



**EAST PETERSBURG BOROUGH PLANNING COMMISSION
MEETING MINUTES
March 17, 2016**

Chairman John Schick called the meeting to order at 7:00 P.M.

Roll Call: John Schick, John Wolf, Doug Nolt, John Kerchner, William Pfaultz and Zoning Officer Ed Fisher, David Keener (Absent), Rory Buckwalter (Absent)

Approval of Minutes

- It was moved and seconded (John Wolf/Doug Nolt) to approve the minutes of the December 2015 meeting, with unanimous approval by the Board.

Visitors: None

Public Comment: None

New Business:

1. **Review Final Land Development Plan for 2340 State Street, Trinity U.C.C:** Mr. Fisher explained that the church is doing an expansion, a two story addition to the education wing of the existing church. There was an older planned addition many years ago at this location. This one is different and it includes an elevator. They are proposing a stormwater rain garden with some collection and conveyance, because there will be more impervious coverage. The parking lot will have a more efficient layout and provide more handicap parking spaces. They are also proposing a good amount of landscaping to create a buffer from the houses. They have gone to the Zoning Hearing Board and were granted approvals for the additional land use. L.C.P.C. is going to handle this on March 28, 2016 and would like comments by March 18, 2016. There are still a lot of stormwater comments because the engineer did soil testing, but did not submit his findings with the application and stormwater report. When he submits that, it should answer most of the questions.

Tom McKowski with Greenfield Architects presented the Land Development plans to the Planning Commission. He explained that the addition is a flat roof addition and the exterior is going to be matched to the current building as close as possible. The construction will be done in 2 phases. They are hoping to be finished the work before preschool starts up again. The playground and dumpster will need to be relocated on the property to allow for the changes.

After much discussion it was moved and seconded (Doug Nolt/John Wolf) with unanimous approval to recommend approval to Council for the 2340 State Street Land Development plans, Trinity, U.C.C., contingent upon addressing all the comments of the March 17, 2016 letter from Light- Heigel Associates.

2. **Review the Floodplain Revisions to the Zoning Ordinance:** FEMA is requiring through D.C.E.D that all of the municipalities in Lancaster County follow the same regulations and use the same language in their Floodplain Ordinances and use all of the same definitions. It is not adding anything or taking anything away from what we already have. The new Floodplain section will replace the entire Floodplain section in the Zoning Ordinance. We received comments from L.C.P.C. They did not have any comments. It was also submitted to D.C.E.D. for review and they came back with the following comments:

- a. Regarding the Variance section- clarify pg. 17 section 504.17, Elevation and Floodproofing Requirements, they want us to add that all new and substantially improved structures are prohibited in the identified floodplain areas unless a variance is granted.
- b. The other was to change the date of the original floodplain map to September 5, 1979.

It was moved and seconded (John Wolf/John Kerchner) with unanimous approval by the Board to recommend approval to Council for the amendments to the Floodplain section of the Zoning Ordinance.

Old Business:

1. **2375 Main Street:** Plan was filed and recorded yesterday, March 16, 2016. They will get started on this next week.

Mr. Fisher announced that the Borough has sent letters to property owners on Main Street, and there will be sidewalks required all the way past Chapman Ford.

Adjournment: Meeting was adjourned at 8:46 p.m.

Next meeting date if needed: April 21, 2016

Respectfully Submitted,
Kim Strayer, Recording Secretary



**EAST PETERSBURG BOROUGH PLANNING COMMISSION
MEETING MINUTES
October 20, 2016**

Vice-Chairman Keener called the meeting to order at 5:30 P.M.

Roll Call: David Keener, John Wolf, William Pfaltz, and Zoning Officer Ed Fisher, John Schick (Absent), Doug Nolt (Absent), John Kerchner (Absent), Rory Buckwalter (Absent)

Approval of Minutes

- March Minutes could not be Approved because there was not a quorum present

Visitors: For full list see attached sign in sheet.

Public Comment:

1. Marvin Stauffer stated that there has been continuous flooding in site area. He said that he lives nearby and has had water in his basement many times that has taken days to pump out.
2. A resident voiced concern that if the homes have basements they will feel the vibration of the quarry blasting.
3. A resident voiced concern about the increase of traffic problems for this area.

New Business:

1. **Review the Land Subdivision Sketch Plan for Emich and Ober Property located at 1865 Graystone Road:**

Bill Swiernick with David Miller Associates gave a presentation on the sketch plan. Mr. Swiernick presented ideas regarding developing land along Graystone Road along the north side of the roadway and the triangle area along the south side. The site is bordered by Graystone Road and the Quarry. There is a municipal boundary between East Petersburg Borough and East Hempfield Township.

Several steps are still necessary to determine if this site is best for what they are intending to do. Mr. Swiernick stated that testing of the soil would need done to determine if there are any limitations, as well as an engineering analysis to determine the suitability of the site. A traffic study will also be done

The proposed homes are single family homes fronted along Graystone Road. Mr. Swiernick stated that Graystone Road is a state highway and it is the state's intention to restrict access onto the lots therefore the driveways have been consolidated and are in pairs. The state would need to approve all of the access points onto the roadway so they have proposed a variety of types of entrance conditions for getting into the housing. As a state road they would need to get approval from the Borough on how to proceed with the development or improvement of the roadway, but the state would ultimately have the final say.

The roadway is currently curbed in some places and has sidewalk in some places. Mr. Swiernick explained that they would like to continue a roadside swale and then on the north side they would have a continuous walkway that would be set back from the roadway to allow for pedestrian access. The walkway would be made of macadam and be used in place of curb and sidewalk.

The lots would all be served by public water and sewer. There is a lot on the property that has a LASA pump station on it. The property is zoned for this use, and the lots are larger than the Borough's minimum requirement. The Units will be two story dwellings, and possible some single story.

The south side of this property was recently being used by the Borough for Community Gardens.

There will be stormwater management required in accordance with the Stormwater Ordinance to manage the run-off from this site. They have conceptually designed three stormwater facilities. Mr. Swiernick explained that with these concepts there are stormwater elements set-up on several individual lots, and that they were considering having the individual homeowners be responsible for these elements on their own properties. He said they would also consider setting up a homeowner's association to share the cost of the facilities.

Mr. Fisher stated that from a MS4 standpoint it would be beneficial to the Borough if there was no curbing. He explained that stormwater from the railroad culvert would need to be conveyed toward Graystone Road to control flooding. He also stated that the stormwater issue is manageable, but will take some work.

Mr. Wolf stated he did not see a need for curbing, but would be in favor of a walking path on the south side also. He said that there would be a benefit to having a swale from an MS4 standpoint. He also stated he did not see any big issue with the concept.

Mr. Keener said that he concurred with what Mr. Wolf said.

Mr. Pfaultz stated that he did not have a problem with no curbing. He said that he feels the stormwater is going to drive everything and would like to see a final plan of what will be done with the stormwater. He thinks that the stormwater is a huge issue on this site.

Old Business: None

Adjournment: Meeting was adjourned at 6:30 p.m.

Next meeting date if needed: December 15, 2016

Respectfully Submitted,
Kim Strayer, Recording Secretary