MINUTES

BOARD OF SUPERVISORS **APRIL 26, 2006**
REGULAR SESSION **6:30 P.M.**

The Silver Spring Township Board of Supervisors met in a regular session on Wednesday, April 26, 2006 at the Township Building, 6475 Carlisle Pike, Mechanicsburg, Pennsylvania.

Chairman Latta called the meeting to order at 6:30 p.m. and the Pledge of Allegiance to the Flag was given.

Supervisors present: Chairman Christopher Latta, Vice-Chairman Jan LeBlanc, Supervisor Jackie Eakin, Supervisor Mary Lou Pierce-McLain, and Supervisor Vincent DiFilippo.

Staff members present: Mr. William S. Cook, Township Manager; Mr. Kelly K. Kelch, Assistant Township Manager; Mr. Steve A. Stine, Esquire, Township Solicitor; Mr. Bony R. Dawood, Township Engineer; Mr. James E. Hall, Zoning Officer; Mr. Walter H. Hughes, Chief of Police; and Mrs. Sue Ellen Adams, Secretary/Treasurer.

Others present:

J. Funkhowser
Pat & Larry Kieffer
L. Spenard
James Coyle
Paul Kokos
Brenda Stoner
Tom Sweeney
Terri Bauer
Norman Suss
Greg Hodecker
John Murphy
Ron Secary
John & Belva Hoffman
Royal Palmer
Nancy Griffie
Georgia Kokos
Jamie Brubaker
Stephen Stoner
Leslie Shadle
Bill Swanick
Peter Gemora
Rob Bowman
Ed Stalnecker

PETITIONS AND COMMENTS

An announcement that The Cumberland County Election Bureau is having a demonstration of the new voting system tonight beginning at 6:30 p.m. at the Silver Spring Community Fire Company Social Hall was made by Chairman Latta.

PUBLIC HEARINGS

195 ASSOCIATES CU2006-2

Chairman Latta turned the conduct of the public hearing for 195 Associates, over to the Township Solicitor, Mr. Steve Stine, at 6:31 p.m.

The hearing was advertised in the West edition of The Patriot-News on Wednesday, April 5, 2006 and on, Wednesday, April 12, 2006.

The hearing was declared closed at 6:40 p.m.

A copy of the transcript is made part of these minutes by reference.

MARK R. T. SIMPSON CU2006-3A (SHOPPING CENTER) and MARK R. T. SIMPSON CU2006-3B (ACCESS)

Chairman Latta turned the conduct of the public hearing for the combined Mark R. T. Simpson Shopping Center and access applications over to the Township Solicitor, Mr. Steve Stine, at 6:41 p.m.

The hearing was advertised in the West edition of The Patriot-News on Wednesday, April 5, 2006 and on, Wednesday, April 12, 2006.

On a Pierce-McLain/Eakin motion, the Board moved, at the request of the applicant, to continue the hearing at the next Board of Supervisor's meeting on May 24, 2006 at 6:30 p.m.

The motion carried.

A copy of the transcript is made part of these minutes by reference.

APPROVAL OF MINUTES

APRIL 12, 2006

On a LeBlanc/Eakin motion, the Board of Supervisors approved the minutes from the meeting held April 12, 2006.

The motion carried.

REPORTS

POLICE

Nothing additional to add to the written report.

ENGINEER

Mr. Bony Dawood discussed his April 20, 2006 memo regarding Township roadway berm conditions.

TREASURER REPORT

Mrs. Sue Ellen Adams gave the Treasurer's report for the month of March 2006 and by agreement the report was filed subject to audit.

EMERGENCY MANAGEMENT COUNCIL

Mr. James Hall reported the student and bus driver injured during the Deer Lane traffic accident were released from the hospital. In addition, Mr. Hall advised that at the Giant Sore at Cumberland Market Place, 2 fire hydrants were restored to service and are still working on status of third.

RECREATION ADVISORY COUNCIL

Nothing additional to report.

APPROVAL OF EXPENDITURES

On a Pierce-McLain/DiFilippo motion, the Board approved the expenditures since the March 22, 2006 meeting.

The motion carried.

OLD BUSINESS

KIEFFER/HOFFMAN ZONING CHANGE REQUEST - Z2006-1
ORDINANCE NO. 1 OF 2006

Discussion was held regarding Ordinance No. 1 of 2006 the Kieffer/Hoffman zoning change request, Z2006-1

that would amend, modify and change the boundaries of the zoning map by deleting a portion of the existing Residential Estate (RE) zoning district and increasing the Neighborhood Commercial (C-1) zoning district.

The Board directed that staff evaluate the request in the context of the surrounding area and present a recommendation to the Board.

NEW BUSINESS

EXONERATIONS

None.

SILVER SPRING SQUARE II – LD2005-9F TRAFFIC SIGNAL MAINTENANCE AGREEMENT

On an Eakin/Pierce-McLain motion, the Board of Supervisors approved the Traffic Signal Maintenance Agreement for the Silver Spring Square II final land development plan, LD2005-9F.

The motion carried.

HAMLET SQUARE 2005-25P PLANNING MODULE – RESOLUTION 2006-10

On a Pierce-McLain/LeBlanc motion, the Board of Supervisors adopted Resolution 2006-10, which revises the Township's Act 537 Waste Water Facility Plan for the Hamlet Square preliminary subdivision plan, 2005-25P.

The motion carried.

CUMBERLAND CHASE DEVELOPMENT (HENLOR/LEHMAN) (2005-9P - PLANNING MODULE RESOLUTION 2006-11

On a LeBlanc/Pierce-McLain motion, the Board of Supervisors adopted Resolution 2006-11, which revises the Township's Act 537 Waste Water Facility Plan for the Cumberland Chase Development (Henlor/Lehman) preliminary subdivision plan, 2005-9P.

The motion carried with Supervisor DiFilippo casting a negative vote.

QURESHI – ZONING ORDINANCE TEXT AMENDMENT

On an Eakin/DiFilippo motion, the Board of Supervisors forwarded the Qureshi Zoning Ordinance Text Amendment to the Township and County Planning Commissions for their review and comments and set the hearing date of May 24, 2006 at 6:30 p.m.

The motion carried.

STEPHEN R. STONER & BRENDA J. STONER Z2006-2 - ZONING CHANGE

The Board acknowledged the applicant's withdrawal of the zoning change application.

SUSAN ZIMMERMAN – THE POND PLACE CU2006-4

On an Eakin/Pierce-McLain motion, the Board of Supervisors forwarded the Susan Zimmerman The Pond Place conditional use application, CU2006-4, to the Township's Planning Commission for its review and comments and set the hearing date of May 24, 2006 at 6:30 p.m. for consideration of the request.

The motion carried.

THE SILVER SPRING DEVELOPMENT, LP CU2006-5

On an Eakin/LeBlanc motion, the Board of Supervisors forwarded the Silver Spring Development LP conditional use application, CU2006-5, to the Township's Planning Commission for its review and comments and set the hearing date of May 24, 2006 at 6:30 p.m. for consideration of the request.

The motion carried with Supervisor Pierce-McLain casting a negative vote.

STONY RIDGE PARK - CHANGE ORDERS FOR WATER SUPPLY

On a LeBlanc/Eakin motion, the Board of Supervisors approved the change orders associated with the change from public to well water that results in a reduction in cost in the amount of $32,726.00.

The motion carried.

APPOINTMENTS

Action on appointments was postponed until later in the meeting.

LIGHT EQUIPMENT OPERATOR – OFFER OF EMPLOYMENT

Staff suggested the Board discuss this matter in an Executive Session before considering an action.

ADMINISTRATION BUILDING – CONVERSION POLICE RESTROOMS

On a LeBlanc/DiFilippo motion, the Board of Supervisors authorized to proceed with conversion of the Police Department restroom to a locker room.

The motion carried.

NEW ADMINISTRATION BUILDING

On a LeBlanc/Eakin motion, the Board of Supervisors authorized staff to investigate and report options for a new administration building to be located at the municipal campus and establish open house dates for residents to view the over crowding and to include a facilities planner to allow for planning for future growth.

The motion carried.

SUBDIVISION PLANS

RIVENDELL PHASE 2 - 2005-14F

Mr. Ed Stalnecker and Mr. Ron Secary reviewed Rivendell Phase 2 final subdivision plan with the Board.

On an Eakin/LeBlanc motion, the Board of Supervisors approved the Rivendell Phase 2 final subdivision plan, 2005-14F, with the following conditions:

IMPACT COMMENTS:

1. [SLDO:304] – Many and significant conditions for the Preliminary Subdivision Plan, Final Land Development Plan for the community center and the Phase 1 – Final Subdivision Plan approvals have not yet been addressed by the Applicant. Some of these conditions may have a significant impact on the design and layout of this plan submission for Phase 2. Therefore, until the revised plans addressing the significant conditions are submitted, a comprehensive and thorough review of this plan cannot be completed. Therefore, the comments included herein may be supplemental due to new submissions to address conditions of prior approvals.

2. [SLDO:402.05.6] – Provide a determination as to the intersection of Woods Drive and Silver Spring Road meeting traffic signal warrants based on a revised and updated Traffic Impact Study.

3. [SWMO:402.16] – The stormwater management facilities must function within the requirements of the Stormwater Management Ordinance, independent of future phases. Provide a storm water management plan, supplemental plan or revised plan that includes only the measures used in Phase 1 and a second plan that includes the measures in Phase 1 and 2. In each case, the Applicant shall demonstrate compliance with Section 402 relating to design standards with the future phases excluded from the analysis.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 2003 (SLDO):

4. [SLDO:402.01.5] – The profile sheets shall include all utilities and storm water facilities in a given area to show their interrelationship.

5. [SLDO:403.01] – Prior to recording, the plan must be reduced to 18” x 24” 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.

6. [SLDO:403.04.3] – All easements shall include information sufficient to accurately locate the easement within the property boundary and shall provide the current status (existing or proposed).

7. [SLDO:403.04.4] – Provide copies of recorded easements of all off-site facilities prior to recording the plans.

8. [SLDO:403.06.1] – The Cumberland County Recorder of Deeds requires that the name of the individual signing the plan as the Owner or Equitable Owner must appear on the plans anywhere the Owner or Equitable Owner is provided.

9. [SLDO:403.06.11] – An executed Memorandum of Understanding is required prior to recording the plan.

10. [SLDO:403.06.3] – Submit a copy of the documents, indicating that sufficient sewer capacity is available and has been reserved for this phase of the project, prior to recording the plans.

11. [SLDO:403.06.6] – Provide a letter of intent from the water company indicating that they intend to serve the project.

12. [SLDO:403.06.8] – An Improvement Guarantee in accordance with Article V is required prior to recording the plan approval.

13. [SLDO:602.14] – The proposed specifications for the two temporary cul-de-sacs shall be described on the plan.

14. [SLDO:609] – A Storm Water Management Permit will be required prior to initiation of land development activities.

15. All outstanding preliminary plan comments must be addressed.

The motion carried with Supervisor Pierce-McLain and Supervisor DiFilippo casting a negative vote.

WALDEN (FORMERLY SUMMER HILL) 2006-3P

Mr. Rob Bowman and Mr. Jamie Brubaker discussed the Walden (formerly Summer Hill) subdivision plan, 2006-3P, with the Board of Supervisors.

The Board of Supervisors by consensus tabled the above noted preliminary subdivision plan and acknowledged the granting of an extension of time for plan review until May 11, 2006. The following plan review comments must be addressed:

WAIVERS:

1. [SLDO:402.03.04] – Existing features within two hundred (200') feet of the subject tract.
   The Applicant is requesting relief from the requirement to show all existing features within two hundred (200') feet of the subject tract on the plans. The waiver is requested on the basis that all necessary and appropriate features for the project are shown.

2. [SLDO:602.16.3] – Design standards of alleys.
   The Applicant is requesting relief from the portion of this section that references the design standards in Sections 602.08.1, 602.09, 602.12.3, 602.12.5, and 602.12.6 relating to vertical curve lengths, horizontal street alignments, the minimum distances required between intersections, and minimum cartway radii, respectively. The relief is requested on the basis that the local roads standards do not apply because these alleys will be privately owned and maintained and will function more as private driveways instead of local roads. Also, the proposed design will provide for traffic

calming and discourage alley use as through road connections.

3. [SWMO:304.01.2] – Drawing Scale. (Correct citation is: [SWMO:304.01.1]) The Applicant is requesting relief from the requirement that the maximum scale used for site plans is 1" = 50'. The waiver is requested on the basis that the area is too large and cannot be depicted on one sheet with the required scale. Applicant requests permission to use a scale of 1" = 150', which will allow the entire site to be shown on a single plan sheet.

4. [SWMO:402.06] – Minimum Basin Slope. The Applicant is requesting relief from the requirement that the storm water basin bottoms be either two (2%) percent slope for vegetated bottoms or one (1%) percent for bottoms with paved low flow channels. The relief is requested on the basis that level basin bottoms are in accordance with current DEP Best Management Practices. Applicant requests detention basin bottoms be level to promote infiltration.

5. [SWMO:402.06] – Lining of retention basins. The Applicant is requesting relief from the requirement that storm water basins in known sinkhole-prone areas be lined to prevent infiltration into the ground. The waiver is requested on the basis that lining of detention/retention basins is not in accordance with current DEP best management practices.

6. [SWMO:402.07] – Groundwater Recharge. The Applicant is requesting relief from the requirement that the use of groundwater recharge systems only be permitted in cases where the Applicant has demonstrated that alternative facilities are not possible and the area is not a known sinkhole-prone area. The waiver is requested on the basis groundwater recharge is required by DEP.

ADDITIONAL WAIVER REQUESTS RECEIVED MARCH 20, 2006:

7. [SLDO:602.12.5] – Cartway edge radii at intersections
The Applicant is requesting relief from the requirement that the minimum cartway radius at an intersection of two local roads be a minimum of thirty (30') feet. The relief is requested on the basis that Charter Homes' experience with village type scenarios is that a smaller radius along with other design features provides a much better "village" atmosphere and can provide for some traffic calming. In substitution, the Applicant is proposing a minimum radius of twenty (20') feet.

The applicant withdrew the following waiver request:

8. [SWMO:402.08.1] – Maximum Basin Depth
The Applicant is requesting relief from the requirement that the maximum basin depth as measured from the emergency spillway crest to the bottom of basin not exceed six (6') feet. The relief is requested on the basis that the topography and tributary drainage area requires a deeper basin with a smaller footprint rather than shallower basin with a larger footprint. The applicant has designed the other three basins on the site to conform to this requirement. Based on the current submitted information, a waiver of the maximum basin depth is not required.

IMPACT COMMENTS:

1. [ZO:207.13.3] – Streets, sidewalks and alleys.
All intersections of driveways, joint-use driveways, access drives, and/or streets shall provide a clear sight triangle in accordance with Section 602 of the SLDO.

2. Based on the Traffic Impact Study dated February 17, 2006, prepared by Trans Associates, we offer the following transportation related comments:

a. [SLDO:402.05.6 a)] – Provide a Professional Engineer's seal and signature on the report or provide details regarding the preparer's credentials and references.

b. [SLDO:402.05.6 b)(2)] – Provide an analysis of the intersection of SR0114/ Texaco Road. (Vehicle counts may be available from the signal warrant study prepared by Rettew Associates.)

c. [SLDO:402.05.6 c)A.4.] – Update the AM and PM distribution figures to include the Carlisle Pike/SR0114 and Texaco Road/SR0114 intersections with assumed trip distribution.

d. [SLDO:402.05.6 c)C.] – Reanalyze the study intersections including the queue lengths with a background growth that includes the Silver Spring Square traffic.

3. [SWMO:304.04.3] – The NPDES Permit PAI2-0321-04-001 for the stormwater discharges from this site explicitly states: "No condition of this permit shall release the permittee or co-permittee from any responsibility or requirement under Pennsylvania, federal environmental statutes and regulations, or local ordinances." Therefore, any groundwater recharge or infiltration systems such as those proposed with this project will require the submission of the plans and data certified by a professional experienced and educated in geotechnical engineering and soil mechanics. Also, the plans and reports must include the information required by SWMO Sections 304.04.3 and 402.07.

4. [SWMO:402.06] – Storm water basins located in known sinkhole-prone areas are required to be lined to prevent infiltration. Applicant shall provide lining or geotechnical review and analysis of basin location indicating that a lining is not necessary.

ZONING ORDINANCE OF 2003 (ZO):

5. [ZO:207.7] – Required mixture of uses. Clearly define or provide evidence that all required uses and associated required percentages have been met. The plan should list the proposed mixture of residential and commercial uses in order to verify conformance with the required ratios.

6. [ZO:207.10] – The individual lot dimensions and areas shown on sheets 7 and 8 are difficult to read and verify compliance with the ordinance requirements.

7. [ZO:207.10.3] – Vehicular Access and Parking Requirements for Residences. The Applicant shall demonstrate that the proposed driveways meet the requirements of this section.

8. [ZO:207.12.2] – Open space design requirements. The Applicant shall prepare a natural and cultural features inventory of the site that includes all required features.

9. [ZO:207.13.4] – Streets, sidewalks and alleys. The Applicant shall provide sufficient information and details to ensure compliance with all regulations set forth in this ordinance.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 2003 (SLDO):

10. [SLDO:402.01.4] – Generally, the plans shall be corrected to increase the overall legibility and to reduce the potential for misinterpretations. Specifically, correct the text overlaps such as those on Sheets: 15, 17, 19, etc.

11. [SLDO:402.02.08] – All sheets require a North arrow. See profile sheets.

12. [SLDO:402.02.11] – The Applicant shall complete all waiver statements upon final action by the Board of Supervisors and prior to recording the plan.

13. [SLDO:402.02.11] – On the plan, include all conditions of approval for Conditional Use (CU2001-3). Note that these conditions are also made conditions of the preliminary plan approval.

14. [SLDO:402.02.11] – The conditions of Conditional Use CU2005-15 are hereby made conditions of the preliminary plan approval.

15. [SLDO:402.03.1] – Add existing spot elevations at critical locations such as high points and the bottom of closed depressions.

16. [SLDO:402.03.2] – Update the landowner identification of the adjacent properties.

17. [SLDO:402.03.4b] – Show all existing/proposed easements and/or rights-of-way on a common plan sheet to show any potential overlaps or conflicts.

18. [SLDO:402.04.4] – Revise note 21 to state that the Applicant must meet all of the SLDO, not just Section 603.

19. [SLDO:402.04.5] – Many of the lot configurations do not correspond to the information stated in the Site Data Table, specifically lot widths and lot areas. Revise as required.

20. [SLDO:402.04.6] – Easements for storm water facilities for access and maintenance shall be provided for any portion of the storm water collection and conveyance system not located within the private right-of-way.

21. [SLDO:402.04.9] – Provide plan view, profiles and cross-sections (50’ interval min) for the proposed improvements to Woods Drive. The plans must have sufficient details to permit the construction of the road and appurtenances.

22. [SLDO:402.04.9] – Show the location of the right-of-way centerline and the centerline of the existing/proposed roadway centerline. If an offset is proposed this must be identified and shown on the plans.

23. [SLDO:402.04.10] – Regarding the profile sheets:
    a. Show storm inlets on all profiles.
    b. Show water distribution system.
    c. Provide elevation grids on all profiles.
    d. Consideration to thickness of the pipe walls shall be given at location where utility pipes cross.

24. [SLDO:402.04.11] – The Applicant has proposed the use of "traffic calming" measures throughout the site. The plan shall include the specific location and types of measures to be used as well as all the necessary details required to ensure their proper construction.

25. [SLDO:402.04.13] – Provide a grading plan including finished grades throughout the site and finished floor elevations. This information must be legible and sufficient to demonstrate that adequate drainage has been provided.

26. [SLDO:402.05.3] – A letter from the water utility provider stating that they will provide water to the facility is required.

27. [SLDO:402.05.6.H] – Any improvements proposed to Woods Drive by the Traffic Impact Study should be shown on the plan.

28. [SLDO:402.05.7] – The breakdown of the housing types in the Park and Recreation Report differs from that shown on Conditional Use plan. Also, add the bicycle path along Woods Drive frontage to the proposed municipal park as shown on the Conditional Use plan.

29. [SLDO:602.03] – In association with Condition #4 of CU 2001-3, Woods Drive shall be improved in regards to cartway and right-of-way width, revise the plans as necessary. Improvements to Woods Drive shall be completed prior to the recording of the current plan.

30. [SLDO:602.07] – All new street names are subject to approval by the Township and the U.S. Postal Service. Provide letters before Final Plan approval.

31. [SLDO:602.07] – Provide Traffic Control Devices in accordance with Manual of Uniform Traffic Control Devices MUTCD). Devices shall include street signs, stop bars, traffic calming measures, etc.

32. [SLDO:602.08] – Provide grades for Well Street from Station 13 through Station 17+20, and Whitehall Street from Station 11+50 to Station 13+25.

33. [SLDO:602.09] – Several horizontal street alignments do not comply with the minimum radius requirements. The Applicant is requesting a waiver of this requirement.

34. [SLDO:602.12.5] – The cartway edge at intersections shall be rounded by a tangential arc with a minimum radius of thirty (30') feet for minor streets. The Applicant is requesting a waiver of this requirement.

35. [SLDO:602.12.6] – Clear sight triangles shall be provided at all required intersections. The site distances as shown fulfills the requirements for access roads, however, if the Applicant is designing the road system for future public road consideration the road intersections will not meet the site triangle requirements

36. [SLDO:602.13] – Provide required and proposed horizontal and vertical sight distance at all proposed intersections with existing roads.

37. [SLDO:602.16.3] – Vertical curves of alleys shall have a minimum length of thirty (30) times the algebraic difference in grade. The minimum horizontal curve radius of alleys shall be one hundred-fifty (150') feet. The minimum separation distance for alleys and the street being intersected by the alleys shall be one hundred-fifty (150') feet. Right angle intersections of alleys shall be used whenever possible. The cartway edge at the intersection of alleys shall be rounded by a tangential arc with a minimum radius of thirty (30') feet. Clear-sight triangles shall be provided at all intersections of alleys. Sight distance shall be provided at all alley intersections. The Applicant is requesting a waiver of these requirements.

38. [SLDO:602.16.6] – On-street parking is prohibited along alleys and this prohibition must be acknowledged both on the plan and on the site.

39. [SLDO:603.04] – Parking spaces shall be guarded by curbs or other protective devices so parked vehicles cannot project into sidewalks. For example, the parking spaces along Kushner Alley.

40. [SLDO:603.06] – Indicate the typical parking space dimensions conforming to the requirements of this section.

41. [SLDO:604.02.6] – Curb cuts and ramps shall conform to ADA guidelines.

42. [SLDO:605.02] – The minimum length of any one side of a residential block shall be three hundred (300') feet. The Applicant is requesting a waiver of this requirement. Written waiver request must be submitted to the Township.

43. [SLDO:607] – Easements associated with the realignment of Woods Drive shall be clearly shown and stated on the plan.

44. [SLDO:607] – Provide the appropriate easements for all public utilities, sanitary sewer facilities and storm water drainage facilities.

45. [SLDO:607.03] – The ownership and maintenance responsibilities for the storm water management facilities, entrance features, and common areas must be clearly identified and documented. If the ultimate responsibility of the common use facilities will be conveyed to a homeowner's association, a review of the legal instruments associated with the association by the Township Solicitor shall be required.

46. [SLDO:608.01] – Provide boundary markers and monuments in accordance with this section. It is recommended that the Applicant's engineer consult with the Township's engineer regarding the placement of specific monuments.

47. [SLDO:609] – A Storm Water Management Permit for a Major Land Disturbance will be required prior to initiation of land development activities. However, earthmoving may continue under the terms and conditions of the Tyson Commons Plan and Permit.

48. [SLDO:610.02] – Provide evidence that a trained professional has conducted a wetland review. At a minimum this information must include the name of the professional, their qualifications and affiliation and the date of the review.

49. [SLDO:611.02.e) & ZO:207.9 (9)] – Provide a landscape plan that includes landscaping required by the village overlay zone, residential buffering, the conditions of the conditional use, etc. Because of the various landscaping requirements provide a landscaping schedule or document that includes the ordinance name, ordinance section, ordinance requirement and landscaping provided in fulfillment of the requirement.

50. [SLDO:614.03] – Emergency Management Council (EMC) review and approval is required.

51. [SLDO:615] – Recreational Advisory Council (RAC) review and approval is required.

STORMWATER MANAGEMENT ORDINANCE of 2003 (SWMO):

52. [SWMO:304.01.3] – Revise the drainage area maps such that the grading, contour labels and all other information is legible. Also, the plan view information and annotations for each of the detention basins must be readable.

53. [SWMO:304.02.8] – Revise the time-of-concentration calculations as follows:
    a. Area H-95, Pre-development - it appears that the total flow path shown on the drainage area map does not match the total flow length used in the TR-55 calculations; and

54. [SWMO:304.03.2] – Provide detailed information on all non-typical and specialty stormwater structures. The information must be provided to the detail necessary to construct the facility.

55. [SWMO:304.03.5] – Provide sufficient design details to ensure the proper construction of all storm water management facilities. This should include details and design calculations for the emergency spillways, riprap aprons, etc.

56. [SWMO:304.03.5] – Provide profiles for all storm sewer pipe runs. Profiles for the pipe runs not within a street or alley were not included. The revised plans are currently under review for this requirement.

57. [SWMO:304.03.5] – Review the information presented on the plans, details and calculations for consistency. Several discrepancies were noted.

58. [SWMO:304.03.8] – Provide a drainage area map that includes the drainage area to each structure in the collection and conveyance systems. Note: the drainage area boundaries must correspond to the overall post development drainage area boundaries.

59. [SWMO:304.04.3] – Any groundwater recharge or infiltration systems such as those proposed with this project will require the submission of the plans and data certified by a professional experienced and educated in geotechnical engineering and soil mechanics. Also, the plans and reports must include the information required by SWMO Sections 304.04.3, and 402.07. The Applicant is requesting a waiver of this requirement.

60. [SWMO:304.04.4] – Provide plans, design calculations and descriptions of all erosion and sedimentation control measures.

61. [SWMO:304.04.5] – Any storm water management facilities not fully located within a public right-of-way will require easements. This includes inter-lot swales and channels which drainage more than one lot. Also, provide a detailed description of the ownership and maintenance program for storm water management facilities (temporary and permanent).

62. [SWMO:304.04.9] – Include a schedule for installation of control measures and devices based on the proposed phasing of construction.

63. [SWMO:304.05.5] – Correct storm piping and utility conflicts. Also, the location and depth of utility crossovers shall consider the pipe wall thicknesses in the computation.

64. [SWMO:402.02] – Provide evidence regarding the safe conveyance of the one hundred (100) year storm through the sites assuming the complete failure of the subsurface collection and conveyance system.

65. [SWMO:402.05] – Storm water runoff from the subject property shall flow into a natural watercourse in a manner similar to the runoff characteristics from the pre-development flow. Therefore, the discharges from the subject property onto adjacent property must maintain the same characteristics after the site is developed (e.g., discharge from basin #2 is now a point discharge vs. shallow concentrated as existing.) In lieu of this requirement, the Applicant shall provide evidence that the adjacent property owner is aware of the proposed discharge conditions and accepts the proposed design conditions.

66. [SWMO:402.06] – For basins designed to fully dewater, a minimum slope of two (2%) percent or a paved low flow channel of at least one (1%) percent shall be provided for all storm water basins. The Applicant is requesting a waiver of this requirement.

67. [SWMO:402.06] – Provide stage-discharge data for basin #2. Also, for basin #4, the information presented in the details is not consistent with the information used to generate the stage-discharge table.

68. [SWMO:402.08.4] – Access must be restricted to basins with side slopes greater than five (5) horizontal to one (1) vertical or a waiver requested for same. Indicate on the plans, the measures that will be used to restrict access.

69. [SWMO:402.09.4] – Where pipes are proposed with slopes less than one (1%) percent provide evidence that the flow velocity in the pipe during the twenty-five (25) year design storm will be a minimum of 2½ feet per second.

70. [SWMO:402.09.5] – In accordance with PaDOT's DM2, chapter 10, when pipe sizes change at a drainage structure, where possible, the invert elevation shall be designed to match the pipe crowns.

71. [SWMO:402.10] – Designer shall verify that flow depths shall not exceed two (2") inches in a gutter condition and one half (1/2") inch across intersections or travel lanes. Applicant shall verify compliance at approaches to all low points (establish minimum grade and corresponding flow depth).

72. [SWMO:402.10] – Inlets shall be along the curb line and are not permitted along the curb radius at an intersection.

73. [SWMO:402.19] – Provide easements for swales that receive runoff from more than one (1) lot.

GENERAL COMMENTS:

74. The plan should be certified by the surveyor.

75. The "Phase Data" on sheet 6 indicates 612 building lots and the plan shows 613 building lots. The inconsistency should be clarified.

76. The status of some of the lots needs clarification. The "Phase Data" on sheet 6 indicates 3 proposed commercial lots, which should be identified on the plan. If lot 614 is proposed for dedication to the Township, it should be clarified in the notes.

77. Will the proposed commercial development be addressed through future land development plans? If so, the design of this subdivision should ensure that the commercial design requirements of the Village Overlay can be addressed.

78. The locations of some open space lots are unclear or appear to be mislabeled. Sheet 6 shows two OS-5 lots – one in phase 1 and one in phase 9. Lots OS-10 and OS-19 do not appear to be shown on the plan. The purpose of OS-11, adjacent to lot 614, and OS-23, adjacent to lot 191, should be indicated. Are these walking paths? All proposed walking paths should be labeled.

79. The plan should list the percentage and types of open space proposed to ensure it meets the requirements of the ordinance section 207.12.

80. The cultural and natural features of the site must be inventoried to determine the open space design.

81. Maximum coverage of 55% for the development should be provided on the plan.

82. Architectural considerations must be submitted with Village Overlay applications.

83. The proposed densities for the different dwelling types should be listed.

84. Setback distances on the plan are difficult to read and should be provided at an adequate scale to verify compliance.

85. Shade trees are required for every 50 feet of sidewalk and should be indicated on the plan.

86. For clarification, recommend listing on the plan the conditions to be met under the Conditional Use approval.

87. If this plan proposes a community center, its location should be shown on the plan.

88. Many of the proposed lot areas conflict with the minimum lot areas listed on the "Site Data" on sheet 1.

89. If a bike path is proposed along Woods Drive, it should be noted and shown on the plan.

90. New street names should be shown.

91. If Woods Drive has a dedicated right-of-way of 25 feet from the centerline, it should be noted on the plan.

92. Locations of existing and proposed water lines should be shown.

93. Clear sight triangles should be shown at all intersections.

94. A parking schedule indicating the number of required and proposed parking spaces for the residential uses should be included on the plan.

95. All utility easements should be identified on the plan.

96. The plan should note if wetlands are present on the site.

97. If all streets within the development are to be private, maintaining the large street system by a homeowners association may be difficult to manage.

98. The Cumberland County Planning Commission recommends the plan not be approved as submitted based on the lack of information provided and the above comments.

99. Approval from the Silver Spring Township Authority is required.

100. A revised planning module or planning module waiver is required.

101. The maximum basin depth as measured from the emergency spillway crest to the bottom of the basin shall not exceed six (6') feet.

LAND DEVELOPMENT PLANS

None

OTHER PERTINENT BUSINESS

ZONING HEARING BOARD APPLICATIONS

a. Barbara A. Banks - Variance 2006-4 (Property located at 11 Millers Gap Road)

The Board of Supervisors was in favor of the Barbara A. Banks variance request to Section 202.6 (Design Requirements Rear Yard Setbacks and Accessory uses). The applicant is seeking approval to build an addition to the home which will extend into the rear yard setback, in addition, the applicant intends to construct a privacy wall into the front yard setback.

b. Rite Aid Store - Variance 2006-5 (Property located at 7036 Wertzville Road)

The Board of Supervisors opposed the Rite Aid Store variance request to Section 313.3 (Specific Sign Requirements). The applicant is seeking approval to exceed the number of signs and maximum permitted sign area for flat wall signs and exceed the height and the maximum permitted sign area for a freestanding sign.

c. Sutliff Hummer LLC – Variance 2006-6 (Property located at 6462 Carlisle Pike)

The Board of Supervisors did not express an opinion on the Sutliff Hummer variance request to Section 223 (Quarry Zone). The applicant is seeking approval to permit a safety instruction course and additional vehicle storage parking lot as an accessory use to the Sutliff Hummer Dealership which is located in the Highway Commercial (C-3) Zone; in addition a variance to Section 112C for an accessory use not being on the same lot as the principal use.

d. Bradley & Michele Hoke- Variance 2006-7 (Property located at 107 Woods Drive)

The Board of Supervisors was in favor of the Bradley & Michele Hoke variance request to Section 204.2 (Permitted Uses Regulations). The applicant is seeking approval to keep horses on their property and will be subject to Section 427 (Non-Commercial Keeping of Livestock) criteria.

e. Silver Spring Square II, LP - Variance 2006-8 (Property located at 6416 Carlisle Pike)

The Board of Supervisors was in favor of the Silver Spring Square II, LP variance request to Section 212.7 (Maximum Permitted Height Requirement) for Wegman's but was apposed to Target's request.

The applicant is seeking approval to exceed maximum permitted building height for the Target Store and Wegmans Store which is a clock tower and exceeds 35 feet.

PUBLIC COMMENTS

SUPERVISOR EAKIN

Supervisor Eakin questioned how the appeal is handled when a property owner receives reduction in assessment.

MR. LIONEL SPENDARD

Mr. Lionel Spenard commented on a dip on Rt. 114 on the north side of bridge. Staff will advise PennDOT.

EXECUTIVE SESSION

The Board went into Executive Session at 8:25 p.m. to discuss a personnel issue and returned at 9:54 p.m.

APPOINTMENTS

BUSINESS ADVISORY COUNCIL

On a DiFilippo/LeBlanc motion, the Board of Supervisors appointed Gary Lawrence to the Business Advisory Council for a term ending December 31, 2008.

The motion carried.

ZONING HEARING BOARD

On a Pierce-McLain/Eakin motion, the Board of Supervisors appointed Wayne Pecht to the Zoning Hearing Board as an alternate for a term ending December 31, 2008.

The motion carried.

LIGHT EQUIPMENT OPERATOR – OFFER OF EMPLOYMENT

On a LeBlanc/Pierce-McLain motion, the Board of Supervisors authorized that an offer of employment be extended to Robert K. Cocklin as Highway Department Light Equipment Operator with an annual salary of $28,091 subject to a six month probationary period.

The motion carried.

GOLDEN TRIANGLE- LOMR

On a Pierce-McLain/LeBlanc motion, the Board of Supervisors approved the Community Acknowledgement Letter for the LOMR for the Golden Triangle preliminary subdivision plan, 92-7P.

The motion carried.

GRANTS – LAND PRESERVATION

On a Pierce-McLain/DiFilippo motion, the Board of Supervisors authorized a letter of commitment for $7,500 from Silver Spring Township for Land Preservation Grants.

The motion carried.

ADJOURNMENT

There being no further business or comments to come before the Board, the meeting was adjourned at 10:00 p.m. on an Eakin/Pierce-McLain motion.

The motion carried.

Recorder:_____
Sue Ellen Adams

APPROVED:_____
Chairman

_____
Secretary