

**EPHRATA BOROUGH PLANNING COMMISSION
MINUTES**

May 17, 2016

ATTENDANCE: William Rohrbach, Joel Callihan, and Roger Leed
Absent: David Hunt, Lola Mowen

STAFF: Nancy Harris, Planning and Engineering Manager
Dennis Reichel, HRG

VISITORS: Todd Shoaf, Pioneer Management LLC
Andrew Adams, Diehm & Sons, Inc.
Elvin Martin, Weaverland Mennonite Home
Marlin Musser, Weaverland Mennonite Home
Kirby Sensenig, Cocalico Investments
Dennis Oberholtzer, 442 Buchanan Drive, Ephrata

A meeting of the Ephrata Borough Planning Commission was held on Tuesday, May 17, 2016 at 7:30 PM in the Conference Room of Borough Hall, 124 South State Street.

Mr. Rohrbach called the meeting to order at 7:30 PM.

Lincoln Christian Homes Lot Add-on Plan, 1307 Apple Street

Mr. Adams said they are doing a lot add-on from Liberty Baptist Church to Weaverland Mennonite Homes. We are getting an add-on of 3.55 acres roughly. No new construction is proposed. It's a fairly straight forward and simple add-on they are doing.

Mr. Adams said the majority of the add-on is in Ephrata Township. Mrs. Harris said they have submitted to Ephrata Township's Planning Commission as well. Mr. Adams said Ted Cromleigh had a meeting with the Township this morning and they gave them conditional approval of the plan. They were satisfied. In the previous review they just had a few minor comments that were addressed.

Mr. Callihan asked how much is Liberty Baptist left with. Liberty Baptist is left with 11.765 acres. Mrs. Harris said that was one of her comments was the resulting lots and getting the building impervious surface coverages, but they are still okay. The water tank sits on the existing lot. Currently the Water Department accesses the tank through the Liberty Baptist site. There is a gravel driveway there that is not in an easement and fortunately Lincoln Christian Homes is agreeable to providing that easement for us so we are working those details out. It's really a simple plan; been reviewed by Ephrata Township and the Borough.

Motion by Mr. Callihan, seconded by Mr. Leed to approve the Lincoln Christian Homes Lot Add-on Plan. Motion passed unanimously.

Robert Road Tract Preliminary/Final Land Development Plan

Mr. Shoaf from Pioneer Management said since the time of receiving borough staff comments as well as HRG comments they have made some plan changes and all the changes are shown in this plan set. They are also in receipt of Lancaster County Planning Commission comments.

Mrs. Harris said they usually stick with what was submitted.

Mr. Shoaf said the change that they made is essentially moving one parking stall. This plan is not much different than the submitted plan.

Mr. Shoaf said they were in front of Planning Commission and Borough Council a few months back. Since that time they prepared the land development plans and are now going through the process.

Mr. Shoaf said the existing parcels are on the corner of Robert Road and 322 and consists of two parcels. Of those two parcels, there are actually three zoning districts within those two. One is medium density residential and the other is highway commercial and the other is neighborhood commercial.

The tract has current multi-dwelling family units on it now, which consists of five units with associated parking. There is an access drive connection onto Robert Road in the same location that is currently shown as the access connection for this proposed development.

Mr. Shoaf said there is also an existing driveway that connects with 322, which they propose to remove.

It's the applicants desire to remove the existing residential structures and replace those with two separate multi-family dwelling units each consisting of eight units a piece. Four units on the top; four on the bottom for a total of sixteen units in both buildings.

Each building would be 4,500 square feet. Along with those units they would provide the required amount of parking stalls and continue to use the existing access drive connection to Robert Road and remove all access connections onto 322.

The units would continue to be serviced by public water and public sewer. They provide various aspects of landscaping to meet the criteria of the ordinance. There are four separate landscaping requirements for the site. One would be street trees which they provide. One would be providing a buffer yard with a planting screen adjacent to the residential uses.

Mr. Shoaf the properties on the north side of the tract are within Ephrata Township.

The third landscaping criterion is the landscaping surrounding the parking area. Screened from a public road and the fourth is interior landscaping.

Mr. Shoaf said the initial sketch plan submitted did show 34 parking stalls. When they got into the heart of the engineering of the project they submitted to the borough with their initial final plan there were 33 parking spots. They did remove one conditional stall so they still meet the parking criteria.

Mr. Shoaf said since the time of the original submission they did receive the Conservation District approval letter for E&S plan as well as for the NPDES permit. They will be resubmitting back to that agency based on revisions to the plan and based on addressing the borough comments.

They have received the collection treatment and conveyance approval from the sewer authority for this tract. They also received water capacity approval. They are in the process of requesting design approval for sewer and water. They are in receipt of the DEP planning module exemption as well.

With the resubmission they will include these copies for the record.

Mr. Shoaf said they are in receipt of a county comment which references native trees versus non-native.

Mr. Shoaf has had a conversation with their stormwater engineer and borough engineer. He is in the process of addressing those comments.

It is their intent to provide revised infiltration plans to the borough and engineer for review.

The revised plans include the various notes – parking revisions, what not, to address the subdivision and land development section of the engineer's comments.

Mr. Shoaf said it is their opinion they can meet both individual's comments. It is their hope to offer and get a recommendation for final land development approval.

They are asking for three modifications or waivers from the SALDO as well as three waivers from the stormwater ordinance.

Mr. Shoaf said he believes there was a recommendation to grant all seven waivers – some with conditions. It is Mr. Shoaf's opinion that they can meet those conditions.

Mr. Reichel said the subdivision and land development comments are relatively straight-forward. That's the bulk of it as we discussed with Todd on Friday over the phone. It sounds like they are prepared to address those. Mr. Reichel said we will review that in the next submission.

Mr. Callihan said these are two separate parcels now how are they being joined together.

Mrs. Harris said they will join the two lots together and record a new deed. Then they're joined in common and you can't split them.

Mr. Callihan asked what's the total impervious of this whole thing versus what's allowed.

Mr. Shoaf said they actually broke that down to separate numbers. One of Dennis' comments was to provide square footages of overall building coverage and impervious coverage.

Within each individual zoning district there is a different percentage of building versus impervious. When they are all joined together and lumping them all into one category the proposed building coverage is 17.86% and the overall lot impervious coverage is 41.95%.

Allowable lot coverage in the highway zone is 80%; the neighborhood commercial is 80%; and the medium residential is 40%.

Mr. Shoaf said they are not putting any type of impervious coverage improvements in the residential zone.

Mrs. Harris said the area that's located in the residential medium density has no improvements; just fencing, shrubbery and stormwater.

The proposal for this development is to provide a shallow bio-retention area that collects all the impervious coverage from the building and as it relates to parking lot area. We are providing pervious pavement with underground storage within a stone base for those lots. They are not proposing any type of discharge going out of the basin with the exception of one dewatering pipe.

Mr. Shoaf said they did do perc and probe testing throughout the tract which was tricky to do being that when the site was developed it had multiple structures on it with multiple basins.

Mr. Shoaf said when they looked at the infiltration systems on the site and where to place those, we had to place those in areas that no basins were present.

As part of HRG's review they will be doing some additional testing.

Mr. Sensenig said in that 100-year flood area it actually runs between the houses and into the stormwater collection. That's what happens now.

We are basically going to let it come the same way it's always come but we're going to catch it before it goes into the Township and adjoining yards.

Mr. Reichel said Mr. Shoaf also talked about porous pavements so essentially the parking lots are going to be collected and infiltrated in two bed areas. The buildings would be directed to the basin.

Mr. Reichel said if his recollection serves him it was maybe 5,000-6,000 more square feet of impervious coverage.

Mr. Reichel said there are two options – you do a 50% reduction in stormwater with the discharge and the other would be matching rate and volume with no increase in volume or rate leaving the sites. Essentially what they're proposing is to fully infiltrate the 100-year storm event which would mean no water. 90% is going to be directed to either the porous pavement areas in the parking lot or the bio-retention area behind the parking buildings.

Mr. Reichel said Pioneer submitted a pretty detailed geological report.

Mr. Reichel said as part of the NPDES permit you need to have a licensed professional on site during construction. That would be something they are observing as they are moving earth.

Mr. Shoaf said when these facilities are being constructed perc and probe testing will be done before the actual stone will be placed or the bottom will be finished to make sure that those infiltration rates are in fact what they were calculated for.

Mrs. Harris said one of the nice things with the new stormwater management ordinance is they have to have a licensed design professional on site at various stages and at the end they have to certify all this and provide documentation to us.

There is a higher level of observation and accountability.

Mrs. Harris none of this is intended to be dedicated. There will be a recorded operation and maintenance agreement with the property owner that they are required to maintain it.

Mr. Callihan asked are we saying that the stormwater is not finished yet. Mrs. Harris said it has to get revised.

Mrs. Harris said it will all be subject to Mr. Reichel's review; they will have to make the changes on Dennis' comments and resubmit then Dennis reviews it for compliance

Mr. Shoaf said the biggest change will be the berm.

Mr. Reichel said with amended soil you would mix soils on site with sand and compost to create a better infiltration capability.

Dennis Oberholtzer from 442 Buchanan Drive said he has one of the properties that borders on the north side.

Mr. Oberholtzer said overall he and the neighbors are a little disappointed in the lack of communication between the borough and the developer with the local residents. This is quite a change in the environment that we're going to live in and change of the landscape. We found out through the grapevine.

Mr. Oberholtzer's property borders right up against the bio-retention area. Mr. Oberholtzer said his one concern is the border between Mr. Sensenig's project and his property and the neighbor's property.

The plan is to put some kind of shrubbery between the properties. Mr. Oberholtzer is concerned about security. There is nothing to stop people from leaving the apartment building and wandering over into their property. Mr. Oberholtzer was hoping to talk and suggest putting in a more secured type of fence bordering that.

The neighbors are in agreement.

Mr. Oberholtzer said the bio-retention issue along with security fencing is his major concerns.

Mr. Shoaf said the old farm fence is still there. Mr. Oberholtzer said it's there but it's not secure.

Mrs. Harris said a fence won't fly because you're required to provide a 6 foot buffer by zoning.

Mrs. Harris said whenever there's multi-family up against single family there's a requirement in the ordinance to provide a 6 foot planted buffer. That's in zoning so if they didn't do that they'd have to get a variance.

Mr. Oberholtzer said he feels a little better after what he heard about the retention basin.

Mrs. Harris said the trees need to be six foot at the time of planting, and they are required to maintain that.

Mr. Sensenig will work out fencing with the neighbors.

Mr. Reichel said he would appreciate looking at the plans. In general he would tend to agree that we're making things deeper or larger. That's the extent of what we're going to be doing here.

Mr. Oberholtzer asked if there is going to be another phase to this project in the future. Mr. Shoaf said potentially there could be and pointed out the property.

Mr. Oberholtzer asked if that is going to affect the retention basin. Mr. Shoaf said that was planned in.

Motion by Mr. Leed, seconded by Mr. Callihan to accept the plan and grant the waivers requested. Motion passed unanimously.

Motion by Mr. Callihan, seconded by Mr. Leed to recommend approval as a preliminary/final land development plan subject to an approved stormwater management plan and the inclusion of HRG comments and staff comments. Motion passed unanimously.

Adjournment

Motion by Mr. Callihan, seconded by Mr. Leed to adjourn. The meeting was adjourned at 8:28 PM.

Respectfully submitted,

Nancy Harris, Secretary