

MINUTES  
DILLSBURG BOROUGH PLANNING COMMISSION MEETING  
June 27, 2007

Chairman Allen Reeves called the June meeting of the Dillsburg Borough Planning Commission to order on the above date at 7:30 PM. Planning Commission Members in attendance were Vice Chairman Brian Radcliffe, Paul Eurich and Leon Zeiders. Also present were Borough Engineer Tim Knoebel, Borough Solicitor Mark Allshouse, and Borough Secretary/Treasurer Debbi Beitzel.

The following visitors were present: Dave Habowski of J. Michael Brill, Ron Lucas of Stevens & Lee, Mike LaCesa representing Sheetz, Greg Creasy of Grove Miller Engineering, Inc., Bill Gladstone of CIR, Brad Pealer representing CCSG and Elena Lighfoot.

The first item on the agenda was the approval of the March 28, 2007 meeting minutes. Vice Chairman Radcliffe moved the revised minutes be accepted as presented. Seconded by Paul Eurich. – Motion carried.

The second item on the agenda was the Discussion/Review of the Sheetz Plans. Chairman Reeves indicated that it is the Final Plans in which are being reviewed. He also indicated that all the comments that have been listed before have been addressed and the Borough Council approved the preliminary plans. Ron Lucas indicated the Borough Council approved the preliminary plans on May 8, 2007 and so did the Carroll Township Board of Supervisors. He also indicated the Carroll Township Planning Commission recommended approval for the final plans on June 14, 2007. Mr. Lucas stated the only comments that remain outstanding from the preliminary are traffic/engineer comments, which are on the Borough Engineer's memo dated June 21, 2007. He indicated Greg Creasy, Traffic Engineer from Grove Miller Engineering, Inc. was present and have received approval of the traffic impact study from Penn DOT (copy was provided to the committee). Greg Creasy indicated Penn DOT had approved the traffic study and the methodology that was used in the report, Trans Associates wanted Sheetz to take a look at things differently and to cleanup some other comments. Borough Engineer Knoebel stated the comments they had, even though Penn DOT has approved the traffic study, felt it would be best to bring closure to the comments they had from before. He also indicated the discussions they had with Trans Associates, traffic engineer issues were referred to the Borough. It would be a matter of resubmitting some additional calculations to be bring closures to the comments and wouldn't change anything on the plans or the highway occupancy application. Borough Engineer Knoebel asked where they stood with the erosion control plan and was it filed? Dave Habowski with J. Michael Brill Associates indicated it had been submitted to the York County Conservation District (YCCD) and would have a resubmission within the next week and a half. Borough Engineer Knoebel asked if they expect to receive approval shortly? Mr. Habowski stated they hoped too. Chairman Reeves asked if York County Planning Commission had seen the information. Borough Engineer Knoebel indicated the Borough reviewed the preliminary plans and the YCPC comments and asked if Sheetz had received anything back from YCPC? Ron Lucas indicated they had not. Chairman Reeves asked if the final

plan was submitted to YCPC? Borough Engineer Knoebel stated that normally with the final plan, with the preliminary plan being as extensive as they were, there aren't usually any new issues raised, but would have to verify that. Chairman Reeves asked if the Borough forwards plans to YCPC? Borough Engineer Knoebel stated he was not sure of the procedures. He also indicated most of the comments would be addressed with the Highway Occupancy Permit or the County Conservation District and the developer's agreement related items such as the bonding and the maintenance for storm water. He stated comment #8 (from June 21, 2007 memo) discussion regarding the information Sheetz was to look at regarding the downstream piping system along Route 15; they have done that and we're satisfied with what they had done and will submit that information back to the Borough along with the Highway Occupancy Permit applicant plans and we will then review the information to make sure it is consistent with the land development plan and then will get an acknowledgement letter from the Borough office. Leon Zeiders asked if the storm water issue would be decided by Penn DOT, for instance this would be submitted to Penn DOT, but they would be the ones to say yes or no? Borough Engineer Knoebel indicated the Borough approves the storm water management, which has been reviewed and commented on it and Sheetz had addressed the comments. Leon Zeiders asked if the Borough is out of the picture regarding the stormwater management? Borough Engineer Knoebel stated he couldn't say the Borough is no longer in the picture, but when it would come to jurisdiction and making a decision as to what Penn DOT would require, Penn DOT will make that decision, however the Borough could make comments on it. Borough Solicitor Allshouse indicated the Borough is out of the picture regarding the approval of the plan, but we are in the picture with regards to Penn DOT's approval. Borough Engineer Knoebel stated the borough would follow up on with subsequent information that we would want Penn DOT to be aware of when Sheetz submit their information. Vice Chairman Radcliffe moved to recommend approval of the Sheetz Final Sub-division Land Development plan to Borough Council subject to the completion of any open items on the Borough Engineer's memo dated June 21, 2007 and also any outstanding comments from the YCPC and the YCCD. Also, to provide a developer's agreement and deed of consolidation for review by the Borough Solicitor; provide the operations and maintenance agreement for storm water system for recording with the plan and submit the Highway Occupancy Permit (HOP) as requested in the Borough Engineer's memo to the Borough for approval prior to forwarding to Penn DOT. Seconded by Leon Zeiders. Brad Pealer representing Carroll Citizens of Sensible Growth from Carroll Township indicated he attended the Carroll Township's Planning Commission Meeting and stated they couldn't address some of his concerns. He asked regarding the right hand turn lane off of Route 15 into the parking lot, because of someday widening of Route 15 could that be set back a bit further in order to make an extra lane and if there ever would be a spill/accident of any kind, are we prepared to deal with this? Chairman Reeves asked Mr. Pealer to clarify himself with regards to moving the entrance back, like moving it back in towards the building or moving it north or south along the road? Mr. Pealer indicated along Route 15 where the right turn lane is proposed to go, because of someday widening of Route 15 moving the entrance back (pointing it out on map). Ron Lucas stated there would be no change to with the right turn lane, what they were looking at was the right out lane and making an acceleration lane; after discussion between Greg Creasy and the Carroll Township Engineer it was concurred that Penn DOT doesn't want them anymore, they prefer a stop sign. Mr. Lucas stated the discussion was to push back the grade south of the driveway, so if in the future Route 15 is widened the grade could be

leveled out. Borough Engineer Knoebel indicated there was no correspondence from Carroll Township on this. He also stated that the Borough has dealt with the storm water management issue from the standpoint of the rate of storm water and making sure the water is conveyed properly, but when it pertains to the spill prevention, the Borough doesn't have any regulations. Mike LaCesa stated their spill prevention system is outlined with redundancies, which means there is backups for backups and so on; double wall tanks, double wall piping, no connections underground. He stated above ground there would be operator error from time to time and there are spill prevention kits at all pumps. – Motion Carried.

Old Business: There was none.

New Business: Borough Secretary Beitzel stated there is a Comprehensive Plan meeting being held on August 20, 2007 and details would be following. Chairman Reeves asked who the sponsor of this was? Borough Engineer Knoebel indicated Franklin Township and Carroll Township both have some things that they would like to do to it to make some consistency issues compatible to their zoning. Dillsburg Borough has to be involved with it because it's a joint Comprehensive Plan. He also stated if Dillsburg Borough had any clean up issues that arose when the Winfield Development was rezoned they could. Vice Chairman Radcliffe asked if the zoning change was approved? Solicitor Allshouse indicated plans are coming for the Winfield Development and they have a new engineer. Discussion.

Chairman Reeves stated how nice the McNaughton property looks and glad that he keeps it mowed and should get a plaque from the Borough.

As there was no further business, Leon Zeiders moved to adjourn at 8:03 PM. Seconded by Vice Chairman Radcliffe. – Motion Carried.

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Debbi Beitzel, Sec/Tres

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