

**NEW HANOVER TOWNSHIP
PLANNING COMMISSION MEETING
JUNE 14, 2017**

WORK SESSION

There was no discussion on agenda items and the regular meeting was called to order at 6:35 pm.

REGULAR MEETING

The New Hanover Township Planning Commission held its regular monthly meeting on June 14, 2017 in the New Hanover Township Municipal Building, 2943 North Charlotte Street, Gilbertsville, PA 19525. The meeting was called to order at 6:35 pm and opened with a Salute to the Flag.

ROLL CALL - Present – Susan Smith
Kurt Zebrowski
Michael Millman
Boone Flint
Linda Swagzdis

Also present were Township Manager Jamie Gwynn, Andrew Bellwoar, Esq., Planner Adam Supplee, Engineer David Leh, Traffic Engineer Sandy Koza and Eileen Pogany.

Susan Smith asked that everyone sign the sign-in sheet located in the rear of the room and announced that a notebook containing meeting procedures is also located to the rear of the room, opportunity for public comment related to agenda items will be provided prior to announcing a decision, and that public comment will be accepted after business items have been addressed to discuss non-agenda items. Chairperson may opt to limit discussion to five minutes. She encouraged attendees to ask questions they may have, at the appropriate time, and to take notes.

UPCOMING MEETING ANNOUNCED by Eileen Pogany
All meetings begin at 6:30 PM.

June 21 - Sewer Authority
June 15 – Zoning Hearing Board
June 22 - Zoning Hearing Board
June 26 - Board of Supervisors
July 11 - Environmental Advisory Board
July 12 - Planning Commission

PRESENTATION –

2339 Swamp Pike Sketch Plan — Mr. John Kennedy was present representing DTS Partners LLC stating that they propose to develop a B-2 Use-Performance Standard Development with a mix of Village House and Twin Lots. The 31.52 acre tract located in the R-25 District is currently farm land with a house and outbuildings. Susan Smith asked that the developer consider repurposing the existing house, which may have historical significance, and stated that she is not in favor of a roadway connecting to Swamp Pike. She suggested that there may be a possibility to connect to the Harvest and Country Lane cul-de-sac streets in the adjoining development which would then connect to New Hanover Square Road which has a traffic signal at the connection to Swamp Pike. Planning Commission members and consultants were in agreement that the interior street should not connect to Swamp Pike. Adam Supplee mentioned that the installation of bike trail along Swamp Pike will be required and suggested that traffic calming on a long straight roadway be incorporated in the plan. Jamie Gwynn and David Leh stated that they anticipate that residents along cul-de-sac streets will object to the extension of the cul-de-sac streets and David Leh asked that adequate parking be provided. Robert Wood of 3012 Reifsnnyder Road commented that a connection to Swamp Pike as an entrance only could be considered to allow cars to enter but not exit onto Swamp Pike. John Auman of 3624 Church Road suggested that the proposed wide street could be made attractive with planting of trees etc. Susan Kreiner of 2478 Swamp Pike thanked the Township for the consideration being given to the residents living along Swamp Pike.

CONSENT ITEM – Michael Millman **moved** to approve the minutes of the May 10, 2017 meeting; motion was **seconded** by Boone Flint and **unanimously carried**.

OLD BUSINESS – None

NEW BUSINESS

New Hanover Town Center #773 (Revised Preliminary Plan)

Mr. Ben Goldthorp and Jason Engle were present representing this plan of 208.7 acres, 761 dwelling units, a commercial complex and is located in the R-25 and TN zoning districts having previously received preliminary plan approval and Phase 1 final plan approval. The plan has been improved and is now superior to the previously approved preliminary plan.

Susan Smith engaged the representatives in a discussion on the waiver requests as follows:

Section 817.1.A: *A waiver to allow driveways to be less than 40 feet from street intersections.* Sandy Koza stated that that the listing of driveways and distances of the properties affected needs to be more comprehensive and that there should be no one backing a vehicle into the street. Ben Goldthorp stated that the adjusting of numbers of townhomes created the need for the waiver. Adam Supplee stated that the township's code refers to single family dwellings and that this waiver request may not be needed.

Section 823.7: *Waiver to allow slopes greater than 5% in parking lots with fewer than 20 spaces and slopes greater than 3% in parking lots with 20 or more spaces.* Adam Supplee

stated that maximum of 4% slope should be adequate providing the area is not in a pedestrian nor handicap area and asked that the locations be identified; David Leh was in agreement. Mr. Goldthorp stated that they will work with the 4%.

Section 813.6.G(6), Section 813.7.F(6), Section 813.8.G(7) to allow intersection approach grades greater than 4% within 50 feet of the intersection and 3% if roadway is considered a major collector. Ben Goldthorp stated that relief is needed in four locations and was asked to verify locations along with the grade for each road listed. David Leh is in agreement.

Section 818.2 to allow a minimum curb radius of fifteen feet at intersections of residential and collector roadways. Applicant was asked to revise the plan to show changes and Adam Supplee stated that he encourages small radii providing large vehicles can maneuver; David Leh stated it is a function of maneuverability. Sandy Koza requested a list of locations along with the distance.

Andy Bellwoar stated that this plan is a successor or modification of a prior plan and that the changes benefit the Township. Improvements noted include removal of some alleys, removal of eyebrow design, configuration change, pedestrian amenities in the commercial area and Sandy Koza noted an access to Swamp Pike and Stacie Drive has been eliminated. The consensus of the group was that the new design is better but was uncertain as to whether the changes are "substantial". Linda Swagzdis asked why alleys were removed and was told that people like to have back yards to enjoy. Double garage and double width driveways will provide parking. Boone Flint reminded the developer of his request to have a rendering of the plan showing the finished project.

Section 818.3 to permit intersection separation distances to be less than the requirements of the section. Sandy Koza stated she has the details.

Section 803.1 a waiver requested from calculating lot areas and dimensions exclusive of all easements. Blanket easement granted across the entire site for maintenance of utilities and for clear sight triangles.

Section 806.3.C(1) request for waiver from designing the stormwater detention area based upon criteria set forth in "Urban Hydrology for Small Watersheds". David Leh will check into this; rational order is now allowed in the Township's current ordinance.

Section 806.5.G to permit the detention basin embankment slopes of 3:1 maximum slope. Township permits a slope of 4:1; applicant must choose between prior or current Township code to follow and will require a waiver.

Section 806.5.I to allow flat bottom basins. Current code allows flat bottom basins.

Section 807.2.F a partial waiver is requested to permit matching pipe inverts at several locations within storm sewer piping. Township will require that developer provide calculation

verifying that the pipe system will work. Developer will need DEP approval and will need to resubmit NPDES permit.

Section 809.A and 809.B *waiver to permit collector roads to use design standards slightly different than specified standards.* Specific language must be provided for consideration.

Section 809.C *a waiver to permit alternate design standards for local roads.* Classifications of roadways and details are shown on the plan page 44 – additional specifications are requested.

Section 812.5 *deferral to allow the improvements of existing streets and dedication of ultimate right-of-way to be consistent with discussions with Township personnel providing for minimum impact to existing residents.* Developer believes improvements to Township Line Road is vested with prior plan; more detail is requested. Kurt Zebrowski stated that granted waivers apply if prior plan is built and may not apply to new plan.

Section 817.1.D *to allow driveways to be located closer than five feet to the property line.* Double width driveways are closer than five feet (townhomes only) and could be separated with a grass strip or a strip of river rock. Developer must provide specifications.

Section 818.4 *to allow intersections at angles slightly greater than and less than 90 degrees.* Developer was asked to identify intersections and angles.

Section 820.2 and 820.8 *applicant to provide street trees where require by ordinance and seeks partial waiver from requirement in order to utilize tree species that are not included on the Township list.* Applicant instructed to consult with Adam Supplee.

Section 823 parking closer than 10 feet from property line and 15 feet from buildings. Requirement limited to parking lots in retail center.

Section 825.F *to permit multi-use trail along Minister Creek stream corridor and portion of development to be within 100 year floodplain.* Agreeable to allowing the multi-use trail to encroach in the floodplain.

Section 829 *waiver from buffer yard requirements to permit buffer plantings and yards consistent with TC/TN zoning district design criteria.* Plan complies with the TC/TN Specifications.

Consultants' comments:

Adam Supplee stated that his review letters are becoming shorter since comments are being addressed and some have been deferred to a future time. He stated that the Stofflet track on the North side of Swamp Pike was originally proposed to have eighteen homes but would have needed grinder pumps which the sewer authority was not in agreement to. He mentioned that the Guerre-Chaley property has been acquired and that the Traffic impact Study will need to

be updated. Language will need to address phasing and any property not originally included will require an updated traffic study if homes are added. Residential units are being proposed above commercial units but will not be included in the traffic count. He stated that Penn DOT is no longer in favor of a traffic signal on N. Charlotte Street but a street light would be needed at the entrance; access for the Gumbrell property has not been determined. Internal street light will be required at various intersections and along the park, pole lamps may be required at certain driveway entrances also.

Sandy Koza stated that no tenants have been confirmed for the commercial portion and impact fee need to be calculated, a traffic study will be required for each phase individually to assure correct fees are assessed. She added that the intersection at Dotterer Road may need a traffic signal, that improvements are needed along Dotterer Road along the Stofflet property frontage, multi-use trail need to be continued, impact fees based on market based homes (cannot discriminate on age targeted homes), need Traffic Impact and Transportation studies. Adequate parking may be an issue and require a variance for shared parking and questioned parking in retail spaces. Ben Goldthorp was asked to work with Adam Supplee and Sandy Koza with regard to parking. Sandy Koza asked what arrangements will be made for snow clearing and disposal of snow plowed from roadways and parking areas. She also mentioned the shared driveway easement along Stacie Drive.

Gregory Rapp stated the sewer authority is not in favor of the sewer lines to be located under the center of the roadways and that John Brady of Entech Engineering will be reviewing the plans. Ben Goldthorp stated that he will work with the authority on these issues. He is also interested in the improvements at Swamp Pike and N. Charlotte Street and wants the sewer mains moved out of the center of the intersection. It was noted that fully designed roadway plans may not be included in Phase 1. John Brady, Andrew Bellwoar, Greg Rapp and Sandy Koza will work together on this issue.

Jamie Gwynn inquired about the phasing plan and noted Phase 1 contained 28% and Phase 2 is proposed at 16%. He stated he prefers the commercial to be included in Phase 2 and wants the improvements proportioned out with each phase. Ben Goldthorp advised that Phase 1 is accessed via Township Line Road and Swamp Pike and Phase 2 accesses the commercial from N. Charlotte Street and includes the pedestrian bridge. Montgomery County Planning Commission has questioned the phasing. Mr. Gwynn proceeded with reading written reports from the Environmental Advisory Board, by William Moyer (assistant fire marshal), Police Chief McKeon, and the Public Works Director.

Susan Smith stated that she would like to see existing buildings preserved and repurposed when possible rather than being destroyed and also mentioned the barn along Swamp Pike.

Linda Swagzdis commented about the Minister Creek interceptor correction and noted that a Planning Module will need to be resubmitted. Parking regulations will be enforced by the homeowners association and parking of recreational vehicles must be off site.

PUBLIC COMMENTS

John Auman of 3624 Church Road asked if the revised plan has been determined to be substantially different from the preliminarily approved plan. Andy Bellwoar advised that the decision would be made by the Board of Supervisors and added that if they determine it is not a substantial change, the preliminarily approved plan will be subject to the Township ordinances at the time it was approved and waiver requests will be based upon that plan. If it is determined to have substantial differences, the current ordinances are applicable; he commented that the new plan is a better plan.

Celeste Bish noted that signs have been taken down. She inquired about fencing around stormwater basins and was told that they will be fenced and that they will likely contain grasses to filter the water and should not attract children. She also reminded them to bring a plan showing how the project will look when completed.

George Gumbrell of 2835 N. Charlotte Street asked if Penn DOT approved the driveway and Ben Goldthorp stated that there have been no approvals. Mr. Gumbrell also asked about snow removal.

Mr. Goldthorp thanked those in attendance for the discussion and will provide an updated waiver request letter along with a revised preliminary plan for the next meeting. Traffic light details, infrastructure details, sewer details, details for improvements to be detailed for each phase, are among the items needed to be addressed. Outside agency letters will also need to be provided to the Township.

ADJOURNMENT

Kurt Zebrowski **moved** to adjourn at 10:34 PM and the meeting was declared adjourned.

Michael Millman, Secretary