

**UPPER ALLEN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
January 30, 2023
7:00 P.M.**

PC MEMBERS

R. Wayne Willey, Chairperson
Robert Siodlowski, Vice-Chairperson
Amanda Parrish, Secretary
Scott Steffan
Barbara Roddin
Garth Wales
Barry Natwick

TOWNSHIP OFFICIALS - PRESENT

Jennifer Boyer, Comm. Dev. Director
Jason Reichard, P.E. – Twp. Engineer

BOARD OF COMMISSIONERS

Ginnie M. Anderson, Commissioner
Jeffrey Walter, Commissioner

CALL TO ORDER

Chair Willey called the Planning Commission Meeting to order at 7:01 p.m. and the Pledge of Allegiance was recited by all. Roll Call was taken by Mr. Gulden. Amanda Parrish was noted as absent (later arrived at 7:09 p.m.).

ANNUAL REORGANIZATION

Barry Natwick made a **MOTION** to nominate Mr. Wayne Willey as chairperson, Mr. Robert Siodlowski as vice-Chairperson, and Ms. Amanda Parrish as Secretary. The **MOTION** was **SECONDED** by Robert Siodlowski. The motion carried unanimously (6-0).

APPROVAL OF DECEMBER 19, 2022 MINUTES

Chair Willey called for the approval of the Minutes of the December 19, 2022 Planning Commission Meeting. Ms. Roddin made a **MOTION** to approve the Minutes of the December 19, 2022 meeting. The **MOTION** was **SECONDED** by Vice-Chair Siodlowski. The motion carried unanimously (6-0).

REVIEW OF BOARD OF COMMISSIONERS MINUTES

Chair Willey noted the copies of the Board of Commissioners Minutes from the November 16th, December 7th, and December 21st, 2022 meetings. Chair Willey accepted these minutes.

NEW BUSINESS

A. Legacy Park, Phase 4 Allendale Realignment Project. UAT File # 22-12-20

Josh Boulton from Pioneer Management represented the plan as the engineer and John

Andrews represented the plan as the attorney for Landmark Homes and the Legacy Park development. Mr. Boulton provided an overview of the Legacy Park development, which consists of more than 680 homes, plus multiple commercial units, on 185 acres within Mechanicsburg Borough. Phase 4 includes removal of the “S” curve on Allendale Road, which is partially within the township. Some of the right-of-way will be dedicated to property owners within the township. There are a few homes that will have a new access point from a cul-de-sac, which the borough will eventually own and maintain.

Mr. Boulton stated Landmark was also asked if it would make some additional off-site improvements. The improvements include some lane widening along portions of Allendale Road to align with the new road design, and the inclusion of sidewalks to connect to the existing sidewalk in Melbourne on the southern side and the corner of Eric Avenue on the northern side.

Sally Fike and Jeff Noss of 920 Allendale Road stated they received a letter from Patrick Dennis of Landmark less than a week prior to the meeting. The letter included a map and stated a sidewalk would be installed in front of their home. Ms. Fike said that her home sits on a large rock ledge of limestone and blasting in the area could cause major damage to her home and property. She also asked additional questions regarding the installation of the sidewalk. Mr. Boulton noted that the underlying rock is important and that he can add a note to the plan stating no blasting can take place within the township.

Mr. Noss expressed concern about the improvements to Allendale Road. He worried that traffic speeds would increase because the “S” turn was to be removed. He also noted that there is already an issue with tractor trailers coming from Simpson Ferry Road (in the borough) to Allendale Road, ignoring the weight restriction signs. He asked how the new road design would further prevent the trucks from coming through the area. Mr. Noss also noted that they were previously shown a plan where the land around Allendale Road was to be green space. Now, it consists of additional homes. He wanted to know when that plan changed, and why he would have to drive in the development to get to the borough. Finally, Mr. Noss said that a surveyor was on his property today putting in pins without his consent.

Mr. Boulton said the previous plan did show an open space area which was actually a stormwater BMP. Due to the stormwater design, the BMP was too deep and they had to capture stormwater in other areas. They also had to revise their NPDES permit. Since stormwater was conveyed to other BMPs throughout the site, they were able to use this space for new homes.

Ms. Fike also asked why the sidewalks were to be installed in front of her property. Mr. Noss said the sidewalk serves no benefit to them, yet they will have to maintain it. Ms. Boyer explained that it is common practice for the Township to review roadways and sidewalk connections on a regular basis, particularly when there are going to be improvements made to the roadways. Since Landmark is improving Allendale Road and adding sidewalks to their portions and there are existing sidewalks within Melbourne Place and at Eric Avenue, there

would now be three properties without sidewalks. The Township encourages pedestrian safety, and we don't want to see pedestrians having to step in/out of the road, particularly a busy road, because of missing sidewalks. We reached out to Landmark asking if they would install the sidewalks on the owners' behalf, rather than requiring the property owners to pay for the improvements. Ms. Fike concluded that if people wanted to walk on sidewalks, they could walk on Eric Avenue through the borough. They do not need to walk on Allendale Road. They do not want sidewalks in front of their home and the Township should direct people to walk on Eric Avenue.

Austin Cassell of 914 Allendale Road expressed concerns about his driveway and the new material. His driveway is more than 50 feet wide, and he would like to keep the same width. He has multiple vehicles and trailers that he maneuvers within his property. He needs the extra wide driveway because it is difficult to back in/pull in to his property; existing traffic does not slow down for him and drivers honk their horns if he is taking too long.

Mr. Boulton said the plan originally called for concrete aprons. They are discussing the issue with the township engineer, and the revised plan may use regular pavement instead of concrete. The rest of the driveway would remain the same.

Ms. Boyer noted that some of the conditions listed in the staff memo are for off-site improvements. Conditions # 1-5 and #8 will be removed as any conditions of approval. These details are still being discussed with the Applicant, and the Applicant will enter into a Developer's Agreement for any off-site improvements.

Mr. Steffan made a **MOTION** to recommend conditional approval of the plan, which is amended as presented by staff. The **MOTION** was **SECONDED** by Ms. Roddin. The motion carried unanimously (7-0). The conditions are:

The following conditions will be discussed and agreed upon between the Township and the Applicant and made part of a Developer's Agreement.

1. Provide an ADA-accessible ramp at the intersection with Eric Avenue.
2. Specify the type of ADA-accessible ramps proposed at the Temple Beth Shalom driveway entrance.
3. The proposed driveway width for the N/F Webster property (914 Allendale Rd) needs to be reduced to provide a maximum width of 24 feet. The Township's Zoning Ordinance only permits a maximum width of 24 feet for driveways at the street right-of-way, per section 245-17.2.D.

4. The sidewalk along the northern side of Allendale Road is approximately four feet from the edge of the roadway. The concrete curbing should be extended over the length of the proposed sidewalk for pedestrian safety.
5. The current plan proposes the sidewalk to match the existing grade. We question whether concrete driveway aprons are necessary when grade transitions are not required.
6. The plan proposes two-lane tapers from 34 feet wide to 24 feet and then 24 feet to 26 feet. We recommend that the intermediate section of the roadway be widened to 26 feet.

The following conditions are conditions of approval for the plan:

1. A note shall be placed on the plan stating no blasting shall be permitted to take place on any properties or rights-of-way within Upper Allen Township.
2. The UAT trench restoration detail on sheet 72 must be updated to show seven inches of 25mm with one-foot cutbacks. The full lane milling will remove 1 ½ inches of material before applying the bituminous pavement overlay. The detail references a minor street/lane paving section. The minimum depth of 2A stone subbase shall be eight inches.
3. BMP No. 7 does not have a point of discharge, and the T/G elevation for inlets 314 & 315 is below the top of the berm elevation. Failure of BMP No. 7 to perform per the design will result in ponding stormwater runoff on Allendale Road. Has the Borough Engineer reviewed and approved the design for BMP No. 7?
4. A traffic signal at the South Market Street and Legacy Park/Hemlock Drive intersection will be required at full buildout, and we concur with the recommendation that this intersection should be continually monitored as the development progresses. We understand the signal may not be warranted until after full buildout of Phase 3, but it is unclear as to the addition of “initial lots” in Phase 4. What are considered initial lots? The Applicant shall enter into an agreement with a mutually agreed upon building threshold for conducting a follow-up signal warrant. A date certain should also be established, including language that a new analysis be completed should there be any change to the development plan or change in traffic patterns in the area.
5. Update owner signature names to reflect the most recent landowners.

6. A note shall be placed on the plan stating construction of all work within the public street right-of-way requires inspection by the Township. Provide a minimum 48 hours' notice to the Township before starting work.
7. A signed and sealed letter from a registered engineer or surveyor shall be provided, indicating any property pins and/or monuments have been set prior to recording of the plan, and have been installed in accordance with the requirements of Section 220-5.11. of the Codified Ordinances. If the property pins/monument are not set prior to recording of the plan, then financial security and all required inspection fees shall be provided for in accordance with Sections 220-4.2. and 220-7.3.B of the Codified Ordinances of Upper Allen Township.
8. The Applicant must sign the plan and have the signatures notarized according to Section 220-3.5.C(2)(dd) and 220-3.6.B(1)(a) of the Codified Ordinances.
9. The Applicant must have the plan signed and sealed by a licensed surveyor and licensed engineer certifying to the accuracy of the survey and plan in accordance with Section 220-3.6.B(1)(b) of the Codified Ordinances.
10. A note shall be placed on the plans stating that as-built plans and electronic data files shall be provided to the Township. All drawings must be signed and sealed by a professional engineer or land surveyor attesting to the correctness of the facility information shown, in accordance with Section 220-4.2.C(3) of the Codified Ordinances.
11. The Applicant shall pay such fees as are charged from time to time by Upper Allen Township for other further reviews or permits as may be required concerning the proposed development.
12. Upon approval of the final plan and prior to obtaining township and county signatures for final plan recording, the Applicant shall provide a CD, a flash drive, or an electronic file submission that includes a .dwg AutoCAD file that includes one drawing of all the lots on the plan, in accordance with Section 220-3.6.A.(14) of the Codified Ordinances of Upper Allen Township. The data shall include all tract and parcel boundaries, lot lines of all lots on the plan, building footprints, street rights-of-way (public and private), curbs, sidewalks, storm sewer infrastructure, sanitary sewer infrastructure, edge of pavement, hydrants, all utility or other easements (public and private), declaration of planned communities/condominium documents (including amendments), and any other data as required by the township and the county. The file shall be with a spatial projection of PA State Plan projections, PA South Zone (3702), MAD83 horizontal datum, NAVD88 vertical datum. Units shall be in US survey foot. A digital copy of the final plan in PDF shall also be submitted. The county Planning Department will not sign final plans until this file has been provided to them.

B. Text Amendments to Chapter 220 (Subdivision Land Development Ordinance) and Chapter 245 (Zoning Ordinance)

Ms. Boyer stated that the Township has been working with General Code to go through all township ordinances and identify any errors, outdated references, duplications, new requirements, etc. in its language. The proposed amendments are meant to correct those errors. Since there are corrections to both Chapter 220 and 245, the Township must review these changes in accordance with PA MPC regulations. Ms. Boyer noted the amendments are still under review by the county planning office, and that their comments along with any comments from the Planning Commission will be passed along to the Board of Commissioners. The Board of Commissioners must also schedule a public hearing, so there will be other opportunities to receive public input on these amendments.

No public comment.

Secretary Parrish made a **MOTION** to recommend approval of the text amendments, as presented. The **MOTION** was **SECONDED** by Vice-Chair Siodlowski. The motion carried unanimously (7-0).

OTHER BUSINESS

A. 2022 Annual Report

Vice-Chair Siodlowski made a **MOTION** to authorize staff to forward the 2022 Annual Report of the Planning Commission to the Board of Commissioners. The **MOTION** was **SECONDED** by Mr. Natwick. The motion carried unanimously (7-0).

BUILDING INSPECTOR'S REPORTS

Chair Willey noted the Building Inspector's Report for December 2022.

ADJOURNMENT

There being no further business Vice-Chair Siodlowski made a **MOTION** to adjourn. The **MOTION** was **SECONDED** by Mr. Natwick. Chair Willey adjourned the meeting at 7:57 P.M.