

Red Lion Borough Planning Commission
Meeting Minutes
Monday, November 19th, 2018

Members

Cindy Barley
Melanie Thompson
Joyce Seabolt
Nevin Horne

Others

Dan Shaw, Codes/Zoning
Mike Craley, Solicitor
Jeff Shue, Engineer
Stacy Myers, Recording Sec'y

Visitors

Stephanie Weaver
Dennis Klinedinst
Scott DeBell, Site Design Concepts
Mike Jeffers, Kinsley

1. The meeting was called to order @ 7:00p.m. All present participated in the pledge to the flag.
2. As Chairman Wade Elfner was not present tonight, Mrs. Barley made a motion to designate Mr. Horne as Pro Tem for this meeting; Ms. Seabolt seconded. All were in favor; motion carried.
3. Ms. Seabolt made a motion to approve the October 15th, 2018 Meeting Minutes; Ms. Thompson seconded. All were in favor; motion carried.
4. **Land Development application was submitted by Kinsley Properties for Broadway Land Company for a building addition at 327 East Broadway (The Mill).** Mr. Jeffers & Mr. DeBell discussed the plan which proposes a building expansion in the rear to increase storage & parking (along the side). The loading space & interior area are still being worked on; i.e. where entrance/dock doors will be, etc. ADA-compliant spaces will be added to the exterior a ramp is already in place. Discussion is currently taking place with PennDOT regarding the Highway Occupancy Permit and Kinsley is proposing adding striped islands to control the access to/from the property.

The 16' private alley in the rear of The Mill property is noted on the deed; steps will be added coming from the rear parking area.

A stormwater infiltration system that is being proposed will be underground infiltration beds that will pick up water from the roof drains as well as the parking lot. One of the Waivers being requested is to avoid tying into the existing storm sewer because it's in a PennDOT right-of-way. Jeff's comments regarding the Borough's Zoning Ordinance:

- Clear sight triangles must be shown at the delineated access drives onto East Broadway.
Outstanding item
- ADA-compliance is being met with two parking spaces out front; however, it's not clear how those customers would access the store entrance. *There is an existing ramp on the side that accesses the entrance level. How will that interact with the loading area? The loading space will be to the side & will be shown on the plan.*
- One loading space is required & its location should be shown on the plan. *This loading space will be handled through the space towards the right & part of the building expansion. This isn't shown on the plan but will be where the existing trailers are now located. The two trailers currently shown on the plan are not permanent & will be removed. Have any turning movements for trucks been performed? Not yet; this needs to be discussed with PennDOT.*
- Six parking spaces are being proposed along the private drive, but who has access to the private drive right now? *The trailer park residents. Jeff's concern is that the six parking spaces will extend 4' into that right-of-way and he does not want that to cause a problem. Mr. Craley said this is a private matter; the parking spaces could be parallel, but the private drive should not be blocked (and this should be noted on the plan). Dan also stated if*

customers are parking parallel with the private drive, how will they turn around & get back to Boxwood Road? They would need to go through the trailer park either on the way in or the way out. Jeff mentioned the agreement between Mr. Rexroth & the trailer park that should be on file from when North Boxwood Road was made a private road. Mr. Craley said at that time it was required that it be noted on the plan that trailer park residents could continue to use North Boxwood Road to access the private drive. This should be revisited to ensure everyone is in agreement.

- The plan proposes two parallel parking spaces adjacent to the west side of the building and it appears that one of the spaces will block access in & out of the building. *This will be revised.*

Jeff's comments regarding the Borough's Subdivision & Land Development Ordinance:

- The location map provided is at a scale of 1" equals 2,000 feet. *This should be 1" equals 1,000 feet.*
- Owners of the land across East Broadway should be noted on the plan.
- Clear sight triangles will be added at the two entrances coming off East Broadway.
- Certification with signature, seal & date by the professional Engineer is needed.
- Statement of ownership by the property owner must be signed, dated & notarized.
- Pedestrian access points need to be clearly defined on plan.
- Truck loading & unloading spaces must be clearly defined on plan, as well as truck movements (to ensure trucks can get in & out with parked cars on the lot).
- Location, dimension & material of walls, fences & landscaped areas must be clearly defined on the plan. *None are noted on the current plan, but developer ensures it will meet minimum requirements of the Ordinance.* In addition, the wall noted on the plan does not show dimensions. *This is a building code issue that will be addressed.*
- Sign in the modular block wall currently crosses the property line. *This will be addressed & resolved.*

Jeff's stated that he believes the stormwater management at this site has been done appropriately. He explained all of that site (& part of the existing building) currently drains to East Broadway, so the area shown on the plan on the west side (for parking) will go to the inlet in the front of the property, where it's captured in a large underground stone bed (approx. 2' deep with stone). Infiltration & perc testing has been done & has shown the infiltration rate & the volume of the stone is adequate to capture a 100-year frequency storm.

On the side of the loading zone, Jeff stated there is a similar system that will be adequate for the building expansion rooftop runoff. This substantially reduces the drainage that goes into East Broadway. The storm frequencies are statistical only; so, a 100-year storm doesn't necessarily happen only 100 years. But the testing shows that this system could accommodate 7" of rain in a 24-hour period before it exceeded the bed capacity in those two areas noted above. If it did exceed them, the water would rise to the surface through the same drains & drain to East Broadway, as it does currently. The only other option Jeff thinks better than this is to connect to the storm sewer in East Broadway. For that to happen, they would need PennDOT's approval & then have the Borough enter into an agreement with The Mill owners, then the owners indemnify the Borough, as they (Borough) would become the applicant (and liable for the storm sewer on that property).

Jeff stated the following items should be addressed regarding the Stormwater Management Plan:

- The roof areas should be clearly defined on the plan.
- The inlet that is capturing the parking lot (on west side) should have more grading around it.
- Runoff directed to the back wall of existing building should be addressed, as Jeff foresees that may cause problems.
- Infiltration structures should be compliant with building setback regulations, as these should be kept away from property lines. This is not as much of an issue in this case because the infiltration is underground.

- Administration filing & recording for future operation & maintenance of infiltration structure—there's a lot of paperwork needed to verify the owner know & understand what is being installed.
- The infiltration rate is very high & Jeff feels certain stormwater runoff will never come onto East Broadway due to the infiltration beds; however, that runoff goes into the groundwater with no treatment. Most of it will come off rooftops (not a high chance of contamination), but some will run off the parking lot (full of cinders, dirt, etc). He would like some type of filtration system device installed (before it hits the infiltration bed) to protect the groundwater. Jeff believes installation of such a device should be a condition for approval.
- Developer has no plans to increase water and/or sanitary sewer flows, but they will talk to Red Lion Municipal Authority & there is a Planning Module in place.
- Erosion & Sedimentation Control must be reviewed by York County Conservation District; however, no NPDES Permit is required.

These waivers had been presented to Borough Council, giving them a general idea of what will be requested. They are as follows:

- Waiver of a preliminary plan because there are no public improvements being done.
- Waiver of adjoining public roadway improvements—need to see what PennDOT requires.
- Waiver of concrete curbing & sidewalks along frontage—need to see what PennDOT requires. *Jeff concurs with this. Mr. Craley asked about the area not going into the infiltration beds, would we rather it go to East Broadway rather than channel it into the driveway? Jeff answered that is correct. Of note, no one has noticed an increase in pedestrian traffic since Domino's Pizza & other businesses have moved into this industrial area.*
- Waiver of street trees & lighting along frontage—none there currently & no road widening is being proposed. *Jeff concurs with this.*
- Waiver of connection of on-site storm sewer to public storm sewer
- Waiver of concrete monumentation of property corners—front corners are in concrete—*Jeff concurs with this.*

Questions from Committee members/visitors:

- Amish bringing their horses to this area (and The Mill)—fecal matter would go into groundwater? *The filtration device would catch this, along with other contaminants before it hits the groundwater.*
- Snowmelt, different than stormwater, will not be fast—*infiltration beds should more than handle the rate of snowmelt & East Broadway can also.*
- There's already a handicapped ramp where the loading dock is being proposed (on the east side)—will that be a problem with trucks backing in? *The path of the trucks & that space will be delineated.*
- How will parking lot be illuminated? *Wall packs will be installed.*
- Bonding is required.
- PennDOT must approve before this proposed plan moves forward.

Mr. Craley stated typically, the Planning Commission would take action pending PennDOT approval, but there are a lot of outstanding items & he, along with Jeff believe the Committee should wait for a cleaner plan. Mr. Craley recommends the Committee take no action at this time and request to see the plan again once PennDOT has made their comments. The Commission members agreed with Mr. Craley.

5. **Other business before the Commission**—Dan mentioned the Street Classification Map in the back of the Zoning Book, which he assumes was adopted as a map, not listing streets. With the redevelopment of the Redco/Yorktowne properties, some of the businesses moving in must be on an arterial or collector street, per the Ordinance. Dan suggested adding Redco Avenue as a collector street, being an industrial area. Jeff stated these are typically defined by their position in

the infrastructure and collectors & arterial streets are usually wider streets. Next time the Commission wants to do Zoning Ordinance updates, Dan would like to include this, as well as the stormwater tie-ins into existing stormwater.

6. **Adjournment**—Mrs. Barley made a motion to adjourn the meeting @ 7:50p.m. Motion carried; meeting adjourned.

Respectfully submitted by:

Stacy Myers, Recording Secretary