservation District approval.
 60. [SWMO:304.04.5.d] – Easements shall include inlets I-1, I-2 and I-3.
 61. [SWMO:402.01] – The area discharging directly onto Appalachian Drive is not quantified in the storm water analysis. Grading of the site and the construction of the driveway will add additional storm water to Appalachian Drive. Provide separate drainage area analysis for this area.
 62. [SWMO:402.06] – Basins shall be designed to discharge the 100-year storm event assuming that the main outlet device is blocked.
 63. [SWMO:402.08.4] – Basins with slopes steeper than 5:1 shall have restricted access.
 64. [SWMO:402.08.8] – The 100-year water surface elevation shall be labeled on the grading plan for all basins.
 65. [SWMO:402.10] – It appears as though a low spot is being created in the area of the new driveway connection on Appalachian Drive. Please provide more detail of this area and any necessary calculations.

MINUTES

PLANNING COMMISSION REGULAR MEETING

DECEMBER 2, 2010
7:00 PM

66. [SWMO:402.15.2] – Provide rip-rap apron calculations for end walls EW-6 and EW-8.
67. The plan should be certified by the surveyor / engineer.
68. Sheet 2 indicates an existing floodplain boundary located on the subject tract, within the area proposed for development. The subdivision plan (separate submission) referenced a proposed modification to the floodplain boundary (sheet 2, note 10). This plan should delineate the boundary of the new floodplain boundary and indicate approval by FEMA.
69. Approval from Sunoco should be provided to allow the revised location of the storm water pipe to cross the pipeline easement and a parking area to be placed over the easement.
70. The paving width of Carlisle Pike is not indicated (Sub. Ord. Section 402.03.4).
71. This plan appears to use the 48 parking spaces designated as "RV/Trailer Storage" to meet the required number of parking for mini-warehouses (Section 603.01). It should be determined if this meets the intent of the parking regulations.
72. The plan must be reduced to 18" x 24" for recording purposes.

The motion carried.

LAWRENCE CHEVROLET
LD2010-7F

Mr. Wade Brown, of CenterPoint Engineering, Inc., discussed the Lawrence Chevrolet land development plan with the Planning Commission.

On a D'Agostino/DeVore motion, the Planning Commission tabled action on the Lawrence Chevrolet land development plan, LD2010-7F. The following waivers and comments must be addressed:

MINUTES

PLANNING COMMISSION
REGULAR MEETING

DECEMBER 2, 2010
7:00 PM

WAIVER REQUESTS:

1. [SLDO:402.03.4] – Existing Features
The applicant is requesting a waiver of the requirement to show features within a 200-foot radius of the subject property. The applicant's justification for the request is stated as follows: "The waiver request is to show all existing site features within the subject tract on the plan as the proposed site improvements are only to existing facilities."
2. [SLDO:402.05.4] – Storm Water
The applicant is requesting a waiver of the requirement to submit a Storm Water Management Report. The applicant's justification for the request is stated as follows: "The site improvements are being proposed on existing impervious area and no new storm water management facilities, or modification or alterations to any existing facilities, are being proposed."
3. [SLDO:603.14] – Interior Landscaping
The applicant is requesting a waiver of the requirement to provide interior landscaping for lots containing greater than twenty-five (25) parking spaces. The applicant's justification for the request is stated as follows: "The site is an existing automobile dealership and installing interior landscaping would reduce the useable display areas and parking spaces on the site."

ZONING ORDINANCE OF 2009 (ZO):

1. [ZO:212.4] – Maximum Lot Coverage
 - (a.) The maximum lot coverage permitted is 60% without a conditional use approval. The cover sheet of the Land Development Plan indicates the maximum lot coverage is 80%. If a conditional use approval was previously obtained, the conditional use approval and all associated conditions, if any, shall be noted on the current plan.
 - (b.) The Zoning Data table located on the cover sheet indicates the proposed lot coverage is 74%. Provide detail on how this percentage was derived. Please note that stone areas are considered as an impervious surface for the purpose of determining lot coverage.

MINUTES

PLANNING COMMISSION REGULAR MEETING

DECEMBER 2, 2010
7:00 PM

2. [ZO:212.6.5] – Minimum Setback Requirements
(a.) Any lot adjoining land within a residential zone shall maintain a thirty-five (35') foot setback for nonresidential buildings, structures, off-street parking lots, loading areas, and outdoor storage areas from the residentially zoned parcels. Such areas shall be used for a landscape strip and screen. It appears that the existing conditions are non-conforming with respect to this Section. Please provide a plan note identifying all existing non-conformities.
3. [ZO:212.7] – Maximum Permitted Height
Provide the proposed building heights.
4. [ZO:212.11] – Waste Products
All dumpsters shall be set back fifty (50') feet from any adjoining residentially zoned property and shall be equipped with a self-latching gate.
5. [ZO:212.13] – Outdoor Storage and Display
Outdoor storage areas shall be screened from adjoining roads and properties. It appears that the existing conditions are non-conforming with respect to this Section. Please provide a plan note identifying all existing non-conformities.
6. [ZO:347] – Control of Light and Glare
If any additional exterior lighting is proposed, the applicant shall submit a lighting plan, which demonstrates that the proposed lighting will be in accordance with the requirements of this Section.
7. [ZO:302.7] – Vehicle Storage
Indicate on the Site Layout Plan the spaces to be used for vehicle storage. The minimum size for a vehicle storage space shall be eighteen (18') feet in length and nine (9') feet in width. In addition, perimeter screening is required for vehicle storage areas. It appears that the existing conditions are non-conforming with respect to this Section. Please provide a plan note identifying all existing non-conformities.

MINUTES

PLANNING COMMISSION REGULAR MEETING

DECEMBER 2, 2010
7:00 PM

8. [ZO:303.3] – Mandatory Setbacks from the Carlisle Pike Show the required outdoor sales display area and off-street parking lot setbacks from the Carlisle Pike right-of-way.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 2009 (SLDO):

9. [SLDO:304.02] – Emergency Management Council (EMC) review and approval is required.
10. [SLDO:402.02.10 & 403.02] – Provide Zoning District(s) of the surrounding land.
11. [SLDO:402.02.11 & 403.02] – Provide a statement on the plan listing any existing zoning variances or conditional uses, including all requirements for such variances or conditional uses.
12. [SLDO:402.03.4 & 403.03] – Show existing features within two hundred (200') feet of the subject tract. The applicant is requesting a waiver of this requirement.
13. [SLDO:402.04.4 & 403.04] – Architectural building elevation drawings shall be provided.
14. [SLDO:402.04.5, 403.04, 403.06.6, 613.03 & 614.02] – Provide written notice of approval from utility providers for any proposed modifications to existing connections.
15. [SLDO:402.04.8 & 403.04] – A schedule for demolition of existing facilities/structures shall be acknowledged on the plan.
16. [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 or provide a plan note stating in effect that no additional sewage capacity is required for the proposed project.

MINUTES

PLANNING COMMISSION REGULAR MEETING

DECEMBER 2, 2010
7:00 PM

17. [SLDO:402.05.4] – A Storm Water Management Plan in accordance with the Township's Storm Water Management Ordinance is required. The applicant is requesting a waiver of the requirement to submit a Storm Water Management Plan. We recommend that the applicant be required to provide verification that site conditions are the same as they were under the original approved Storm Water Management Plan.
18. [SLDO:402.05.11 & 403.05] – A Carbonate Assessment Report is required.
19. [SLDO:402.06.1 & 403.06] – Where the land included in the subject application has an electric or telephone transmission line, a gas pipeline, or a petroleum or petroleum products transmission line located within the tract, the application shall be accompanied by a copy of the right-of-way agreement or a letter from the owner or lessee of such right-of-way stating any conditions on the use of the land and the minimum building setback and/or right-of-way lines.
20. [SLDO:403.04.1] – Provide a complete description of the centerline and right-of-way line for all existing streets (i.e., Carlisle Pike).
21. [SLDO:403.04.4 & 607] – Provide easements for existing onsite storm water facilities.
22. [SLDO:403.04.5] – For all proposed buildings, provide information to tie two opposing building corners to existing physical features on the site.
23. [SLDO:403.06.2] – Provide the correct County Planning Department Review Statement.
24. [SLDO:506] – Provide a note on the plan 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.

MINUTES

PLANNING COMMISSION REGULAR MEETING

DECEMBER 2, 2010
7:00 PM

25. [SLDO:507] – Provide a note on the plan 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.
26. [SLDO:603.07] – (a.) It appears that an insufficient number of ADA accessible spaces are provided based on the number of required parking spaces. Please review and revise as appropriate. (b.) Provide a plan note that states in affect that 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.
27. [SLDO:603.08] – Aisles shall have a minimum width of 26 feet for two-way traffic for 90 degree parking. If one-way traffic is proposed, provide pavement markings on the plan to depict proposed direction of travel.
28. [SLDO:603.14] – In any parking lot containing twenty-five (25) or more parking spaces, five percent (5%) of the total area of the lot shall be devoted to interior landscaping. The applicant is requesting a waiver of the requirement to provide interior landscaping.
29. [SLDO:603.18.7] – All off-street loading facilities shall be surrounded by a fifteen-foot-wide landscape strip, designed in accordance with SLDO:611.04.
30. [SLDO:603.19] – Provide a note that states in affect that fire lanes shall be provided where determined necessary by the Zoning Officer as provided for in accordance with the provisions of the Pennsylvania Uniform Construction Code as adopted by the Township.
31. [SLDO:604.01.10 & 604.02.6] – Provide a plan note stating to the effect that sidewalks and curb shall conform to the Americans with Disabilities Act Accessibility Guidelines, the International Building Code, and the American National Standard (ANSI). Also, provide the location of the handicap ramps on the plan.

MINUTES

PLANNING COMMISSION REGULAR MEETING

DECEMBER 2, 2010
7:00 PM

32. [SLDO:602.04.5] – Curb shall be constructed in accordance with the latest edition of the Township's Improvements Specifications Manual. It appears the detail provided on Sheet 6 is not in compliance with the Manual. Please review and revise as appropriate.
33. [SLDO:610.01] – The applicant shall reference the most current FEMA/FIRM mapping.
34. [SLDO:610.02] – Provide evidence that a trained professional has conducted a wetland review.
35. [SLDO:616] – Provide detailed information regarding materials and waste handling in accordance with the requirements of SLDO Sections 616.01, 616.02 and 616.03.
36. ADMINISTRATIVE ITEMS FOR PLAN RECORDING (SLDO 2009):
 - [SLDO:304.03] – An adequacy letter from the Cumberland County Conservation District is required prior to plan recording.
 - [SLDO:304.06] – All final plans as recorded shall be submitted in electronic format compatible with AutoCAD 2000®.
 - [SLDO:402.04.14 & 403.04] – The cover sheet includes a statement indicating several requested waivers. The Township's waiver application is required for each of the requested waivers. The applicant shall complete all waiver statements upon final action by the Board of Supervisors and prior to recording the plan.
 - [SLDO:402.06.2 & 403.06] – (a.) All original seals, signatures, and notarizations shall be provided on each copy of the final plan prior to being recorded. (b.) Provide a statement of accuracy (see Appendix No. 1) by the individual responsible for the survey.

MINUTES

PLANNING COMMISSION REGULAR MEETING

DECEMBER 2, 2010
7:00 PM

- [SLDO:403.01] – Prior to recording, the plan must be reduced to eighteen-by-twenty-four (18" x 24") inches and must be legible to the satisfaction of the Township Engineer. To facilitate this, the applicant shall submit a "proof" copy for a legibility review prior to submitting copies for recording.
 - [SLDO:403.06.8] – An Improvement Guarantee in accordance with Article V is required prior to plan recording.
 - [SLDO:403.06.11] – An executed Memorandum of Understanding is required prior to plan recording.
 - [SLDO:403.07] – All applicable fees shall be paid prior to plan recording.
37. The 6th waiver request, listed on sheet 1, should be corrected to reference the Silver Spring Storm Water Management Ordinance instead of the SALDO.

The motion carried.

JACOBSON COMPANIES
LD2010-8F

Mr. Dave Weihbrecht, of Alpha Consulting, discussed the Jacobson Companies land development plan with the Planning Commission.

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

1. [SLDO:402.04.14 & 403.04] – The cover sheet includes a statement indicating a proposed waiver for SWMO:402.06.

The motion carried.

MINUTES

PLANNING COMMISSION REGULAR MEETING

DECEMBER 2, 2010
7:00 PM

On a DeVore/Diener motion, the Planning Commission forwarded the following waiver to the Board of Supervisors with a recommendation for approval:

2. [SWMO:402.08.1] – The maximum water depth (measured from the base to the crest of the emergency spillway) shall not exceed six (6') feet, unless approved by waiver of the Township.

The motion carried.

On a Brown/DeVore motion, the Planning Commission forwarded the Jacobson Companies, land development plan, LD2010-8F, to the Board of Supervisors with a recommendation for approval subject to the following comments:

ZONING ORDINANCE OF 2009 (ZO):

1. [ZO:222.8] – Minimum Setback Requirements
It appears that several of the front yard and rear yard setbacks indicated on the cover sheet are incorrectly stated (e.g., off-street parking and off-street loading setbacks). Please review and revise as appropriate.
2. [ZO:222.9] – Maximum Permitted Structural Height
Provide the proposed building height.
3. [ZO:222.12] – Landscaping
Provide the minimum required twenty (20') foot wide landscape strip along all property lines. In addition, provide sufficient information to demonstrate that the landscape strip is or will be planted in accordance with the requirements of SLDO:611.03.
4. [ZO:302.4] – Dumpsters
If any trash dumpsters are proposed with this land development, the applicant shall provide information on the plan, which demonstrates that these facilities will be in accordance with the requirements of this Section.
5. [ZO:347] – Control of Light and Glare
If any exterior lighting is proposed, the applicant shall submit a lighting plan, which demonstrates that the

MINUTES

PLANNING COMMISSION REGULAR MEETING

DECEMBER 2, 2010
7:00 PM

proposed lighting will be in accordance with the requirements of this Section.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 2009 (SLDO):

6. [SLDO:301] – It appears that Tracts 1 and 2 are proposed to be consolidated. The Township's Lot Consolidation Form may be used to consolidate the two (2) lots. The Lot Consolidation shall be recorded prior to recording the Land Development Plan.
7. [SLDO:304.02] – Emergency Management Council (EMC) review and approval is required. Sprinkler system design information shall be provided to the EMC and the Building Codes Department for their review and approval. Provide general plan notes stating in effect that:
 - a) Connection to the sprinkler system shall be by a 5-inch Stortz with a 30 degree angle;
 - b) All existing and new fire hydrants shall be equipped with 5-inch Stortz couplings.
8. [SLDO:402.02.8 & 403.02] – Provide a graphic scale on all plan sheets.
9. [SLDO:402.02.10 & 403.02] – Provide Zoning District(s) of the surrounding land.
10. [SLDO:402.02.11 & 403.02] – Provide a statement on the plans listing any existing zoning variances or conditional uses, including all requirements for such variances or conditional uses.
11. [SLDO:402.03.1 & 403.03] – Label existing contours.
12. [SLDO:402.03.4 & 403.03] – The Vicinity Plan is not clear or legible. Please review and revise as appropriate.

MINUTES

PLANNING COMMISSION REGULAR MEETING

DECEMBER 2, 2010
7:00 PM

13. [SLDO:402.03.6 & 403.03] – Provide information concerning whether the existing wooded areas or tree lines are proposed to be removed or maintained. In addition, provide the locations and general species of individual trees with a trunk diameter of 18 inches or greater (other than trees within the wooded areas proposed to be maintained) with a description of whether the tree is proposed to be removed or maintained.
14. [SLDO:402.04.4 & 403.04] – Architectural building elevation drawings shall be provided.
15. [SLDO:402.04.5, 403.04, 403.06.6, 613.03 & 614.02] – Provide a statement on the plan indicating the type of sanitary sewage disposal, type of water supply, name of authority providing sanitary sewage disposal and water supply. In addition, provide written notice of approval from utility providers for any proposed modifications to existing connections.
16. [SLDO:402.04.8 & 403.04] – A schedule for demolition of existing facilities/structures (e.g., water line and existing macadam) shall be acknowledged on the plan.
17. [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.
18. [SLDO:402.05.11 & 403.05] – The applicant has submitted a Carbonate Assessment Report, prepared by Alpha Consulting Engineers, Inc., dated November 11, 2010. Based on our review of the report, we offer the following comments for your consideration:
 - a) The report requires a seal by the individual responsible for the work.
 - b) Provide a plan note stating in effect that all existing sinkholes will be repaired prior to construction of the proposed improvements.

MINUTES

PLANNING COMMISSION REGULAR MEETING

DECEMBER 2, 2010
7:00 PM

- c) A note shall be added to the land development plan indicating that the construction and inspection, procedures and protocols recommended in the November 11, 2010 Carbonate Assessment Report, will be followed during site development. All construction inspections should be performed by an independent third party maintaining independent records and subject to Township verification.
 - d) In accordance with the consultant's recommendation, prior to placement of the proposed clay liners and/or building construction, the developer shall supply a certified statement by a qualified geotechnical engineer that the base of all foundations and all storm water facility excavations have been reviewed for karst features and that no additional remediation measures are required due to karst activity.
19. [SLDO:402.06.1 & 403.06] – Where the land included in the subject application has an electric or telephone transmission line, a gas pipeline, or a petroleum or petroleum products transmission line located within the tract, the application shall be accompanied by a copy of the right-of-way agreement or a letter from the owner or lessee of such right-of-way stating any conditions on the use of the land and the minimum building setback and/or right-of-way lines.
20. [SLDO:403.04.02] – Provide the complete description of all lot lines on each sheet of the plan (e.g., Sheet 5).
21. [SLDO:403.04.3 & 607] – Provide locational dimensions for all 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. Easements shall be provided for all storm water drainage facilities (e.g. basin and swale).
22. [SLDO:403.04.4 & 403.06.6] – Provide the recorded easement for the storm water discharge through the property of Fry Family Holding L.P.

MINUTES

PLANNING COMMISSION REGULAR MEETING

DECEMBER 2, 2010
7:00 PM

23. [SLDO:403.04.5] – For all proposed buildings, provide information to tie two opposing building corners to existing physical features on the site. Identify the physical feature to which the northeast building corner is tied.
24. [SLDO:603.07] – (a.) It appears the proposed handicap accessible parking spaces are not compliant. Please review and revise as appropriate. (b.) Provide a plan note that states in affect that 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.
25. [SLDO:603.19] – Provide a note that states in affect that fire lanes shall be provided where determined necessary by the Zoning Officer as provided for in accordance with the provisions of the Pennsylvania Uniform Construction Code as adopted by the Township.
26. [SLDO:610.01] – The applicant shall reference the most current FEMA/ FIRM mapping.
27. [SLDO:610.02] – Provide evidence that a trained professional has conducted a wetland review for all affected tracts.
28. [SLDO:616] – Provide detailed information regarding materials and waste handling in accordance with the requirements of SLDO Sections 616.01, 616.02 and 616.03.
29. ADMINISTRATIVE ITEMS FOR PLAN RECORDING (SLDO 2009):
 - [SLDO:304.06] – All final plans as recorded shall be submitted in electronic format compatible with AutoCAD 2000®.

MINUTES

PLANNING COMMISSION REGULAR MEETING

DECEMBER 2, 2010
7:00 PM

- [SLDO:402.06.2 & 403.06] – (a.) All original seals, signatures, and notarizations shall be provided on each copy of the final plan prior to being recorded. (b.) In addition, the statement in Appendix No. 1 shall be placed on the Carbonate Assessment Report.
- [SLDO:403.01] – Prior to recording, the plan must be reduced to eighteen-by-twenty-four (18" x 24") inches and must be legible to the satisfaction of the Township Engineer. To facilitate this, the applicant shall submit a "proof" copy for a legibility review prior to submitting copies for recording.
- [SLDO:403.06.8] – An Improvement Guarantee in accordance with Article V is required prior to plan recording.
- [SLDO:403.06.11] – An executed Memorandum of Understanding is required prior to plan recording.
- [SLDO:403.07] – All applicable fees shall be paid prior to plan recording.

STORM WATER MANAGEMENT ORDINANCE OF 2009 (SWMO):

30. [SWMO:303.02] – A Storm Water Management Permit for a Major Land Disturbance will be required prior to initiation of land development activities.
31. [SWMO:304.01.8] – Add 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. This certification shall be added to both the Storm Water Management Report as well as the Final Land Development Plan.
32. [SWMO:304.02.2] – Label existing contours on the Final Land Development Plan as well as on the Pre and Post-Development Watershed Maps.

MINUTES

PLANNING COMMISSION REGULAR MEETING

DECEMBER 2, 2010
7:00 PM

33. [SWMO:304.04.1] – It appears that the pre and post-development peak discharges used to design the modifications to the outlet works from the basin do not consider the off-site watershed located adjacent to and west of the subject site and which discharges to the basin.
34. [SWMO:304.04.2] – There is a discrepancy for the outlet structure configuration between the storm water narrative and Sheet 6 of the Final Land Development Plan. The storm water narrative indicates the outfall culvert is two (2') feet in diameter while the details included on Sheet 6 indicate a one and one half (1½') foot diameter. Please review and revise as appropriate.
35. [SWMO:304.04.3] – Soil structures and characteristics shall be provided for all detention or retention basins which (a) hold two (2) acre feet or more of water, or (b) have an embankment that is six (6') feet or more in height. Plans and data prepared by a registered professional experienced and educated in soil mechanics shall be submitted. This data shall provide design solutions for frost heave potential, spring-swell potential, soil-bearing strength, soil settling characteristics, fill and back-filling procedures and soil treatment techniques as required to protect the improvements or structures.
36. [SWMO:304.04.4 & 402.17] – Provide an erosion and sedimentation control plan in accordance with the requirements of these Sections.
37. [SWMO:304.04.7] – Provide verification of NPDES, DEP or County Conservation District approval for erosion and sedimentation control.
38. [SWMO:304.04.9] – Provide a schedule for the installation of the control measures and devices. In all cases, the proposed storm water management devices shall be completed prior to the construction of additional impervious areas.

MINUTES

PLANNING COMMISSION
REGULAR MEETING

DECEMBER 2, 2010
7:00 PM

39. [SWMO:402.01.2] – It appears the post-development Curve Number Weighting is incorrectly calculated based on a total post-development area of 61.5 acres. The Post Development Watershed Map #4 indicates an area of 66.24 acres as well as the SCS TR55 Tabular Method output for the various design storm frequencies. Please review and revise as appropriate.
40. [SWMO:402.02] – All developments shall include design provisions that allow for the overland conveyance of the post-development one hundred (100) year peak flows through the site without damage to any private or public property.
41. [SWMO:402.05] – Consideration shall be given to the relationship of the subject property to the drainage pattern of the watershed. The proposed storm water discharge at the perimeter of the site shall not be beyond the capacity of any existing, immediately contiguous, storm water management facility into which it flows. Provide information to demonstrate (a) that the proposed site development and storm water basin modifications do not result in backwater problems which would inhibit upstream areas from freely draining runoff onto and through the site and (b) that the proposed discharge from basin will not have an adverse impact on the downstream facilities.
42. [SWMO:402.06] – Low flow channels shall be used to de-water the bottom of a basin. A minimum slope of two percent (2%) or a paved low flow channel of at least one percent (1%) shall be provided. Based on the waiver statement included on the cover sheet, it appears the applicant is requesting a waiver of this requirement; however, no waiver application was included.
43. [SWMO:402.08.4] – Basins without restricted access shall have impoundment areas with side slopes no greater than five (5) horizontal to one (1) vertical.
44. [SWMO:402.08.5] – A cutoff trench of impervious material shall be provided under all dams.

MINUTES

PLANNING COMMISSION REGULAR MEETING

DECEMBER 2, 2010
7:00 PM

45. [SWMO:402.08.6] – It appears there is a discrepancy in the slope of the upstream embankment face between the anti seep collar design calculation (i.e., 2) and the detail provided on Sheet 6 (i.e., 3). In addition, it appears that the line on the design graphs should be extended to the correct pipe diameter. Please review and revise as appropriate.
46. [SWMO:402.15.3] – Provide information on the proposed roof drain system.
47. [SWMO:402.19] – Provide easement(s) for the proposed storm water management facilities in accordance with the requirements of this Section.
48. [SWMO:402.21.c] – The Carbonate Assessment Report for Jacobson Companies, prepared by Alpha Consulting Engineers, Inc., dated November 11, 2010 recommends that the proposed detention facilities and associated drainage swales be lined with impervious material (e.g., clay) and that all storm drains and pipes be water tight. The report also recommends that the basin be seeded with an appropriate seed mixture that will help promote evapotranspiration. Include sufficient detail on the Final Land Development plan, which specifies the proposed basin and swale liners as well as the seed mixture.
49. The plan must be certified by the surveyor / engineer.
50. The applicant should provide a description of the nature of the expanded operation, type of materials stored, and environmental impacts that may be generated (Zoning Ord, Section 452.2).
51. A traffic impact study may be warranted based on the volume of vehicles generated by this expansion and their impact on the roads (Sub. Ord. Section 402.05.6; Zoning Ord. Section 452.2).
52. An erosion control plan should be included and submitted to the Conservation District for review and approval.
53. The plan should indicate the locations of existing tree lines and clarify if wooded areas are to be removed or

MINUTES

PLANNING COMMISSION REGULAR MEETING

DECEMBER 2, 2010
7:00 PM

maintained as a result of his expansion (Sub. Ord. Section 603.12).

54. Any additional lighting proposed by this development should indicate types and locations on the plan (Sub. Ord. Section 603.12).

The motion carried.

REZONING REQUEST
HEMPT BROS., INC.
Z2010-9

Mr. Kurt Williams and Mr. Bryan Saltzman of Salzmann Hughes, and Mr. Harry Roth, discussed the Hempt Brothers, Inc. revised rezoning request with the Planning Commission. The request is to change the zoning of two parcels of land owned by Hempt Bros, Inc., to wit: a 136.4-acre parcel of land, located to the west side of the current Locust Point Quarry operation on the west side of North Locust Point Road from Agricultural (A) Zone to Quarry (Q) Zone.

There was a number of public comments that were split between those in favor of the expansion and those opposed to the expansion.

Residents from Timber Road were opposed to the rezoning request. Concerns mentioned included: additional noise, blasting, cracking foundations, private wells, decrease in property values and violation of Zoning Ordinance 604.3.2.B. – The proposed use shall not detract from the use and enjoyment of adjoining or nearby properties and Zoning Ordinance 604.3.2.C. – The proposed use will not substantially change the character of the subject property's neighborhood.

Vendors and employees were in favor of the expansion of the quarry. Items mentioned included: the need for the quarry to expand so the business and jobs will be saved; vendors would lose a significant customer causing significant financial harm to their businesses; the quarry supplies the surrounding area with material needed for road improvements, keeping costs low; and, Hempt Bros. operates the quarry within regulations and guidelines.

On a Brown/DeVore motion, the Planning Commission forwarded the Hempt Bros., Inc. proposed zoning change, Z2010-9, be forwarded to the Board of Supervisor with a recommendation for approval.

The motion carried with Ms. Diener casting a negative vote.

MINUTES

PLANNING COMMISSION
REGULAR MEETING

DECEMBER 2, 2010
7:00 PM

OTHER PERTINENT
BUSINESS

COMPREHENSIVE PLAN
UPDATE

On a D'Agostino/Brown motion, the Planning Commission tabled the Comprehensive Plan update as not all reports were received in advance of the meeting.

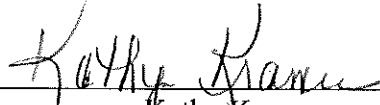
The motion carried.

ADJOURNMENT


There being no further business or comments to come before the Planning Commission, the meeting was adjourned at 9:15 pm on a DeVore/D'Agostino motion.

The motion carried.

Recorder: _____


Kathy Kramer

APPROVED: _____


Chairman


Secretary