

MINUTES
DILLSBURG BOROUGH PLANNING COMMISSION MEETING
JULY 24, 2013

The July meeting of the Dillsburg Borough Planning Commission was called to order on the above date at 7:32 PM. Planning Commission Members in attendance were Allen Reeves, Brian Radcliffe, Paul Eurich, Joe Robinson and Leon Zeiders. Also present were Borough Engineer Tim Knoebel, Borough Manager Karen Deibler and Borough Secretary Debbi Beitzel.

The following visitors were present: Jim Halbert and Tom Scully representing Classic Communities and Borough Council President Jeff Griffin.

The first item on the agenda was the Re-Organization to Elect Officers for Chairman and Vice Chairman. Joe Robinson nominated Allen Reeves for Chairman. Leon Zeiders seconded the nomination. There were no other nominations. – Motion Carried.

Leon Zeiders nominated Brian Radcliffe for Vice Chairman. Joe Robinson seconded the nomination. There were no other nominations. – Motion Carried.

The second item on the agenda was the approval of the March 23, 2011 meeting minutes. The minutes were approved as presented unanimously.

The third item on the agenda was the discussion regarding the ZHB appeal submitted by Kimberly Wyman for 200 North Second Street regarding conducting occasional auctions. Chairman Reeves asked if this was allowed by right or does the applicant need a variance. Manager Deibler stated she couldn't speak for the ZHB but an auction house isn't even a use by special exception. Chairman Reeves asked if having an antique dealership which includes selling antiques is allowed. Manager Deibler indicated yes, a retail store is allowed, which is what Herr's Antiques is doing. She stated there is a second business; Kim Marie's Auction House wants to now go into the same address. The auctions are taking place weekly. Chairman Reeves asked if the ZHB determines that this isn't an allowable use, will she be fined. Manager Deibler states Kim Marie's Auction House wouldn't be fined until the ZHB makes their final decision. Engineer Knoebel asked if the applicant asked for a variance or appealing the Zoning Officer's determination. Manager Deibler indicated the applicant is appealing the Zoning Officer's determination. Leon Zeiders stated the auctions aren't being held inside, they are setting up outside. Manager Deibler stated sometimes they are held indoors and sometimes outdoors; which would have to be determined by the Building Codes officer after ZHB makes their decision. Vice Chairman Radcliffe indicated there has been a food wagon present during the auctions. Manager Deibler stated the applicant was told it wasn't allowed unless they got a permit; no permit was applied for. Mr. Zeiders stated his concern since this isn't a viable operation and the business is participated in a weekly event and aren't being shut down. Manager Deibler stated the Borough is following the law and Ms. Wyman is appealing the Zoning Officer's decision and choose to have a hearing. Engineer Knoebel stated if the applicant continues to operate after the ZHB makes their decision then the Borough would have to consult with the solicitor and file with the Magistrate Office if in violation of the ordinance. Chairman Reeves asked if the ZHB makes the final decision. Engineer Knoebel stated yes and the ZHB would like any impact or recommendations. Vice Chairman Radcliffe indicated when the auctions are taking place on the Welty Avenue side of the building could result in the interruption of traffic with people on the street. Engineer Knoebel stated if this was to be approved there may be some type of

plans or items that would have to be submitted regarding parking issues and traffic issues. Vice Chairman Radcliffe stated the applicant would have to get a variance in order to hold auctions. He indicated his only concerns were the safety and traffic issues and potential parking issues. Paul Eurich asked where inside was the auction held because it is very crowded inside. Mr. Zeiders stated if approved he suggest the ZHB allows the auctions to be held inside only. Joe Robinson stated on page two of the application it references auctions being held at the fire hall. Manager Deibler stated yes but the fire hall is in a different zone. Vice Chairman Radcliffe stated on page two it references the auctions to be held on occasionally, not every week. Mr. Eurich asked what was being sold at the auctions. Manager Deibler stated Ms. Wyman goes to sales and other auctions for merchandise. Mr. Robinson indicated his concern was the approved use for a Farmers Market which would generate the same kind of traffic and same type of pedestrian traffic and could question why a farmers market is an approve use and an auction house isn't; what is the difference. Chairman Reeves stated the applicant could then have the opportunity to have the ordinance change. Engineer Knoebel stated when the MU-district was created there was a mini comprehensive plan done and the idea was to generate a certain type of mixed use center district and a farmers market was thought of. Manager Deibler thanked the PC for their thoughts and concerns.

The fourth item on the agenda was the discussion of the Sketch Plan for the Winfield Project. Tom Scully from Alpha Consulting Engineering Inc and Jim Halbert from Classic Communities reviewed the sketch plan with the PC. Mr. Scully indicated they mimicked the same pattern as the old plan. They have the same public streets but changed some of the private streets so there weren't homes with streets on both sides, and included some overflow parking areas. Mr. Scully stated the old plan had 122 units and the new plan has 148 units. The footprints are smaller than the old plan. Engineer Knoebel asked since the footprints are smaller is the square footage of the unit smaller. Mr. Halbert stated not necessarily because some are two story units. He indicated it is fairly common to have a public road and then having private drives off of it for the homes. It is nice for a municipality perspective because they don't have to maintain the private roads. He also stated with the rec fees opposed to building a village center, most municipality prefer having the money because they might have their own parks or other projects to upgrade. Mr. Scully stated they have listed some waivers they would anticipate asking and would need comments on. The wetlands haven't changed since 2007. A commercial bank was added just for thought and future consideration. Mr. Halbert indicated the homes are more of an upscale product with nice architect detail to them, more landscaping and the front of the homes usually consist of stone with slate steps with rod iron rails. Mr. Scully indicated there were four phases; first phase being the public streets and 30 units. Mr. Eurich asked what the ratio was for the single story and two story units. Mr. Scully stated he thought it was 36 in the middle and 30 on the ends; seven buildings of them. Mr. Halbert stated having a smaller footprint helps keep the building cost down so the selling price is kept lower. Vice Chairman Radcliffe asked if sidewalks were being installed on the private streets. Mr. Scully stated yes. Mr. Halbert indicated they like the slanted curbs because it has a nicer finish look than the vertical due to all the curb cuts. Engineer Knoebel asked if they could touch base on the traffic study. Mr. Scully stated they would proceed with counts when school opened. They had placed their counters over the summer to see if traffic had grown since 2007; it had not. Engineer Knoebel asked if the traffic study would be updated. Mr. Scully stated yes, they would do a full blow update. Engineer Knoebel asked if the private streets were 32' wide as opposed to 30' wide in the prior plan. Mr. Scully stated yes. Engineer Knoebel asked if they are proposing to keep Winfield Drive at 34' wide. Mr. Scully stated yes and would have to request a waiver for this. Engineer Knoebel asked if Winfield Drive and the extension of Second Street were proposed to be constructed as part of Phase I. Mr. Scully stated yes. Engineer Knoebel asked how many units were in Phase I. Mr. Scully

stated 30. Mr. Zeiders asked the engineer how far the developers had to construct Second Street. Engineer Knoebel indicated they would have to reconstruct the entire street to the intersection of Franklin Street and South Second Street. Chairman Reeves asked if the water tower had to be moved. Engineer Knoebel stated no. Vice Chairman Radcliffe stated on one of the plans the water tower wasn't properly placed, so it would have to be rechecked. Mr. Zeiders asked if a new survey was needed. Engineer Knoebel stated when a new developer comes in new and looks at redoing a plan they usually revisit the survey. Mr. Zeiders stated there is a swale which someone has a right-of-way on. Engineer Knoebel stated there was some type of right-of-way drain easement which had been sought. Mr. Zeiders thought there was a verbal agreement only and wasn't any paperwork, but indicated Jane Alexander doesn't own it anymore. Vice Chairman Radcliffe asked if everything was finalized with Penn DOT getting access to Baltimore Street. Mr. Scully stated it is almost finalized. Engineer Knoebel stated since the style of units doesn't necessarily appeal exclusively to 55 and older families, a revised traffic study would have to be done and also provided to Penn DOT. Manager Deibler stated the Public Works department is concern with the 32' road part of Second Street regarding snow plowing if there would be any parking on either side of it. If there is a big snowfall, there will be no place to put the snow especially if there are cars parked on the street; there would only be one path down the street. Mr. Zeiders indicated the old plan reflected no street parking. Chairman Reeves stated the current plan doesn't show it either. Mr. Scully stating they would be requesting for consideration of parking on one side. Engineer Knoebel asked if it was for access to the units. Mr. Scully stated it would provide more opportunity for overflow parking. Manager Deibler stated the Borough has this issue with Autumn Woods where they have parking on one side and in the winter the 32' street is extremely hard to plow. Mr. Zeiders asked if they push the snow to the non-parking side. Manager Deibler stated yes and then the residents complain because their cars are being parked in and then shovel the snow back on the streets which have been already plowed. Mr. Halbert stated they will either eliminate parking or make the street wider to 34'. Manager Deibler stated the Public Works supervisor would feel more comfortable if there was no parking on either side even on the 34' road like the original plan was. Vice Chairman Radcliffe stated his concern is there are a lot of cars (primarily kids) who are heading to school coming in across Route 15 and turn on to Second Street then onto Franklin Street to get out to Baltimore Street; he feels they are going to use the Winfield Development to get closer to the school and with the residents backing out of their driveways on Winfield Drive. Mr. Halbert stated they could address the issue by making one way in and one way out with a grass strip in the middle. Vice Chairman Radcliffe stated that would be beneficial if they could do that. Manager Deibler stated another concern was the one cul-de-sac was only 40' wide in diameter and wasn't big enough for some fire equipment. Mr. Halbert stated they would touch base with the fire company. Mr. Zeiders stated another issue was with the sidewalks in the private areas; was they should be strong enough for the fire company to put their pads down on the sidewalks and be treated the same strength as the streets. Mr. Halbert state most of the sidewalks will be six inches thick. Engineer Knoebel asked if there was a 40' radius on the cul-de-sac. Mr. Scully stated yes. Mr. Halbert stated the biggest thing they found in doing these communities is providing sufficient additional parking even though most of the homes have two car garages; and having the open spaces you don't have the units backing up to each other. Vice Chairman Radcliffe asked if this was the plan that needed berms and retention ponds. Engineer Knoebel stated the engineer who designed the last round did infiltration berms as part of the stormwater management and this would be something the new developer would have to look into. Mr. Halbert stated they will have to start from scratch. Engineer Knoebel stated the bank shown on the plan is to hold a spot in case something would happen, but there was a large detention pond located in that area on the old plan. Mr. Scully stated they would have to find other solutions, just haven't gotten that far. Mr. Zeiders stated there currently doesn't show any sidewalks around the public parking areas; right now as

shown the people would have to go out into the streets to get around; he would prefer to have sidewalks around them. Mr. Halbert stated they would add them. Vice Chairman Radcliffe asked if the open spaces would be dressed up with landscaping. Mr. Halbert stated yes and they also dress up the homes on the ends facing up to the corners for authentic purposes. Mr. Scully indicated under uses by right it states single family dwelling and then under conditional uses multifamily dwellings; he asked what they would fall under. Manager Deibler stated the multifamily dwelling was more like an apartment building. Engineer Knoebel stated a multifamily dwelling is typically like an apartment building with one entrance; he stated they are considered a single family dwelling. Mr. Halbert indicated they are going in as a planned community as opposed to a condominium so that the buyers can get better financing. Engineer Knoebel asked if the space beyond the buildings was common areas. Mr. Halbert stated yes, the owners will own only the footprint. Engineer Knoebel stated the current plan was basically the same as what the presented version of Winfield was from that standpoint as the Borough would see it; an association would take care of all the grounds, private streets and parking spaces. Mr. Zeiders asked if the owners would own the outside of the building. Mr. Halbert stated they do but the association maintains it. He indicated part of the association fees are put aside for future replacement and the other part is for snow plowing, mowing, mulching and spraying. Vice Chairman Radcliffe asked if the other two properties along Baltimore Street were owned by Mr. Sealover. Manager Deibler stated no. Mr. Zeiders asked the Engineer Knoebel when the calculations are done for density purposes, is it only the land you can build on or do you use the whole thing including the swamp land. Engineer Knoebel stated the ordinance specifies whether you use net or gross area; sometimes it requires you to subtract flood plains, wetlands, etc. Engineer Knoebel indicated all types of things like this would have to be verified and checked. Engineer Knoebel indicated the letter he had put together has covered everything which Mr. Scully had mentioned and he tried to point out the differences. Engineer Knoebel stated he liked the layout of the plan; the radiuses are softer, not having streets on both sides of some of the buildings, putting curves in the street to try to slow the traffic down, the private streets offsetting each other, etc. Engineer Knoebel stated if the developer didn't have to have units' frontage on the public streets, they wouldn't. The other plan was nice because the public streets didn't have the impact of the driveway cuts. Mr. Halbert stated they would have to adjust the positioning of the units in order to get the one way in and the one way out. Mr. Halbert thanked the PC for taking the time to meet with them and providing their input in order to go back and improve the plan. Mr. Zeiders indicated he had a concern with the bank's entrance off of Baltimore Street. Mr. Scully stated they will be eliminating the extra entrance off of Baltimore Street. Manager Deibler asked how many feet there was between each building. Mr. Scully stated there is a minimum of 25 feet. Mr. Halbert asked what the residential acreage was. Vice Chairman Radcliffe stated 25.14. Mr. Scully asked from a planning standpoint if the concept was doable even though waivers would be requested. Joe Robinson asked what the target was since the 55 plus community has been removed. Mr. Halbert stated it's a mixture and it is such from a financial standpoint to get the absorption; 1/3 will be the main level masters, another third be the two-story and the other third to be the three-story. Mr. Robinson asked what the person demographic was and price range. Mr. Halbert stated the price range would be from the 170's to the 260's. Vice Chairman Radcliffe asked the developer if he had checked in with DAA. Mr. Scully stated they haven't gotten that far. Mr. Halbert indicated he had talked with them when they were first interested in buying the property. Mr. Zeiders asked how long they would go between the first set of paving and the second set of paving. Mr. Halbert stated they wait until approximately 80% of the units are sold. Mr. Zeiders indicated the problem with this was there are bumps to go around due to all the manholes. Mr. Halbert stated they do pave up to them and make little ramps. Mr. Halbert described the looks of the homes and stated they are similar to the ones on Winding Hill Road. Engineer Knoebel asked if the paving thickness is less on the private streets. Mr. Scully stated he didn't know. Mr. Halbert

stated the Dillsburg Borough has one of the heaviest paving specs. Engineer Knoebel stated the Borough requires a base paving, then a binder paving and then a wearing paving because we usually find the development sits for a period of time before the wearing paving is put on. Mr. Halbert stated when putting the wearing course on, there is definitely less repairs; have to pay a little bit more upfront but then there is less ripping out to put the wearing course on. Mr. Halbert indicated they are open-minded and if there are any other thoughts or concerns to let them know. Engineer Knoebel stated stormwater is definitely something the developer has to start working on. Vice Chairman Radcliffe asked when the developer thought they would be ready to bring something back to the PC. Mr. Halbert stated hopefully in the near future, they do own the land and hopefully can get the approval from the Borough and PennDot and be able to starting building within the next housing cycle. Manager Deibler asked if the developer's had a wish, when they would like to start building. Mr. Halbert stated hopefully in the spring of 2014. Mr. Scully stated a preliminary plan, then a final, then information to PennDOT, stormwater information and a traffic study would all have to be submitted; October would be the earliest. Mr. Halbert stated from his conversation previously there was some controversy using the private streets. Mr. Scully indicated that was why they presented the sketch plan tonight to see if the PC wanted to blow any holes in this concept. Vice Chairman Radcliffe stated from his perspective they already gone through the argument and the PC and Council have agreed to the private streets and don't foresee any problems. Chairman Reeves indicated they have been reviewing something similar to the sketch plan presented for a very long time and the one presented looks like an improvement. Chairman Reeves stated his opinion is the concept will appeal to other age groups which open it up to a better business arrangement to the Borough. Mr. Halbert stated there will be some children in the community but normally don't see a lot of them; it is typically young professionals and empty nesters. Engineer Knoebel asked how wide the portion off of Second Street was. Mr. Scully stated the driveway is labeled at 24 feet; which is the marginal access drive requirement in the ordinance. Chairman Reeves indicated it is a curious looking arrangement and was sure the developer could make it look beautiful with the proper landscaping. Mr. Robinson indicated his concern is if there are cars in overflow parking area and the middle unit on the bottom side is fully engulfed, how do you get at it with a piece of emergency equipment. Mr. Scully stated the vehicle could pull in and then back out. Mr. Halbert stated that all units will have sprinklers. Vice Chairman Radcliffe stated the sprinklers will be a big concern with the Authority regarding how they are metered. Mr. Halbert indicated some municipalities require having two lines and some allow one meter to service the four units. Engineer Knoebel stated the developer will need a different line for the fire because of the pressure. Mr. Scully and Mr. Halbert thanked the PC for their time.

Vice Chairman Radcliffe commented to Mr. Zeiders that he learned while they were paving South Baltimore Street that having ramped up manhole covers doesn't seem to stop people from hitting them. Discussion started regarding the PennDOT paving project. Manager Deibler stated they might have to redo the ADA ramps. Mr. Robinson stated that none of the ADA ramps comply and had his people over to the Borough three times. Mr. Robinson stated the Borough put in a diagonal ramp at 300 Harrisburg Pike going across to the old Rearrick farmhouse; PennDOT left it in but it doesn't go anywhere and totally in violation. Manager Deibler stated the Borough is going to be putting in another one across the street. Mr. Robinson stated they put one in beside it to go directly across; what they should have done was tore out the diagonal one and said the point of egress is across and go on up not go diagonally out across the intersection. There was more discussion regarding the ADA ramps. Vice Chairman Radcliffe indicated a lot of the diagonals got created which don't line up. Mr. Robinson stated he wasn't aware that PennDOT did the diagonals most of the time they are done perpendicular. Mr. Eurich indicated there was a big puddle at the ramp in from of the coffee shop. Mr. Zeiders stated the solution was the guys took their screwdrivers

and drove a couple of holes along the curb. Mr. Zeiders also mentioned the street light wires were put in a slot on the concrete and painted "Caution Loop" on the sidewalk. Manager Deibler stated the Borough has told PennDOT whatever has to be done was up to them but they couldn't have the town torn up for Farmers' Fair.

Old Business: There was none.

New Business: Mr. Eurich stated the Panas' are finishing up their landscaping but they haven't put in their 4-6 feet trees like the Calabria's complained about. Manager Deibler stated the trees have to be that height within a certain amount of time. She suggested to the Panas' to go over and ask Mrs. Calabria what kind of trees she wanted; they planted exactly what the Calabria's wanted. Mr. Eurich stated the property looks very nice.

Adjournment: As there was no further business, Leon Zeiders moved to adjourn at 8:54 PM. – Motion Carried.

Debbi L. Beitzel

Debbi L. Beitzel
Borough Secretary

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