

**PENN TOWNSHIP
PLANNING COMMISSION
MINUTES**

DATE & TIME: March 7, 2016 7:00 PM

ATTENDANCE: Members: Linda Brown
Mark Compton
Stephen Engle

Others: Betsy Logan, Penn Township
Amy Minnich, Penn Township
Brent Lied, Becker Engineering
Gwen Newell, Lancaster County Planning Commission
Steve Gergely, Harbor Engineer
Amanda Groff, Harbor Engineer
Galeon Brown, Manheim Central School District
Jeff Berneburg, MDM, LLC – AutoZone

Linda Brown called the meeting to order and led the Pledge of Allegiance at 7:00 p.m.

Public Comment/Guest Recognition

Staff thanked everyone who was in attendance at the Joint Meeting held February 29, 2016.

Approval of Minutes – February 1, 2016

On motion by Compton and seconded by Engle, the minutes of February 1, 2016 meeting were approved. Motion passed unanimously.

Action Items

Final Land Development Plan for Doe Run Elementary (Twp. File #15-010A) – replacing the existing elementary school with a new larger school on a 20-acre site; located at 281 Doe Run Road, zoned T-5R - The Manheim Central School District is proposing to construct a new 80,000sf 2-story school with a 1,000 student capacity. In addition to access drive from Doe Run Road, a second exit only drive on to Doe Run Road is proposed for use primarily by buses. The access drive is proposed to be moved to align with adjacent property driveway. Doe Run Road will be improved with a center turn lane for both properties as required by PennDOT and the Township.

Per the previous Planning Commission meeting, the plans have been revised to show landscaping in the forebays to meet the waiver conditions. Landscaping around the building is now 50% native plants and lighting was added to the pedestrian walkway that connects to the N. Penryn Road sidewalk. There are outstanding agreements and certificates that need to be signed and obtained, which is standard at this point in the process.

On motion by Compton and seconded by Engle, the Planning Commission recommends approval of the Final Land Development Plan for Doe Run Elementary (Twp. File #15-010A) conditional upon addressing the review comments in the Township Staff letter dated March 2, 2016 and Township Solicitor letter dated February 20, 2016. Motion was passed unanimously.

Land Development Plan for AutoZone Retail Auto Parts Store No. 6742 (Twp. File #16-001) – replacing the existing vacant building with a new retail store on a 0.916-acre lot located at 90 Doe Run Road, zoned T-5MU – The applicant is proposing to demolish the existing 3,220 sf building and replacing it with a new 7,382 sf building AutoZone store. It is located at 90 Doe Run Road which is at the southeast corner of Doe Run Road and West End Drive. Two new access drives and 37 parking spaces are shown on the proposed plans. The Township Streetscape Plan requires a sidewalk along Doe Run Road and West End Drive which is provided. Several variances were approved at the January 13, 2016 Zoning Hearing Board meeting. The applicant is requesting five (5) waiver requests.

Curbs shall be the standard vertical curb type. Rolled curb or “roll-over” curb is currently proposed. AutoZone is proposing “roll-over” curb because it is a combination of curb and gutter with a 6” wide header curb and helps the site with stormwater drainage. Staff and Township Engineer strongly suggest the standard vertical curb type because “roll-over” curb gets damage in developed streets and would require wheel stops for every parking spot. The township has been consistent in requiring the standard vertical curb.

Only one access drive shall be permitted per lot, except in accordance with §22-602.18.H. A waiver would be required based on current design, unless two (2) one-way access drives are provided per §22-602.18.H(2). AutoZone is proposing two (2) full access drives to accommodate the delivery truck for once a week deliveries to the store. Planning Commission discussed different options such as having only one access drive or having the two access drives as one-way in and one-way out. It was suggested that the entrance drive be to the north and as narrow as possible and the exit drive be to the south. Township would be favorable to this option and it would reduce waiver requests. Applicant will look into adjusting the plan to see if that would work.

There are two waivers about alignment and spacing. New non-residential access drive shall be aligned with those on the opposite side of the roadway or if that is not possible offset a minimum of 150 feet. Minimum required spacing between two nonresidential driveways is 125 feet. Due to the size of the site, these requirements cannot be met.

Provide one 8-foot-wide standard tree island with curb per eight parking spaces in a single row and at least one tree per interior island. The applicant is proposing and needs 37 parking spaces. Therefore, to provide the tree island the applicant would have to give up parking spaces. Planning Commission asked if the tree could be provided elsewhere on the site and asked if the tree species could be more diverse. They would be favorable to a 50% tree mix and providing an additional tree on the site elsewhere in lieu of the one tree island.

A few other items were discussed including new building elevations and stormwater drainage at the Doe Run Road and West End drive intersection.

On Motion by Compton, and seconded by Engle, the Planning Commission, recommends approval of the Land Development Plan for AutoZone Retail Parts Store No. 6742 (Twp. File #16-001) conditional upon reviewing with staff the comments of Becker Engineering review letter dated March 4, 2016, Township Staff review letter dated February 26, 2016, Township Solicitor review letter dated January 22, 2016 and Lancaster County Planning Commission review letter dated February 23, 2016. Motion passed unanimously.

Land Development Plan for Verizon Wireless – Elm Site (Twp. File #16-003) – constructing a new telecommunication facility on the property located at 1327 East Meadow Road, zoned T-2 – The applicant requested to table this agenda item until the Planning Commission meeting on April 4, 2016.

Briefing Item

Conditional Use Application for Holly Tree Farms (Twp. File #15-008) – request to additional buildings including a 12-unit dwelling; located at 1461 Holly Tree Road, zoned T-5R – Applicant is proposing a new Conditional Use Application to add an additional 12-unit apartment building, remove an existing barn, construct an accessory storage unit building for residents only, and combine the 1 acre lot to the 24 acre lot to create a large property consisting of 25 acres.

Other Items

Lancaster County Planning Commission comments on a proposed zoning amendment to remove the requirements for playground fencing for schools. – The Lancaster County Planning Commission strongly suggests that the Township be consistent of the requirement for fencing around outdoor play areas. They are concerned with safety of children and were surprised that the Township would remove fencing around playgrounds for schools. There was a discussion on who should decide whether a fence is necessary, the Township or the school.

Zoning Hearing Board Decisions – Planning Commission questioned whether an applicant for a Zoning Hearing should be reviewed by the Planning Commission before the Zoning Hearing Board takes action on a request. This can be added as a briefing item to the Planning Commission agenda. The Planning Commission cannot make a recommendation to the Zoning Hearing Board, but can become a party to the hearing if necessary.

Adjournment

Engle made a motion to adjourn the meeting at approximately 8:35 p.m. Compton seconded the motion and it passed unanimously.

Respectfully Submitted,
Amy Minnich