

MINUTES
DILLSBURG BOROUGH PLANNING COMMISSION MEETING
SEPTEMBER 26, 2007

Chairman Allen Reeves called the September meeting of the Dillsburg Borough Planning Commission to order on the above date at 7:35 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, Borough Manager Karen Deibler and Borough Secretary/Treasurer Debbi Beitzel.

The following visitors were present: Steve Quigley and Greg Holtzman of H. Edward Black and Associates and Vernon Sealover.

The first item on the agenda was the approval of the August 22, 2007 meeting minutes. Vice Chairman Radcliffe indicated on page one, third paragraph, third sentence, "it's the assumption" should be deleted. Paul Eurich indicated on page three, second paragraph, third line and also on page four, fourteenth line, the word "in avertedly" should be one word. He also indicated on the bottom of page three the date should be September 26, 2007. Vice Chairman Radcliffe moved to approve the minutes with corrections noted. Seconded by Leon Zeiders. – Motion carried.

Chairman Reeves indicated the next two items on the agenda were the Discussion/Review of the Winfield Preliminary Land Development Plans and Winfield Phase 1 Final Land Development Plans. He indicated there was a meeting held prior to the PC meeting and wanted to inform Paul Eurich and Leon Zeiders the results of the meeting and where the Borough stands with the Winfield project. Borough Engineer Knoebel indicated the Planning Commission had reviewed the plans a couple months ago and as part of review of those plans had recommended the several waiver requests made by the developer namely the use of private street, slant curbing, 4-foot sidewalks and other waivers be forwarded to Council for their review and actions. He indicated Council had approved all the waivers with the exception of the use of private streets and since this being a major issue with the plan, the plan came to a halt. The developer asked the Council to reconsider the request and the meeting earlier was a non-Council meeting to discuss some of the concerns of the Council with regards to that waiver request. Engineer Knoebel stated most of the discussion was favorable from the standpoint that the Council's concerns were adequately addressed by the developer and their engineers and a possible resolution. Engineer Knoebel indicated the plan remains on the Planning Commission agenda because it was tabled previously and unchanged from the previously plans. He stated the engineer for the project submitted a revised plan to address comments that KPI had made initially, and had discussed with their office the reluctance to review the revised plans because of the status of the denied waiver. Winfield's engineer requested KPI review the plan, so a compromise was made and KPI did look at the plans and reviewed them in the sense that KPI knows what they did and/or didn't do as far as addressing the comments. He indicated another report wasn't prepared because of the denied waiver. Engineer Knoebel stated they did address some comments especially design related, stormwater management, grading issues, sewer and water and answered several questions. Solicitor Allshouse asked Engineer Knoebel what the expiration date on the plan was. Engineer Knoebel indicated Council would need to act

on it at the October 9, 2007 meeting. Solicitor Allshouse asked if the Planning Commission would be able to get it back in time for Council to make a vote. Leon Zeiders indicated it would not. Paul Eurich indicated there was a time extension agreement given to each member. Vice Chairman Radcliffe indicated the PC would have to recommend to Council to accept the time extension. Chairman Reeves asked Mr. Quigley if the community center moved from where it was previously. Mr. Quigley indicated it did not, however it did change to another location from the original plan due to stormwater and grading issues. Chairman Reeves indicated the problems with the private streets and the narrowness of them was discussed and there will be no parking on the private streets and it will be enforced and the fire and rescue people are satisfied with that as far as getting their largest truck in and accessing it. Vice Chairman Radcliffe stated the developer agreed to have the no parking on private streets enforced in the Condominium Agreement. Mr. Quigley indicated initially there were some comments about emergency equipment and emergency service on the private streets and the consideration was because of them being 30-foot wide. The chief was asked if that was an issue and he stated no. Then he was asked if there was sufficient room for another apparatus truck to get around the ladder truck, and he stated he didn't think so. Mr. Quigley indicated the measurements were given to them by the deputy chief and took a look at it on the plan. Mr. Quigley indicated assuming the outrigger could be placed on the sidewalk; there would be enough room for another ladder truck to pass. He indicated the Council people present earlier who represented the Emergency Services understood there is enough room. He also indicated with a slant or rolled curb the 30-foot road would become a 41-foot area to maneuver emergency equipment. Mr. Quigley indicated there was some concern regarding the construction of the private streets and stated the streets would be built to the proper cross-sections per the Borough's specifications. Mr. Quigley indicated the concerns of the maintenance on the private access drives would be in the Condominium Association Agreement that in the case the Association couldn't take care of the private access drives and the Borough has to, the Borough would be able to assess the individual owners and the association to recoup the funds. Mr. Quigley indicated there was another request to reconsider the type of curbing on the streets. He indicated there was a concern from a Council member about how a slant curb works with stormwater and stated they would have to get together with KPI and see what the options are. Leon Zeiders asked what the advantage was with a slant curb versus a rolled curb. Mr. Quigley indicated there was none. Leon Zeiders asked if there would be any special construction to the sidewalks if fire trucks drive on them. Mr. Quigley indicated the sidewalks have 6" of stone under them and are 5" thick. Vice Chairman Radcliffe asked about reviewing the Condominium Association Agreement prior to the preliminary plan approval. Engineer Knoebel indicated the Borough would be involved with the reviewing of the documents. Mr. Quigley indicated they had received their traffic study and provided the Planning Commission with the executive summary which stated there was no requirement to change the intersection just to restripe for a left hand turning lane. He also indicated York County comments were taken care of. Mr. Quigley asked the Planning Commission to recommend approval to the Borough Council. Chairman Reeves asked if the PC should wait until the Borough Council accepts the waiver for the private streets and then at that time move forward. Mr. Quigley asked if they could do a conditional approval based on the approval of the waiver. Leon Zeiders indicated no, because their hands are tied. Mr. Quigley indicated as the PC the time extension would have to be voted on. Chairman Reeves indicated yes. Engineer Knoebel indicated Winfield was in good shape but the PC can't move a plan where there is a status of a denied waiver pending. Mr. Quigley requested the plan be tabled. Vice Chairman

Radcliffe asked if the subdivision plan got approved. Manager Deibler indicated that it did. Leon Zeiders asked Engineer Knoebel what the show stoppers were that were still outstanding. Engineer Knoebel indicated there weren't really any show stoppers. Leon Zeiders indicated the Condominium Association Agreement is one and the traffic study. Engineer Knoebel indicated if the Council does reconsider the waiver, we would attach that as a condition and stated the only hold up issues would be the E & S Plan, Condo Documents, Sewer and water and a few others. Leon Zeiders asked if the access to Butler Street was approved by the Council. Chairman Reeves indicated they only want it there for emergency purposes only. Vice Chairman Radcliffe moved with consideration that the Borough Council had previously denied the use of private streets the Planning Commission moved to table the plan until there is a clear go signal from the Borough Council that they approved the private streets. Seconded by Leon Zeiders. – Motion Carried. Vice Chairman Radcliffe moved to recommend approval by Borough Council of the time extension for the preliminary land development plans and the Phase 1 final land development plans offered by the developer of Winfield to December 31, 2007. Seconded by Paul Eurich. – Motion Carried.

Old Business: None.

New Business: Chairman Reeves indicated the Chestnut Hollow plans that were received would be for the next month's meeting.

As there was no further business, Leon Zeiders moved to adjourn at 8:07 PM. – Motion Carried.

Debbi L. 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