

MINUTES
PUBLIC WORKS COMMITTEE
April 5, 2016

The Penn Township Public Works Committee convened on Tuesday, April 5, 2016 at 7:00 P.M. Present were Chairman Klunk and Commissioners Brown, Felix, Heilman, and Van de Castle. Also present were Township Manager Rodgers, Engineer Bortner, WWTP Superintendent Mahone, Highway Foreman Mahan, Zoning Officer Swanner, Assistant to the Engineer Garrett, and Township Secretary Hallett. The following items were discussed:

ANNOUNCEMENTS: Commissioner Klunk read the announcement of the executive session held following the Board of Commissioners meeting on March 21, 2016. There was an executive session to discuss personnel held after the April 4, 2016 Finance Committee meeting.

APPROVAL OF THE MINUTES: The minutes of the March 1, 2016 Public Works Committee meeting were approved as submitted.

CITIZEN'S COMMENTS: None

BURGER KING: Keith Heigel, Light-Heigel & Associates, Inc., represented Burger King with a request to waive the land development plan requirements on the property located on Baltimore Street in the South Hanover Shopping Center. Mr. Heigel outlined the changes between the original plan and their current proposal. The driveway entrances are the same, the pick-up window is now on the North side of the building rather than the South side, and there are forty-five parking spaces instead of the fifty-three originally proposed. The building is slightly larger and the parking spaces will be slightly smaller. Mr. Heigel said their proposed changes are very similar to what was previously approved and is asking for a waiver of land development plan to work directly with Township staff. They intend to comply with all zoning ordinance requirements. Commissioner Felix asked where trucks will be loading and unloading and Mr. Heigel pointed out the location on the West side of the building between the store and the trash enclosure. Manager Rodgers asked how big the parking spaces are. Commissioner Klunk said they are 9x20 and the ordinance requires 10x20. Mr. Heigel stated that moving the angled spaces to the North will extend them in to the green yard and the striping area will be smaller. They could potentially lose one space to the South. Zoning Officer Swanner pointed out that the zoning ordinance does allow for lots with more than eight parking spaces to designate twenty percent of the spaces as 8x16. Commissioner Van de Castle asked how many seats the restaurant will have and the response was not more than twenty.

Commissioner Brown asked if patrons will be permitted to make a left turn when exiting the pick-up window. Mr. Heigel said that they have to go straight out the exit and signs and arrows will be used for notification. Commissioner Felix asked if there will be two windows to pick up food and how often two ordering windows merging into one

causes accidents. Mr. Heigel said there will be only one pick up window and there are very few incidents related to having two order lines.

Mr. Heigel said that they did not make too many changes to the original plan. The driveway stayed the same, sewer connections and stormwater are the same. He said that York County Conservation District is allowing them to forego creating a new plan because they have an NPDES permit that was previously approved. They are asking for a waiver of the process to save time, but still intend to work with Township staff to comply with the zoning and SALDO ordinances. Commissioner Klunk asked if any of the vegetation currently planted can be saved. Mr. Heigel said they are retaining the current vegetation. They will be bringing the sidewalk up to the store so some of the plants will be disturbed, but not the majority.

Commissioner Brown asked if anything like this has been previously approved by the Board. Commissioner Klunk responded that this was allowed for Advance Auto, but there were very few changes from the original plan. Zoning Officer Swanner said that the auto store was a bank on the original plan. Engineer Bortner pointed out that the building itself was changed for Advance Auto, but the foot print to the parking lot was all the same. In this instance they are pushing into the buffer zone and changing drainage so the site itself is different. Commissioner Van de Castle asked who created the original plan and Mr. Heigel said it was Brill Associates. This will be discussed at the Planning Commission meeting on Thursday, April 7, 2016. Mr. Heigel thanked the Committee for their time and left.

Zoning Officer Swanner pointed out that without a plan there is no legal document to hold them to and they are making substantial changes to the approved plan. He also pointed out that Burger King Headquarters is willing to do a land development plan and it seems to be the local guys who are resistant.

FLICKINGER ROAD: Engineer Bortner reported that GHD has been working on a culvert pipe on Flickinger Road. It is an old arch pipe with a newer culvert attached. Where the arch and culvert come together it is failing. The Township has a DEP permit to replace it and Engineer Bortner proposed using CS Davidson to do the work. They are the county bridge engineers and have experience dealing with Penn DOT and liquid fuels. This will be helpful since we'd like to use liquid fuels funds to pay for it. The total proposal is for \$8,500. The committee recommended using CS Davidson.

RESIDENTIAL STREET LIGHTING: Manager Rodgers reported on the previous discussions concerning the inability to get the lights that are currently required in the ordinance. Assistant to the Engineer Garrett worked on a proposed ordinance to change section twelve and account for different lights. Assistant to the Engineer Garrett reported that he would recommend separating the ordinance by street and residential lighting. He believes the current ordinance could be simplified by allowing residents to choose the light they want and only specify lumens and post height. Residents would be able to use LED, CFL, halogen, or high pressure sodium as long as the lumen matches the ordinance requirements. The lumens would be equal to a one hundred watt incandescent bulb. The committee discussed lumens versus wattage and post height requirements. Commissioner Van de Castle suggested that the ordinance be written to enforce a minimum lumen and wattage per light. Assistant to the Engineer

Garrett suggested that developers be required to install a standard light and it could be changed after the development is completed. Commissioner Klunk asked Assistant to the Engineer Garrett to make the recommended changes and move forward with the proposed ordinance.

ADA TRANSITION PLAN: Manager Rodgers reported that the ADA Transition Plan is being worked on.

PROPERTY MAINTENANCE PRESENTATION: Engineer Bortner provided the Committee with a PDF presentation and asked if there were any questions. Engineer Bortner reported that the Public Works department has been working on curblin sealing and are roughly half way through the Township. It is an on-going process because every freeze/thaw cycle creates more cracks. The Township spent \$15,000 on crack sealing materials last year and this year will be closer to \$19,000. Commissioner Klunk thanked Engineer Bortner for the property maintenance information. He felt it was good to see a list of all the Township properties and the work that goes in to upkeep. Commissioner Heilman pointed out that crack sealing, in addition to preserving the roadways, also adds to the aesthetics of the area.

HANOVER LAND SERVICES WAIVER REQUEST FOR SCHINDLER ELEVATOR: Engineer Bortner read a letter dated March 14, 2016 from Hanover Land Services requesting a waiver from Article III, Section 303 of the Subdivision and Development Ordinance. There is an approved land development plan from 1999 and now they need more parking spaces. They had met all of the subdivision and land development requirements at the time the plan was submitted and the ordinance hasn't changed. The stormwater management was addressed with the approved land development plan. This request will be discussed at the Planning Commission meeting on Thursday, April 7, 2016.

GHI WAIVER REQUEST FOR ST. JOSEPH'S: Engineer Bortner read a letter dated March 11, 2016 from GHI on behalf of St. Joseph Catholic Church requesting a waiver. They would like a waiver of the Environmental Impact Study and Landscaping & Bufferyard requirements. Engineer Bortner pointed out that mid-block crosswalks are very dangerous and the ones that we have in the Township have a substantial amount of signage. The crosswalk at St. Joseph's does not have signs and seeing a child cross the street in the middle of the block is not expected by drivers. He believes the Environmental Impact Study should be done to evaluate this. Commissioner Brown asked if the speed limit needs to be lowered. Commissioner Felix said that a fifteen mile per hour speed limit requires a School Zone with flashing lights and a traffic study is required by Penn DOT for this. It's in the best interest of everyone to do the traffic study now. Engineer Bortner asked if the entire Environmental Impact Study should be done and the Committee recommended denying the request.

HANOVER REAL ESTATE PARTNERS WAIVER REQUEST: Engineer Bortner read a letter dated March 21, 2016 from Hanover Real Estate Partners requesting an entrance on to West Chestnut Street for the property located at 348 Poplar Street. The

Committee will let the Planning Commission address the request at their meeting on Thursday, April 7, 2016.

The following extensions were reported on:

P-04 – 25 South Heights: Zoning Officer Swanner reported that they are still working with Dr. Ellison on his driveway. Mr. Stough indicated through email that they are negotiating on some lots that need to be purchased to create a buffer. Commissioner Klunk stated that they are dealing with two different residents so it's understandable that they will need some time to get things resolved.

P-14 – 08 Brookside Heights Phase II: Zoning Officer Swanner reported that he contacted Ted Decker asking for clarity on the extension request. Mr. Decker said they are working on the bond so it can be approved this month. If the bank doesn't move fast enough they will need the extension.

CREATIVE PLAYGROUND: Manager Rodgers reported that the inspection of the Creative Playground is scheduled for April 13th and April 14th. There will be a meeting after the inspection to go over the results and Manager Rodgers invited the committee to attend. She was advised that twenty to twenty-five years is often the end of a playgrounds life span and there have been more complaints recently about the condition of the equipment. There is also concern about ADA compliance. Manager Rodgers also reported that she received a call from a company out of York, PA asking for additional information on the Request For Proposal discussed at the March Public Works Committee meeting.

GEOCACHING: Manager Rodgers reported that Kevin Gulden of the Hanover Geo Trail would like to place a geocache in the Community Park and in Young's Woods. She advised Mr. Gulden that there is already one in Young's Woods and shared contact information with him. There will be a total of twenty-five caches on the trail and there will be a kick-off event on May 14, 2016. Commissioner Van de Castle said there is one in Spring Grove that has close to thirty caches and it seems to work well for them. After discussion there were no objections.

STORMWATER UPDATE: Manager Rodgers reported that the York County Planning Commission will be at the May 5, 2016 Public Works meeting to share the implementation of their stormwater authority study.

The meeting adjourned at 8:11 P.M.

Respectfully submitted,

Angela M. Hallett
Township Secretary