

## **Annville Township Planning Commission: 7/18/16 Meeting FINAL MINUTES**

Members in Attendance: Gordon Kirkessner, Gary Kotsch, Millie Kish, Mike Liles, Karen Mailen, Anthony C. Perrotto, and Tanya Richter

Announced Guests: Henri Lively (Annville Board of Commissioners), Kent Morey (SSM Group, Town Engineer), Tim Przybylowski (Century Engineering), and Don Santostefano (Lebanon Valley College)

Chairman Kirkessner called the meeting to order at 7:31 PM and led the planning commission members in the pledge of allegiance as well as a moment of silence for the recent victims of shootings in the US and abroad.

- A. Karen Mailen made a motion to approve the draft minutes for the 4/18/16 meeting of the planning commission; this was seconded by Tanya Richter and passed unanimously. Millie Kish added that she still needed to confirm that Gary Kotsch's comments from section C4 in the aforementioned minutes had been acted upon.
- B. Don Santostefano, in his capacity as Senior Director of Facility Management of Lebanon Valley College, began a presentation on a proposed new building for the study of health professions. He explained that the Jean and Edward Arnold Health Professions Pavilion, as the new structure would be known, is necessary to fulfill demand for new and growing career oriented programs. It would offer additional space and more robust facilities.

Tim Przybylowski, who spoke on behalf of Century Engineering, the firm for the proposed project, then provided overview and context. The tract of land in question, formally known as the Heisey Tract, consists of 18 acres that were acquired by Lebanon Valley College in 2014. Thirteen of the acres are in Annville Township, 5 in North Annville Township, but the whole of the structure itself would be solely within Annville's jurisdiction. The Jean and Edward Arnold Health Professions Pavilion is to be approximately 60,000 gross square feet on two levels. The gradient for the tract is a 12% slope, so the building would be notched into the slope so that you would walk in the front of the building (south side) on the first floor, exiting out the second floor in the rear (north side). There is a manhole and existing gas line on Heisey Road while an electrical and communications tether would meet up with the structure on the west side of Arnold Field.

Mr. Santostefano then shared a mockup of the building interior layout. Eight feet of steps and an ADA approved ramp would lead from the front of the building onto the first floor, an exit for which would also be available on the east side with a walkway to 8

handicapped parking spaces in the rear of the building. Working clockwise, there would be L-shaped mechanical and storage space on the west side of the first floor as well as the northwest corner, a classroom with a dividing wall at 12 o'clock with capacity for about 60 students, dry labs at 1 and 6 o'clock, as well as interspersed common spaces for peer collaboration. On the second floor, accessible by both stairs and elevator, there would be: a conference room on the west side, lab/classroom space along the north side, faculty offices in the northeast corner, and additional collaboration and social space on the south side, which would include an outdoor terrace overlooking the rest of the college and the Lebanon Valley. Mr. Santostefano added that in the master plan for Lebanon Valley College, which will be available to the public soon, the Jean and Edward Arnold Health Professions Pavilion would serve as an anchor on the north end of campus with improved pedestrian and bicycle paths creating the notion of "one campus" rather than divided north and south campuses.

The members of the planning commission then proceeded to ask a number of questions of both the facilities director and the project engineer. Chairman Kirkessner inquired about the number of people who could potentially be occupying the building at a given time and the possible need to redistribute traffic travelling to and from Rte. 934. Mr. Santostefano explained that it is basically a redistribution of students from tight areas of the present campus, much of the traffic from which is already coming out of the parking area at the Arnold Sports Complex. To Ms. Richter's question about additional parking beyond the handicapped spaces, this pattern would remain consistent as cars would still be predominantly using that same lot. Ms. Mailen asked a follow-up about the adding of new degree programs: won't that add to the student population? Mr. Santostefano explained that in general these students would be replacing students in other less career-oriented tracks. Lebanon Valley College's strategic plan only calls for adding approximately 100 students over the next 5 years. Chairman Kirkessner asked about a possible extension of Heisey Rd. to Weaver Rd., and Ms. Kish inquired about a possible widening of Heisey Rd.; neither improvement is presently in the plans. Mr. Santostefano did note that there is the possibility that improvements where college roads meet Rte. 934 could occur in the future, but there is presently no empirical data suggesting that those intersections are consistent hazards to drivers. Here Chairman Kirkessner and Mr. Kotsch briefly discussed possible methods of traffic easement that could be considered. Ms. Richter then turned the conversation to foot and bicycle traffic. Mr. Santostefano explained that Lebanon Valley College is planning on doubling the size of their pedestrian bridge as well as, contingent on state funding, adding additional north to south ramps and plantings. Mr. Przybylowski then interjected that the upper deck of the pedestrian bridge would be level with the first floor of the proposed building. Also the building would be LEED Silver rated.

Mr. Kotsch then asked about storm water runoff from the proposed structure. Mr. Przybylowski gave a brief presentation on this issue. He shared that subsurface testing had been done, and the project will be able to take advantage of improved geology north of the town center. They determined that there is no rock for the first 20 feet

below the surface, B soils that promote infiltration, and no sensitive areas in test pits at what would be the 4 corners of the proposed structure. They will be using an existing retention pond to the south of the building and the monosloped north facing roof sending water down two paths, east and west, through rain gardens and BMPs in the two front corners to one common collection point that ultimately ends in the retention pond. Here he also added about a proposed elevated platform on Heisey Rd. to slow motorized vehicles at the pedestrian crossing. Mr. Przybylowski finally added that the only demolition would be a small detached garage on the site; the remainder of the former Heisey Tack Shop itself would remain, presently for the purpose of storage.

Henri Lively, who was in attendance on behalf of the Annville Board of Commissioners, offered his positive impressions of the plan. He was, however, concerned about access for emergency services. Mr. Santostefano pointed out that 2 private hydrants with access to public water would be available on the site. Chairman Kirkessner added that the police and fire chief would review the plans as part of the process to confirm they have sufficient access in case of emergencies. Mr. Przybylowski concluded here with an overview of the timeline for the project: an August presentation similar to this to the Board of Commissioners and the public, presentation of a preliminary plan at the September meeting of the planning commission, final plan approval before the end of the calendar year to coincide with the adoption of the newly proposed Annville Township Zoning Ordinances, ground breaking in March 2017, and project completion by May 2018.

- C. Also on the agenda for this month's meeting was a subdivision plan for the Lingle property at 256 E Main St. Kent Morey, the engineer for the township, recommended approval conditional upon satisfaction of comments in letters from Lebanon County Planning Department on June 7, 2016 and SSM Engineering dated July 14, 2016. Ms. Mailen motioned based on this recommendation. The motion was seconded by Ms. Kish and was approved unanimously. Here Mr. Kotsch and Chairman Kirkessner briefly discussed that they were disappointed that the subdivision plan went to the zoning board and Lebanon County Planning Department before a presentation before this body.

The meeting was adjourned at 8:32 PM on a unanimous motion by Mike Liles and seconded by Mr. Kotsch.

Respectfully submitted,

Anthony C. Perrotto, Secretary