

**RAPHO TOWNSHIP
PLANNING COMMISSION MINUTES
FEBRUARY 1, 2016 7:00 p.m.**

The meeting was called to order by Vice-Chair Carrol Ehrhart at 7:00 p.m., followed by the Pledge of Allegiance. In attendance were Carrol Ehrhart, Darwin Nissley, Howard Boyd, Dennis Shellenberger, Jim Caldwell, RETTEW, and Sara Gibson.

The minutes of the January 11, 2016 meeting were approved on a motion by Mr. Nissley, seconded by Mr. Shellenberger. All in favor.

ACTION ITEM:

Mastersonville Volunteer Fire Company Final Land Development Plan #15-307

2166 Meadow View Road

Harbor Engineering, consultant

Mr. Caldwell presented the plan. The property comprises 10 acres across the street from the existing Mastersonville Fire House. The Fire Company received Zoning Hearing Board approval to create a 10-acre lot for institutional use on July 1, 2008. The applicants propose to construct an approximately 13,000 square foot fire house, along with associated drives and parking areas. The building is proposed to be served by on-lot sewage and water. Stormwater is proposed to be managed using 2 infiltration basins and a 10,000 gallon underground cistern. The property is located in the Agricultural Zone.

Mr. Caldwell noted that he had completed a second review of the plan since the Commission was last briefed on the plan in January. Mr. Caldwell explained the parking configuration, with some parking for responders and some for visitors.

Mr. Caldwell pointed out that the basins are designed for complete infiltration. The emergency spillways would be the existing stormwater easements that run across the property.

The applicants had requested a waiver of a complete traffic study. They had completed a safe running speed study, which indicates that the speed limit should be 35 mph. The Township has agreed to install the speed limit signs for the fire company.

Mr. John Weese of Harbor Engineering was in attendance on behalf of the applicant. Mr. Weese stated that they were not concerned with most of the review comments. He did express concern with the landscaping requirements. He felt that interior parking lot landscaping might interfere with emergency responders driving quickly into the site. Mr. Caldwell and Ms. Ehrhart suggested they provide calculations for what the landscaping should be and then the Township could review whether the trees required would fit on the site.

There was some discussion on whether the access drive around the rear of the building would need to be built to the same standards as the drive entering the building. Ms. Ehrhart suggested that if the applicants felt a modification was necessary in this matter, they could make that request.

Mr. Nissley made a motion recommending approval of the plan, conditional upon the RETTEW review letter dated January 29, 2016. In addition, the Commission would recommend that the Supervisors look favorably on a requested modification for the rear access drive if one proved necessary. Mr. Shellenberger seconded the motion. All in favor. The conditions and modifications are listed in abbreviated format as follows:

Modifications:

- A. Section 305 – Preliminary Plan Processing
*The applicant has requested a modification of the requirement to process a preliminary plan and, in the alternative, proceed directly to final plan.
 We recommend approval of this modification based upon the justification provided with the condition that the applicant satisfy all preliminary and final plan requirements to the satisfaction of the Township.*

- B. Section 408.3.A – Traffic Impact Study (New Request This Submission)
*The applicant has requested a modification of the requirement to provide a traffic impact study. No alternative is provided.
 We recommend approval of this modification based upon the justification provided.*

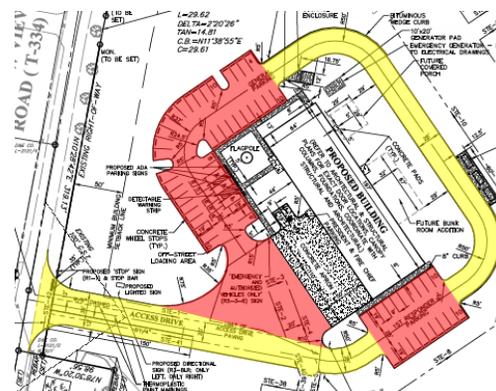
Conditions:

ZONING

- 1. *It is unclear where the off-street loading area is located. The location of the loading space needs to be clarified. In addition, loading space calculations need to be provided under Zoning Data on Sheet 1 (§ 519.H, 519.G.2).*
- 2. *Interior parking lot landscaping calculations, including shade trees, need to be provided (§ 520.E.1, 520.E.5).*

SUBDIVISION AND LAND DEVELOPMENT

- 1. *The date, final action and conditions of approval by the Board of Supervisors on any approved modification requests needs to be included on the plans (§ 403.2.I, 403.4.J).*
- 2. *An easement agreement, in a recordable form acceptable to the Township, needs to be provided for the clear sight triangle over the Greiner property (§ 403.4.D).*
- 3. *Evidence of review by emergency service providers needs to be provided (§ 403.6.A).*
- 4. *All certificates need to be completed prior to recording the plan (§ 405.3).*
- 5. *A cost estimate, financial security, and a financial security agreement need to be provided (§ 405.4.E, 405.4.F, 501).*
- 6. *Although the applicant has added the limit of the access drive paving, the access drive paving needs to include all areas that are not within the forty-two (42) space parking area and the twenty (20) space parking area. The limits of the access drive paving and parking area paving need to be revised as follows: the limits of the access drive paving is shaded in yellow and the limits of the parking area paving is shaded in red (§ 603.1.A, 602.6.A, 605.I).*



TRAFFIC

- 1. *The Plans should revise the reference to the ELA study and identify the sight distance measurements based on the findings and recommendations from the traffic speed study for Meadow View Road, dated January 17, 2016, prepared by Solanco Engineering.*
- 2. *The access drive lane line between the left and right turn lane needs to be revised to a six-inch (6") solid white line. In addition, the stop bar needs to be labeled as a twenty-four inch (24") white stop bar.*
- 3. *Fire station warning signs need to be provided in the northbound and southbound approaches to the fire company.*

STORM WATER MANAGEMENT

- 1. *An ownership and maintenance program, in recordable form acceptable to the Township, that clearly sets forth the ownership and maintenance responsibility of all temporary and permanent storm water management facilities and erosion control facilities needs to be provided (§ 601).*

2. *Although the proposed cistern has not been factored into the volume control calculations, additional information/details on the cistern need to be provided on the plan. This information is to be provided once a manufacturer has been selected.*

There was some discussion on the Fire Company's construction plans. Mrs. Gibson reported that the Company was anticipating some in-kind donated construction services. She said that the Board of Supervisors was working with the Fire Company to plan for a building they can afford.

There was some discussion on the Chiques Creek Reenvisioned project that is being coordinated by Penn State's Agriculture and Environmental Center.

There being no further business to come before the Commission, the meeting was adjourned at 7:40 p.m.

Respectfully submitted,
Sara M. Gibson
Township Manager