

**REGULAR MEETING / WORK SESSION**

**1. CALL TO ORDER – REGULAR MEETING**

The July 1, 2013 Regular Meeting was called to order at 7:30 PM by Mr. Jeff Hermann. Members Jeff Kokoskie, John O'Neill, Paul Silvis, and Bill Steudler also attended. Staff members present were Doug Erickson, Township Manager; Brent Brubaker, Township Engineer; Ken Soder, Zoning Officer; Joe Price, CRPA Planner; and Nicole Harter, Public Works Secretary. The audience included Steve Bair, Alpha Fire Company; Chad Stafford, Penn Terra Engineering; Dave Palmer, S & A Homes; Residents Don Kiel, Charles Piper, Celeste Newcomb, De Grunwald, R. Carline, and Suzette Sims.

**2. ITEMS OF CORRECTION**

There were no additions or deletions to the agenda.

**3. APPROVAL OF MINUTES**

The meeting minutes from the June 10, 2013 Planning Commission meeting will be brought forward at the August meeting.

**4. PUBLIC COMMENTS**

There were no public comments at this point in the meeting.

**5. THE RESERVE AT GRAY'S WOODS: PRELIMINARY SUBDIVISION PLAN**

Mr. Joe Price introduced the Preliminary Subdivision Plan for Tax Parcel No. 18-351-068-0000 which is located along the northern side of Gray's Woods Boulevard and directly adjacent to the Marywood Subdivision at the site of the former College Garden Nursery. The property contains 24.614 acres and is located in the A1 Rural Zoning District.

The plan proposes a three-phased project consisting of 38 residential lots. A single access-Reserve Drive – from Gray's Woods Boulevard is planned, with a loop road – Forest View Drive – serving internal lots. In addition, a 20-foot wide emergency vehicle access is shown to extend from the end of Reserve Drive to Echo Hollow Road. A 50-foot wide right-of-way is being offered for dedication to the Township for a future connection to the Piper tract situated northwest and adjacent to the site. A separate 50-foot right-of-way is shown for a future expansion of Forest View Lane eastward into the Barnes tract.

The lots average approximately 13,400 square feet in size with two additional residue lots being described as such pending future development. (A non-building classification and sewage planning waiver documentation is required for Reside Lot 1 as it does not meet the minimum lot size requirement.) All lots will be served by public water and public sewer. A connection to the existing UAJA Marywood Pump Station will be achieved through the use of a pump station situated at the north end of the site, adjacent to stormwater pond #2, where sewer will be pumped through a force main to the Marywood station. The lots within the subdivision will utilize gravity sewer service to the new pump station.

5. **THE RESERVE AT GRAY'S WOODS: PRELIMINARY SUBDIVISION PLAN (cont.)**

The site contains several natural resource areas which will be protected. A wetland and intermittent stream are situated in the northeastern portion of the tract. The appropriate riparian buffer areas are identified on the plan, including a required vegetated buffer for the stream. The developer is also providing a 50-foot tree protection buffer zone along the western property boundary common with the adjacent Marywood Subdivision. Plan notes state that the buffer restricts the removal of any existing trees during construction whose trunks are located within the buffer except for construction of any required utilities, pedestrian connections, safety concerns, or for any items required by regulating agencies.

Stormwater flows on the site will be managed through the use of two detention ponds – modifications to an existing pond and the installation of a new pond, as well as related conveyance facilities and drainage easements.

Other site improvements include open space (30% required, 34.6% provided), sidewalks throughout the subdivision, a shared use path extending along the entire frontage of the site adjacent to Gray's Woods Boulevard to Spring Glen Place, street trees and street lighting. The developer is proposing to meet the public parkland requirement of 1.5 acres (for 26 to 40 residential units) through a partial credit for the extended length of the shared use path and a partial fee-in-lieu contribution.

The developer is requesting relief from the following Township Regulations:

1. Chapter 149, Table 1: Minimum Horizontal Radius for Local Streets: 250 feet

A waiver (modification of requirements) is requested to reduce the radius to a minimum of 175 feet for the looped section of Forest View Lane west of Reserve Drive.

2. Chapter 153,

A. Section 153-22.C: Requiring that a single access development be provided with a boulevard entrance.

A waiver is requested from the requirement to provide a boulevard entrance at the proposed access to Reserve Drive at Gray's Woods Boulevard. (A boulevard entrance consists of two separate travel lanes divided by a median.)

B. Section 153-22.D: Regarding requirements for cul-de-sacs exceeding 750 feet in length in the A1 District.

A waiver is requested from the requirement to provide a note on the plan stating that all dwellings and occupied structures accessing the cul-de-sac are provided with an approved automatic fire sprinkler system installed in accordance with the applicable NFPA standard, or that the cul-de-sac is part of a phased development with an approved Master Plan, provided that additional phases correct the deficiency.

5. **THE RESERVE AT GRAY'S WOODS: PRELIMINARY SUBDIVISION PLAN (cont.)**

Township Staff has reviewed the Plan and prepared a comment letter. Upon receipt of the developer's responses, the Township Staff finds that the Plan meets all Township regulations with the condition of minor/technical items noted on the Staff's marked up comment letter and granting the waiver, a condition be included that requires the connection/completion of the emergency access road to Reserve Drive as part of Phase 2.

Mr. Chad Stafford, Penn Terra Engineering provided a review of the project and was available to address any questions or comments from the Planning Commission and area residents.

Mr. Stafford noted that construction is anticipated to begin in spring 2014.

Mr. Jeff Kokoskie asked if the emergency access road should be done in Phase 1 rather than in Phase 2. Mr. Stafford noted that their client is not opposed to completing the emergency access road.

Mr. Jeff Hermann asked for clarification on the waiver for the cul-de-sac requirement. Mr. Doug Erickson noted that the regulation for cul-de-sacs is that once you go beyond 750 feet, all units would need to have sprinkler systems.

Mr. Kokoskie asked if there is a fire hydrant at Gray's Woods Boulevard. Mr. Ken Soder noted that the developer is proposing three (3) fire hydrants in the development.

Mr. Hermann asked about grading and if it would only be done during the first phase. Mr. Stafford noted that their intent is to not over excavate at this time. Mr. Hermann was concerned with partial excavation and drainage runoff.

Mr. Kokoskie asked for Staff's opinion on the radius waiver request. Mr. Erickson noted that they have been granted before over the past 15 years.

Resident Ms. Dee Grumwald asked for a time frame for construction. Mr. Stafford noted that as of now it is planned for a two-year period. Ms. Grumwald is concerned about traffic and the roadway capacity and safety with the area of the daycare and the schools. Mr. Brent Brubaker noted that the developer was to provide an analysis of the intersection. There was no mitigation required for this particular development.

Resident Mr. Don Kiel noted that on the Sketch Plan that was previously reviewed that specifically, Lots 5-9, that the area neighbors would like to have the trees preserved. Mr. Stafford noted that the 50-foot strip will not be disturbed and what is remaining on the Marywood tract. Mr. Erickson noted that Township cannot prohibit anyone from removing trees. The Township does require landscaping along the border of a property.

Mr. Bill Steudler noted about the possibility of typos in the Notes section, particularly to the clarification of road names and the numbers of stormwater. Mr. Stafford noted that he will revise the notes to the correct names of the roadways review the calculations for the stormwater.

5. **THE RESERVE AT GRAY'S WOODS: PRELIMINARY SUBDIVISION PLAN (cont.)**

Resident Ms. Celeste Newcomb asked the Planning Commission if they would consider a wildlife corridor. Ms. Newcomb also has a concern about flooding and with the more houses that are built on hills, it does cause problems. Mr. Hermann noted that the detention basins that are to be constructed should alleviate the problem. Mr. Erickson noted that the biggest things that Staff look at for drainage is to protect structures. Drainage along roadways are not built to withstand the 100 year storm.

Mr. Paul Silvis noted that as a new developer would come in they would be responsible for their own drainage protection.

Mr. Stafford wanted to comment on Ms. Newcombs' comment regarding a wildlife corridor and noted that there will be a path of about 100 feet of trees for the wildlife. Unfortunately no one can predict animals' paths.

Resident Mr. Charles Pipe asked for clarification on the traffic. Mr. Erickson noted that there was a traffic study done a few years ago with the Master Plan update. In that study, it determined that a three-lane would be sufficient. Ms. Grumwald asked if the Township thought that a three-lane highway could handle all of the development. Would a traffic study need to be done since the development has grown rapidly? Mr. Erickson noted that the most recent traffic study is still valid. Mr. Brubaker noted that there is a trigger in the traffic study for Gray's Woods. A developer at that time may choose to have a study redone. The Township has the right to request updated traffic numbers.

Mr. Jeff Kokoskie made a motion to approve the Preliminary Subdivision Plan, upon completion of minor/technical items as noted on the Staff's comment letter and granting the waiver, a condition be included that requires the connection/completion of the emergency access road to Reserve Drive as part of Phase 1 rather than Phase 2, and reducing the minimum horizontal radius to 175 feet. The motion was seconded by Mr. Paul Silvis. The motion passed with a vote of 5-0.

6. **MIXED USE OVERLAY ZONING DISTRICT: DRAFT REGULATIONS**

Mr. Joe Price noted that since late 2012, the Planning Commission has been considering a set of regulations that would allow for a mix of uses in the C1 General Commercial District. The project arose out of a request received from a developer's representative asking that the Township consider additional development alternatives in commercial districts and it was decided that a mixed use overlay zoning district would be an appropriate means by which to encourage additional development and redevelopment of properties situated within the C1 District. Other commercial districts were also initially considered for inclusion in the overlay boundary; however, there was general consensus that development patterns and market conditions were not favorable in those other districts.

In following a charge put forth by the Board of Supervisors, the Planning Commission has strived to create a set of standards that will encourage further development, but which also ensure that the character of the C1 District remains primarily commercial. Although most of the existing sites still retain the capacity of the underlying district regulations to be built out with additional commercial space on additional floors, the mixed-use overlay district includes, for the first time, regulations that allow residential dwelling units in the district.

6. **MIXED USE OVERLAY ZONING DISTRICT: DRAFT REGULATIONS (cont.)**

In an effort to understand the maximum development potential of the parcels located in the district and constraints on that potential, Staff studied the existing regulations and standards in relation to existing development patterns. Because most of the property in the C1 District already contains at least one structure, with on-site parking, it was determined that perhaps the greatest limiting factor to additional development is the land area available to meet any required additional parking should the mixed use overlay district be employed. At that, Staff suggested standards to allow for increased impervious surface and a variety of parking reductions. These and other standards of the overlay district are briefly summarized in the "Highlights of Draft Regulations" document included with this evening's agenda.

In return for the benefits derived from developing under the mixed use regulations, the owner must provide architectural treatments on structures as well as community facilities for the common use of patrons and residents.

During the June 10, 2013 work session, the Planning Commission completed its review of the initial draft regulations. The items discussed during that meeting included the proposed parking reductions and community facilities regulations which are now part of the draft. With the draft regulations now complete, they are brought forward for additional review and the possible consideration of a recommendation to be made to the Board of Supervisors.

Please note that under the current Centre Region Regional Growth Boundary/Sewer Service Area Inter-Municipal Agreement, and prior to the adoption by the governing body, a Development of Regional Impact (DRI) report must be completed for any zoning change that could result in an increase in density of 50 equivalent dwelling units (edu) inside the Regional Growth Boundary. The overlay district could have that effect. However, it should be noted that as of the date of this project, the existing RGB/SSA, its structure and the related administrative processes are undergoing a regional review which could result in significant changes. One such possibility is that a DRI may not be required for a zoning change inside the RGB when previously it would have been required. The Planning Commission may want to consider this possibility in their recommendation to the Board of Supervisors.

Mr. Joe Price mentioned that two items had been overlooked in reviewing the draft during the work sessions; whether or not to include a requirement for a minimum first floor ceiling height and if the parking plan requirement should be reduced for mixed use development. After some discussion, it was decided that neither topic would be included in the draft.

Mr. Jeff Kokoskie made a motion to forward the draft regulations onto the Board of Supervisors for their review. The motion was seconded by Mr. Paul Silvis. The motion passed with a vote of 5-0.

7. **STATUS ON PENDING ITEMS**

There were no comments from the Planning Commission on the pending work task items.

8. **REPORTS**

No additional reports were given.

**9. OTHER BUSINESS**

There was no other business brought before the Planning Commission.

**10. ADJOURN – REGULAR MEETING**

The meeting was adjourned at 8:31 PM.

**11. CALL TO ORDER – WORK SESSION**

The July 1, 2013 Work Session Meeting was called to order at 8:31 PM by Mr. Jeff Hermann. Members Jeff Kokoskie, John O'Neill, Paul Silvis, and Bill Steudler also attended. Staff members present were Brent Brubaker, Township Engineer; Ken Soder, Zoning Officer; Joe Price, CRPA Planner; and Nicole Harter, Public Works Secretary. The audience included Steve Bair, Alpha Fire Company; Chad Stafford, Penn Terra Engineering; and Dave Palmer, S & A Homes.

**12. PUBLIC COMMENTS**

There were no public comments at this point in the meeting.

**13. CUL-DE-SAC ROAD STANDARDS REVIEW**

Mr. Joe Price noted that during the June 10, 2013 Work Session, the Planning Commission continued its review of existing cul-de-sac design standards as directed by the Board of Supervisors.

The cul-de-sac regulations are currently part of Chapter 149, Streets and Sidewalks and partially included in Chapter 153, Subdivision and Land Development. Many of the standards included for these roads relate to existing fire fighting apparatus and the ability to access residences that front these roads.

The Board of Supervisors has directed Township Staff and the Planning Commission to consider the following:

- The maximum permitted length of a cul-de-sac, in all districts, be reduced to 150 feet, unless all dwellings and occupied structures along the roadway are provided with an approved automatic fire sprinkler system in accordance with the applicable NFPA Standards.
- Elimination of providing waivers from cul-de-sac regulations for temporarily dead-ended streets that will be extended in future phases of a development.
- Incorporation of provisions contained in Appendix D, Fire Apparatus Access Roads of the 2009 International Fire Code.
- Include external agencies and individuals in the review process. This should, at a minimum, include the Builder's Association, Alpha, one or more local developers, and other interested parties.
- In addition to considering a sprinkler system provision, consider other alternate standards such as regulating on the basis on the amount of dwellings, residents that utilize a cul-de-sac for access to property.
- Consider a possible time limit for temporary cul-de-sac roads.

13. **CUL-DE-SAC ROAD STANDARDS REVIEW (cont.)**

The Planning Commission continued its previous discussions concerning some of the issues that exist with regard to access to sites, how fire fighters locate hydrants and lay hose. In addition, Mr. Steve Bair, Fire Director of the Alpha Fire Company, was present to address topics and answer questions. In general, the Planning commission discussed with Mr. Bair difficulties related to access, how to better regulate fire hydrant location, the length of cul-de-sacs, the use of sprinkler systems and construction industry trends involving the use of lighter weight materials which impede the ability to fight fires from roofs. He also discussed fire history data he provided for the Planning commission, but cautioned against relying heavily on that data. Although there is information that suggests that a greater loss is associated with fires in homes located along a cul-de-sac, there is no apparent correlation with a cause of the fires. (Fires are not caused by road type.)

In an effort to summarize the detail of discussions of the June meeting and to provide a means for recording the Planning Commission's progress in considering the discussion points provided by the Board of Supervisors, Staff has prepared a matrix of the issues and their status. There are also other topics included that were not specifically suggested by the Board of Supervisors.

Mr. Chad Stafford, Penn Terra Engineering, wanted to know that if a cul-de-sac had two hydrants if it would help and if you would add a hydrant every 320 feet. Mr. Stafford noted that a cul-de-sac is the safest area in a development. Mr. Stafford thinks it would be safer to have more hydrants than for sprinkler systems. The burden is more on the developer, but eliminating homes along a cul-de-sac street is even more burdensome.

Mr. Steve Bair, Alpha Fire Company, noted that by adding more hydrants, is not a bad idea. Mr. Bair reminded the Planning Commission of his example of a fire on a cul-de-sac street and the limit of use of the aerial truck. Mr. Bair also noted limiting the walking of fire personal dressed in heavy fire gear.

Mr. Bair reiterated that many of his concerns pertain to how to get access to a site, especially for firefighters arriving after the truck. He stated that sprinkler systems help reduce the need for additional personnel. He also noted that volunteer forces are shrinking and will continue to lose volunteers in the future.

Mr. Bair and Mr. Stafford discussed sprinklers, costs of insurance rates, water damage, and costs added to new home constructions.

Mr. Dave Palmer, S & A Homes, noted that he would like to have a builder provide market costs for this particular situation. A builder tries to keep costs down for the homeowner.

Mr. Brent Brubaker noted from a public works standpoint maintaining a 450 cul-de-sac street is time consuming and difficult to maintain.

Mr. Bair noted that the Planning Commission should invite some builders to note their views and concerns.

**13. CUL-DE-SAC ROAD STANDARDS REVIEW (cont.)**

Mr. Joe Priced asked for some help from Mr. Stafford and Mr. Palmer to reach out to builders to help get some numbers put together for costs of home construction with and without sprinkler systems.

**14. COMPREHENSIVE PLAN IMPLEMENTATION PRIORITIES**

Mr. Joe Price noted that during the April 1, 2013 meeting, the Planning Commission briefly discussed a process for suggesting some implementation priorities associated with the updated Comprehensive Plan. It was determined that Township Staff would put together a list of potential items to consider as they might relate to the goals and objectives of the Comprehensive Plan.

The Township Manager and Planner prepared a list of some possible projects for the Planning Commission to consider. The Planning Commission agreed to move the list forward to the next regular Planning Commission meeting.

**15. TEMPORARY USE REGULATIONS: DRAFT ORDINANCE**

Mr. Joe Price noted that the current process for reviewing temporary use requests is not codified but relies on the administration and enforcement of Township guidelines. Through previous discussions held in 2011 with both the Planning Commission and the Board of Supervisors, it has been determined that an ordinance should be established to provide for a proper regulatory framework for the review and consideration of temporary uses.

This item was not discussed during the July meeting, but will be on the agenda for the August meeting.

**17. ADJOURN – WORK SESSION MEETING**

The Work Session Meeting was adjourned at 9:35 PM.