

Annville Township Planning Commission: 11/21/16 Meeting APPROVED MINUTES

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

Announced Guests: Larry Kish (citizen), Shelva Kotsch (citizen), Tim Pryzbylowski (Century Engineering), Don Santostefano (LVC), Kent Morey (SSM Group), Nicholas Yingst (Township Administrator)

Chairman Kirkessner called the meeting to order at 7:30 PM and led the Planning Commission members in the Pledge of Allegiance.

- A. Karen Mailen made a motion to approve the draft minutes for the 10/17/16 meeting of the Planning Commission; this was seconded by Tanya Richter and passed unanimously.
- B. Tim Pryzbylowski reviewed and responded to the comments from the Township Engineer's letter dated 11/18/2016 regarding the proposed Jeanne and Edward H. Arnold Health Professions Pavilion at Lebanon Valley College. First and foremost, he noted that communication sent to the township from his firm, Century Engineering, dated 10/28/2016, demonstrated technical compliance with the previous engineer's letter from 10/14/2016. In addition, the Annville Township Board of Commissioners approved the waiver recommendations made by the Planning Commission at its October meeting.

Mr. Pryzbylowski indicated that all remaining signatures, certifications, and approvals will be ascertained as recommended. Specifically, he noted the NPDES permit application has been submitted, reviewed with comments, and no technical changes to the plan were realized. Reference comment #9, a discussion ensued about the use of the legal address for Lebanon Valley College vs. specific address for the proposed building in the Draft Stormwater Operations and Maintenance Agreement. It was agreed that the matter would be deferred to the township's solicitor. Also, in regards to comment #10, Mr. Pryzbylowski shared that easements were modeled after previous such agreements with the township, and access has been granted to BMPs from Rte. 934. Anthony Perrotto asked for confirmation from the township administrator that these easements were of the blanket nature discussed at length during the October Planning Commission meeting. Nicholas Yingst stated that the township was satisfied with their wording.

Under the "General Comments" heading, Mr. Pryzbylowski stated that, per comment #12, the Annville Township Authority did meet and approve the necessary exemption recommended by their engineer. In addition, the requested note regarding manhole

cover details was added to the plan for reference. In regards to lighting (comment #13), 9-10 foot fixtures comparable to the ones used around Arnold Field will also be incorporated into this plan. A 10x10 point grid was also developed showing the distance from property lines to ensure zero point intrusion from lighting on neighboring properties. Don Santostefano interjected that there would be no tilted floods, and all emergency lighting would be incorporated at the time of application for the building permit.

- C. Having no additional comments or questions from the Planning Commission members or public regarding Mr. Pryzbylowski's presentation, Chairman Kirkessner asked if there would be a motion to approve the preliminary/final plan for the Jeanne and Edward H. Arnold Health Professions Pavilion conditional upon fulfillment of all remaining comments to the satisfaction of the township engineer and solicitor as well as the approval by the Annville Township Board of Commissioners of the proposed revisions to the Zoning Ordinance scheduled for their December 2016 meeting. Mr. Perrotto made said motion, and it was seconded by Mike Liles. It passed unanimously.

The meeting was adjourned at 7:51 PM on a unanimous motion by Gary Kotsch and seconded by Mike Liles.

Respectfully Submitted,
Anthony C. Perrotto, Secretary