

Red Lion Borough Planning Commission
Meeting Minutes
Monday, October 20th, 2014

Members

Wade Elfner
Beth Artman
Danielle Kabacinski
Felix Milner
Robert Frutiger

Others

Dianne Price, Borough Manager
Dan Shaw, Zoning/Codes
Jeff Shue, Engineer
Stacy Myers, Recording Sec'y

Visitors

Troy Leiphart
Jim Denniston
Stephanie Weaver

Byron Trout
Bridget McAuliffe

1. The meeting was called to order @ 7:00p.m. Everyone present participated in the pledge to the flag.
2. Mrs. Artman made a motion to approve the July 21st, 2014 Meeting Minutes; Mr. Milner seconded. All were in favor; motion carried.
3. **Land Development Plan** submitted by T.A. Leiphart Masonry, Inc. for additional storage units at Ness Street Extended. The Final Subdivision and Land Development Plan was reviewed by the Borough Engineer who submitted the following comments:
 - 1A—Signature, seal and date by the surveyor—*will be added to plan*
 - 1B—Statement of ownership—*to be signed, dated & notarized*
 - 1C—Planning Module exemption—*Jeff Shue stated this is an Act 537 issue and he feels the Waiver letter is sufficient; Borough Manager agrees.*
 - 1D—Erosion & Sediment Control Plan—*this property is less than one acre with actually only 1/2-acre of disturbance, so an approved plan is not required. Erosion controls are on the plan, however, and have been followed, should York County Conservation require them.*
 - 1E—Any conditions imposed by Zoning Hearing Board should be noted on plan—*all have been noted on plan; Special Exception & Variance were granted by ZHB*
 - 1F—Requires revised bonding and revision to the operation and maintenance agreement—*will do so.*

Jeff Shue stated three items are outstanding:

- 1) Signature by Owner
- 2) Signature by Surveyor
- 3) Stormwater management paperwork, bonding and operation and maintenance agreement

Discussion—there is water to the site, but Mr. Leiphart received a Variance to not extend sewer. 26 storage units are currently there; however, 3 will not be used because they're in the basement and retain moisture.

Mr. Milner made a motion to approve the Land Development Plan contingent upon the three outstanding conditions above being met. Mrs. Kabacinski seconded. Motion carried, with Mr. Frutiger opposing.

4. At this point, Mr. Elfner recused himself as Chairman; Vice-Chair Beth Artman took over the meeting.
5. **Land Development Plan** submitted by Country Village Realty for townhouses located at Boundary Avenue and Country Club Road. This is the second time the Commission is seeing this plan. Previously, different layouts were shown to bring access onto the site. The Zoning Hearing

Board has already approved a Variance for the total of impervious coverage on the lot. Jeff Shue stated that Boundary Avenue, shown behind the property, is a “paper street”. The property owners did a “quit claim deed” to acquire ½ of the right-of-way of Boundary and that was previously approved and the deed recorded. This is a consolidated Subdivision Plan to take the strip of land at the rear of the lot and add it to the property in question. It is also a Land Development Plan to allow development of the property. Jeff reviewed his comments:

Zoning Ordinance and Subdivision and Land Development Ordinance Comments:

- Note #11 on the plan should refer to the recording information of the Quick Claim, which will allow the owners to combine these two properties.
- A bold line should be added to the plan showing the ultimate parameter boundaries. The rights-of-ways should also be noted boldly on the plan.
- Signature blocks for both owners (Wade Elfner and Country Village Realty) should be notarized on the plan.
- A 24’ right-of-way and 24’ minimum pavement width is required per the SALDO, but the plan shows the access is only 22’ (at the narrowest point). At this time, there is no plan to widen that access because the owners were trying to avoid further PennDOT work. This would be a Waiver request, if desired.
- Traffic control markings and signage have been noted on the plans. A stop bar & a stop sign are **not** shown coming from the old property, and should be added to avoid traffic problems with the tenants.
- Property lines of Country Village’s property should be shown on plan so rights-of-way along existing roads all become relevant. This can be dedicated or be a Waiver request.
- Location and width of right-of-way for Country Club Road must be defined on the plan.
- The clear sight triangle should be shown for the shared driveway access to ensure clear lines of sight.
- Administrative issues to be added to plan:
 - Certification by the Engineer & Surveyor;
 - Permanent monumentation of the property corners
 - Statement of ownership must be signed, dated, and notarized (of both owners)
 - Dimensions and material of the proposed wall on Country Village’s property
- Water & sewer main extensions—will talk to Red Lion Municipal Authority regarding this
- Planning Module for Land Development—has been approved
- Erosion & Sediment Control Plan has been submitted last week (week of October 13th)
- Frontage improvements—Ordinance specifies any time improvements are done along an existing roadway, improvements must be brought up to Borough standards for width, etc. Waivers will possibly be requested for this.
- Conditions imposed by the Zoning Hearing Board are noted on the plan; i.e. Special Exception & Variances granted by ZHB.
- Municipal boundaries are noted on the plan.
- Highway Occupancy Permit is required for variety of items—if any improvements are done across frontage of Country Club Road, etc. The HOP will probably be applied for by the Borough and developed by the developer. The HOP had already been approved and received for the sewer crossing. Waivers may be requested for the other issues.

Stormwater Ordinance Comments:

- Being proposed are two very large infiltration beds under the parking lot that would collect water from the roof and parking areas. The water would go into an underground stone bed under the parking areas. There is an overflow system that would allow water flow to come onto the westernmost point of the property where a concrete “wall” or spillway would direct it onto Country Club Road. The water would need to be approx.

1½-feet deep before spilling over the wall. Even though the infiltration beds will hold a lot of water, Jeff Shue does not agree with this design as he believes it will pose winter maintenance problems for the State and the Borough. One solution is to run storm sewer to the inlet at Mill Street. Another solution would be to install larger underground pits, but the developers are limited on size by the Zoning Ordinance.

- A report on infiltration suitability and soil suitability was done on the site; however, infiltration structures would be installed 10-12' lower than the existing grade and the test probes only went down 6'. Further testing to find more creative ways to check the soil will be done.
- Must have the operation and maintenance agreement in place.

Discussion was held on the issues at hand:

- Widening the entrance/exit of the driveway an additional two feet to 24'.
- Install the stormsewer along Country Club Road to Mill Street
- Widening the roadway

Jeff Shue suggested that the Commission take no action at this time because of the above-noted issues. Mr. Trout said these issues can be presented to PennDOT, but it would be their (PennDOT) decision on whether or not to issue the HOP. Consensus of Planning Commission is to hold off on making a recommendation on the plan until these items are addressed and the developer can return with a clear sense of modifications required. Mr. Trout will go to Borough Council to get their thoughts on what Waivers would be required. He will also communicate with Keith Kahwajy regarding the water and sewer for this property.

6. **Adjournment**—With no further business, Mrs. Kabacinski made a motion to adjourn the meeting @ 8:10p.m. Motion carried; meeting adjourned.

Respectfully submitted by:

Stacy Myers, Recording Secretary