

**MINUTES**  
**DILLSBURG BOROUGH PLANNING COMMISSION MEETING**  
**SEPTEMBER 24, 2014**

The September meeting of the Dillsburg Borough Planning Commission was called to order on the above date at 7:30 PM. Planning Commission Members in attendance were Allen Reeves, Paul Eurich, Brian Radcliffe and Joe Robinson. Also present were Borough Engineer Mike Knoebel, Borough Manager Karen Deibler and Borough Secretary Debbi Beitzel. Planning Commission Member Leon Zeiders and Borough Solicitor Mark Allshouse weren't present.

The following visitors were present: Brad Bock from eci Construction and Paul Hedin from Lobar Associates.

The first item on the agenda was the approval of the May 28, 2014 meeting minutes. Vice Chairman Brian Radcliffe moved to approve the Planning Commission meeting minutes of May 28, 2014 as presented. Motion was seconded by Joe Robinson. - Motion carried.

The second item on the agenda was the discussion of the Sketch Plan by Lobar Associates for the proposed Dunkin Donuts. Paul Hedin indicated Dunkin Donuts is interested in coming to Dillsburg Borough and they would like to locate it at the old Lefever Chevrolet car wash area. They also would like to have it shifted away from the current footprint.

Engineer Knoebel asked where the fenced area was in relationship to the proposed project. Mr. Hedin stated it is behind the proposed area.

Vice Chairman Radcliffe asked if the traffic flow was anticipated to go in front of the old dealership building. Mr. Hedin stated yes. Vice Chairman Radcliffe asked if there were going to be exits off of North Baltimore Street and Route 15. Mr. Hedin interrupted and presented a preliminary traffic flow chart to the Planning Commission members.

Member Robinson asked if Lobar Associates was going to continue to own the property. Mr. Hedin stated yes.

Vice Chairman Radcliffe stated his concern was traffic making a left turn off of Route 15 and stopping to make a left turn into the parking lot due to oncoming traffic. Mr. Hedin indicated they had an HOP and moved the entrance to the end of the property. Vice Chairman Radcliffe indicated it still could cause some problems.

Vice Chairman Radcliffe asked if he heard correct that there will be a liquor store going into the other part of the main building. Mr. Hedin stated yes.

Member Eurich asked if the white lines on the sketch plan represented the property lines. Mr. Hedin indicated they were taken from the tax maps. Member Eurich indicated they were incorrect because the alley should be over further.

Engineer Knoebel asked if Mr. Hedin received their comments. Mr. Hedin stated no; he was then provided with them.

Manager Deibler asked if the HOP off of Baltimore Street was discussed with Penn DOT. Mr. Hedin stated yes. Engineer Knoebel asked if this was going to be taken care of once the plans are submitted to the Borough. Mr. Hedin stated yes.

Member Eurich asked if the fence that separates the back part of the property was going to remain. Mr. Hedin stated yes, unless there is a need for access. Member Eurich indicated it's an unopened alley according to the borough and there aren't any plans to reopen it. Member Robinson asked when it was recorded. Manager Deibler stated everything she has indicates there has been an unopened alley. Member Robinson asked if it was greater than twenty years. Manager Deibler stated probably.

Vice Chairman Radcliffe recommended for Mr. Hedin to contact Sheldon Williams to get the process started with the sewer and water reservations. Mr. Hedin stated he would do that. Engineer Knoebel stated they would probably need at least 2 Edu's.

Manager Deibler indicated Member Zeiders had a question regarding people leaving the lot and going south on Baltimore Street; will there be directional paths. Mr. Hedin stated yes.

Engineer Knoebel indicated he liked that the lanes are choked down and not a free for all. Chairman Reeves stated he liked the layout and that it would be an improvement to the site and to the town.

Chairman Reeves asked what the procedures were. Engineer Knoebel stated they wanted to bring the sketch plans before the Planning Commission to get the PC's input; the next step is to provide more details on the site plan, addressing any issues with DAA and then make a submission which will be reviewed against the Borough ordinances prior to applying for a building permit.

Vice Chairman Radcliffe asked how quickly the project is going to take place. Mr. Hedin indicated it was moving quickly

Mr. Hedin stated as far as grading, they will take the existing elevations. Engineer Knoebel interrupted and indicated they would need existing and proposed; he understood there probably wouldn't be a big difference between the two but he would like to see it. Engineer Knoebel stated he would like to see the dimensions on the traffic aisles, parking spaces and the drive aisle. Chairman Reeves asked if there was a drive thru. Mr. Hedin stated yes.

Manager Deibler asked if the Wine and Spirits Store is still on schedule. Mr. Hedin stated yes. Vice Chairman Radcliffe indicated this is a much needed addition to the area. Mr. Hedin stated the store will be the new layout and is open and nice.

Engineer Knoebel stated the re-use of the property is wonderful. Chairman Reeves agreed. Mr. Hedin stated they just wanted the property to look nice going into town.

Chairman Reeves asked if the PC needed to recommend approval to Council. Engineer Knoebel stated all the comments would be reflected in the minutes. Manger Deibler stated she discusses everything with Council.

The third item on the agenda was the discussion of the Sketch Plan by New NV Co, LLC for a proposed office building for Tim Colgan. Engineer Knoebel stated the last thing that happened for this property was a plan by Wayne Homes wanting to place model homes on the property. Engineer Knoebel stated what eci Construction is proposing now is more consistent with the uses of the area. Chairman Reeves stated this was an example of poor planning and he is opposed to the project. He indicated he has some major objections like a new entrance and exit off of Route 15 and to all the effort

the community has put into the NYCHAPS project; he feels the best use for this property would be to be a part of NYCHAPS.

Vice Chairman Radcliffe indicated he thought there were some long range plans to have North Second Street extend up into the property as opposed to going out onto Route 15. Engineer Knoebel stated there were a couple of discussions like that for access and ultimately what got approved was a plan with a proposed access onto Route 15. Vice Chairman Radcliffe stated he thought there was a plan for developing the whole Second Street area. Chairman Reeves asked if that was the general plan they had. Member Robinson stated it was in the study and the big hang up was the fire access. Vice Chairman Radcliffe stated the other benefit was it gave people and businesses within the Borough easy direct access to whatever would go in this property as opposed to having to go out onto Route 15. He would like to see Second Street extend into the property. Mr. Bock stated he thought the original plan had the driveway going into Wayne Homes. Vice Chairman Radcliffe indicated he didn't think the Second Street extension was shown on the Wayne Homes plans but it was on a general plan. Mr. Bock indicated that was correct. Manager Deibler stated in 1999 the Borough did a redevelopment plan for the current MU-C area and had nothing to do with the previous plan.

Engineer Knoebel asked where Lot 1 was at, because in the engineer's comments, Lot 1 was referenced and was referring to the proposed office building to be Lot 1. Vice Chairman Radcliffe indicated there was no Lot 1. Mr. Bock stated it's probably a wording error.

Mr. Bock indicated he thought the Penn DOT right-of-way was issued and it was just a matter of bringing it back to life. Engineer Knoebel stated this was probably the biggest issue.

Mr. Bock stated the proposed building was for Tim Colgan. Vice Chairman Radcliffe asked if Mr. Colgan was currently in one of the other eci buildings. Mr. Bock stated yes.

Engineer Knoebel asked if the right-of-way through the NYCHAPS property has been shifted down to the south end. Mr. Bock stated yes. Engineer Knoebel asked if it had been accepted. Mr. Bock stated yes; they met with NYCHAPS a month ago and NYCHAPS had no issues. Mr. Bock indicated they had talked with DAA and had a discussion about two separate lines going in and how the master rated pump would function. Engineer Knoebel stated he didn't have a copy of the plan which shows the road coming through. He indicated after the study the municipality can prepare an official map and show an area they would designate as the right-of-way and that will protect it from being sold without the opportunity to be purchased because it is private property.

Mr. Bock asked where the road (Second Street) would go. Vice Chairman Radcliffe stated there is a plan in the general study which talked about bringing Second Street into the current Merritts property. Mr. Bock asked what happens to Mr. Merritts' property. Engineer Knoebel stated there would be an official map prepared that has standing with regards to the ability to acquire the property if it was ever sold; this hasn't been done.

Engineer Knoebel stated if the developer goes to PennDOT and they state you have to look at other options because they aren't issuing a permit, eci could be back in that situation. Engineer Knoebel indicated the first thing that should be done is to get the HOP approval from PennDOT. Mr. Bock stated they feel that won't be an issue.

Engineer Knoebel indicated this was only a sketch plan and at this point indicates what is important from the standpoint of the layout and the parking and the zoning which seems to meet the requirements.

Vice Chairman Radcliffe asked if the screen was going to be a high screening. Mr. Bock indicated they hadn't gotten to that point yet. Engineer Knoebel stated ideally it should be appealing to the neighboring property.

Engineer Knoebel stated the developer should look at the sewer and water and it looks like from a Stormwater standpoint, the Stormwater will be designed on Lot 2 to accommodate Lot 1 plus design it at the beginning for perpetuity maximum impervious coverage so that Lot 1 would be ready to go. Mr. Bock stated correct.

Vice Chairman Radcliffe asked if the intent was to purchase both lots. Mr. Bock stated no, just Lot 1. Vice Chairman Radcliffe asked if there were issues as to who was going to maintain the detention area. Mr. Bock stated they would have to enter into an agreement due to the shared use. Engineer Knoebel indicated they would need to see the shared use and maintenance agreements.

Engineer Knoebel stated the plan would get reviewed when the developer eventually brought in a subdivision and land development plan.

Engineer Knoebel stated he was assuming Mr. Hoover thinks the detention area is the right size. Mr. Bock stated as he recalls it is pretty much as it was on the original plan. Engineer Knoebel stated the stormwater management has changed since the previous plan was done and will have to go through the County Conservation District for NPDES permits.

Manager Deibler asked if the property was one parcel which will have to be subdivided into two. Engineer Knoebel stated yes. Mr. Bock indicated this becomes a battle between the potential owner and the current property owner.

Mr. Bock stated Mr. Colgan was looking into a building similar to the eci building; a two story masonry office building. Engineer Knoebel stated the footprint is 6,000 square feet but it makes sense to go two stories. Mr. Bock indicated this is still in the development stages because of budgeting. Engineer Knoebel stated the parking spaces are based on the footprint size; there would be more parking required if the building was a two story building.

Vice Chairman Radcliffe asked if Mr. Colgan had other attorneys working with him. Mr. Bock stated he didn't know.

Manager Deibler asked if Mr. Colgan had any questions. Mr. Bock stated they will be meeting with Mr. Colgan and Mr. Hoover and will start down through the process; he didn't feel there are any red flags and can then start the proper submission process. Mr. Bock indicated NYCHAPS seemed to be in agreement with Mr. Colgan. Mr. Bock indicated he understood NYCHAPS wanted to acquire the property at some time but didn't have the funds.

Member Eurich asked if both lots currently were owned by the same person. Mr. Bock stated currently the property is one lot and must go through a subdivision first.

Mr. Bock indicated he couldn't answer a question on the timing of the project because they haven't gotten into the development of the building itself; so this may be a year from now.

Mr. Bock asked if there were any other questions. Engineer Knoebel indicated whether it is a one or two story building was something to think about. Engineer Knoebel indicated it fits. Mr. Bock stated the biggest battle was going to be the shared condo agreement.

Vice Chairman Radcliffe asked if there was any action needed to be taken. Engineer Knoebel stated no, but we will see it again.

Mr. Bock thanked Engineer Knoebel and the PC for their time.

Engineer Knoebel asked Member Robinson if PennDOT would give them their permit. Member Robinson stated they probably would be required to grant an in and out on both sides.

**Old Business:**

Manager Deibler stated Dillsburg may be getting a roundabout along Route 15 somewhere between Golf Course Road and Mountain Road. Manager Deibler stated the engineer believes it will have a calming effect and everyone will slow down and won't have any problems. Manager Deibler stated she wants everyone to come when PennDOT has their public meeting on this matter. Vice Chairman Radcliffe stated he doesn't think they looked at the traffic on Route 15. Manager Deibler agreed. Chairman Reeves indicated this will guarantee more of a back-up through town and didn't know how calming it will be when sitting at a standstill for 5-10 minutes. Manager Deibler stated her concern was that the trucks going on a roundabout still will have the same issues as currently. Engineer Knoebel stated that the speed is an issue on that section of Route 15.

Manager Deibler commented about PennDOT and the proposed development with 550 condos in Carroll Township; the municipalities thought the developers weren't going to get a HOP because of the time and money being spent on the study to close off roads on Route 15 but PennDOT stated they would give them the permit if all was done that was requested. Engineer Knoebel asked where the houses were going to go. Vice Chairman Radcliffe stated by the standpipe and across from Logan Park. Member Eurich asked if the entrance for the development would be around the old entrance to Haars drive-in. Manager Deibler stated yes up from Haars. Vice Chairman Radcliffe added with a second entrance up from Logan Park. Chairman Reeves stated the standpipe also has its own entrance off of Route 15. Member Robinson asked if these items were separate issues. Chairman Reeves stated yes. Engineer Knoebel asked if the development was really going to happen. Manager Deibler indicated the developer went to court and a federal judge basically told Carroll Township; they have to let them do it. A Federal DA heard about this project and was working with the Dillsburg Borough and Carroll Township and went to the Federal Judge's boss and stated they can't do this; now everything is on hold. Vice Chairman Radcliffe stated they are countermanding the Pennsylvania Municipality Act. Manager Deibler agreed. Vice Chairman Radcliffe indicated he had a feeling they would do the same thing with DAA and the 500 units could be an issue with capacity and they may have to put in their own treatment plant in. Manager Deibler stated Dillsburg Borough and Carroll Township are hoping it doesn't go through.

**Other Old Business:**

Member Eurich asked what the Borough Council thoughts were on the Winfield plan. Vice Chairman Radcliffe stated he was in attendance at that meeting and the plan was approved but some of the waivers weren't. Member Eurich asked about the street name. Vice Chairman Radcliffe stated they changed the street name and it was approved. Manager Deibler stated yes to Pheasant Ridge. Member Eurich stated it will be Pheasant Ridge the whole way through. Vice Chairman Radcliffe stated yes. Member Eurich indicated the last time the post office and the fire company weren't in favor of this. Manager Deibler stated Council went with the PC recommendation on the street name. Vice Chairman Radcliffe indicated that Council didn't approve two of the waivers. Manager Deibler stated they did end up approving all the waivers but with conditions. Manager Deibler stated the developer had a meeting with PennDOT and they haven't heard from the developers since. Chairman Reeves indicated maybe it

has something to do with the funding. Vice Chairman Radcliffe stated maybe they are waiting for some of their other projects to clear.

**New Business:** There was none.

**Adjournment:** As there was no further business, Member Joe Robinson moved to adjourn at 8:35 PM.  
– Motion carried.

*Debbi L. Beitzel*

Debbi L. Beitzel  
Borough Secretary

cc: A. Reeves                      T. Knoebel  
B. Radcliffe                      M. Allshouse  
J. Robinson                      Mayor Hollinger  
P. Eurich                         K. Deibler, Borough Manager  
L. Zeiders                         Council