

**MINUTES – PLANNING COMMISSION MEETING
MAY 3, 2016 TOWN HALL**

CALL TO ORDER

Chairman Meinert called the meeting to order at 7:30 pm with the following in attendance: Messrs.: Childress, Gaertner, Moreth, and Schnupp. Councilman McKim, Land Use Administrator Betty and Mrs. Lopus, Administrative Assistant, were also present.

**LOT LINE REVISION - THE ZACHARY PLAN
9980 AND 9990 GRUBBS ROAD**

This is a preliminary and final approval of a subdivision for a lot line revision for the Zachary Plan. The property is located at 9980 and 9990 Grubbs Road.

Land Use Administrator Betty indicated that this was a three (3) lot subdivision from the 1970's or 80's. The frontage is on Grubbs Road and Mr. Betty pointed out the lots. This plan redivides three (3) lots into two (2). Mr. Betty suggested the applicant check with MTSA to be certain the private sanitary line is within the easement. The Town engineers have reviewed the plan and indicated no problems. It was suggested that a maintenance agreement for the road be implemented.

Motion was made by Mr. Schnupp to recommend approval of this plan. Motion was seconded by Dr. Childress and by a vote of four (4) in favor and zero (0) opposed it was unanimously approved. Mr. Gaertner, MacIntyre and Wehrspann were absent from the vote.

**SSB BANK
8700 PERRY HIGHWAY**

This is a preliminary and final approval of a site plan application for Slovak Savings Bank (SSB). The property is located at 8700 Perry Highway.

Land Use Administrator Betty said the Planning Commission saw this plan about two months ago and offered suggestions for changes. Since then Mr. Haberman, Mr. Betty, the traffic engineer for CEC and the Town traffic engineer all met with Penn DOT. The Town and PennDOT agreed in concept with changes that were made. The highway occupancy permit (HOP) application has not been applied for but the applicant is in the process of applying. Mr. Betty said significant changes were made to the site.

Mr. George Haberman, CEC, said that this building is the Affolder Insurance Building and pointed out the location on the map. Mr. Haberman pointed out the existing building and all the surrounding streets. Mr. Haberman explained that the last time they were here there was much discussion about the two entrances on Route 19, Casa Grande Drive and Prescott Drive. The intersection of Route 19 and Prescott Drive are proposed to be completely redesigned to be a T

intersection. The current parking spaces were examined. The entrance on Casa Grande is to be eliminated.

Mr. Haberman explained that Affolder would continue business in the existing building, approximately 1800 square feet, the new bank would be in the front half of the building with a two-story addition. An agreement with the neighbor was reached that will gain the neighbor access to his shed via this property and the Bank property will gain three parking spaces. Access to the bank will be via Prescott Drive. There will be a bank drive-thru. The requirement for parking is 24 spaces and this plan provides 31. Discussion of the parking ensued.

The Planning Commission recommended that the southern entrance to the plan on Route 19 be reduced to one lane with an exit only onto Route 19. Mr. Haberman said there will be a sign on Route 19 pointing to Affolder. Signs with direction to the bank will be further up Route 19. There will be a sidewalk installed along Route 19.

Mr. Brett Ligo of Ligo Architects said that Penn DOT did not see issues with Route 19. Mr. Betty said it will probably be acceptable with an exit only on Route 19 too. Mr. Ligo said Affolder is very happy with improvements being made to the site and the building.

Mr. Betty said this plan addresses all comments made by Gateway Engineers but must be resubmitted for review. The stormwater engineer approved the concept but calculation details must be shown and approved.

This zoned district requires a solid wood fence for a rear buffer, however the rear buffer in this case is on a street and therefore not desirable. In addition, a five (5) foot buffer is proposed for the side yard. The house next door faces Casa Grande and is well below the upper parking lot. The Zoning Hearing Board granted variances for the buffers. The wall adjacent to the neighbor and the buffered areas will be an improvement. Mr. Betty said a five (5) foot buffer might not work; it may be too much and will be overgrown quickly. It was suggested that an evergreen columnar plant such as arborvitae would work. The plantings for the whole plan were discussed with caution given to not block the site triangles.

Mr. Haberman said there would be a low base monument sign at the entrance and a monument sign close to the building. Mr. Betty said a sign package must be presented.

Lighting was discussed. There is not a lot of light on the building. All lights will be LED. The proposal is down cast lights on the building walls, also the sign on the front of the building will be lit. A cut-sheet showing the photometrics for the lighting, especially the one in the back, must be submitted.

The Fire Marshal has no concerns or comments on the plan at this time.

Snow placement was mentioned and it may have to be taken off-site. There are no dumpsters on the site. There is minimal trash and this is handled by the local hauler. The cans are kept inside the building.

Mr. Ligo presented the elevations. There will be a brick veneer on the front addition of the building with a logo. The two-story addition will be in front of the existing building and a portion of the existing building. The sides and rear including the existing building will be hardy board siding. If approved, construction will start this year. The colors will be earth tones. There will be a balcony off the second floor addition.

Motion was made by Mr. Gaertner to modify the plan to make the southern driveway at Route 19 into an exit only lane. Motion was seconded by Dr. Childress and by a vote of five (5) in favor and zero (0) opposed it was unanimously approved. Mr. MacIntyre and Mr. Wehrspann were absent from the vote.

Motion was made by Dr. Childress to recommend approval of this site plan based on the lane modification. Motion was seconded by Mr. Schnupp and by a vote of five (5) in favor and zero (0) opposed it was unanimously approved. Mr. MacIntyre and Mr. Wehrspann were absent from the vote.

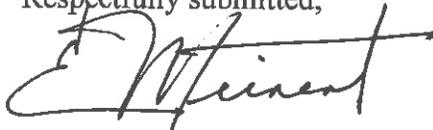
MINUTES APPROVAL

Motion was made by Mr. Schnupp and seconded by Dr. Childress to approve the minutes of the March 1, 2016 Planning Commission meeting. The minutes were unanimously approved.

ADJOURNMENT

There being no further business the meeting adjourned at 8:35 pm.

Respectfully submitted,



Edward G. Meinert
Chairman, Planning Commission

EGM/ml