

## **Annville Township Planning Commission: 4/20/15 Meeting APPROVED MINUTES**

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

Announced Guests: Charles Courtney (McNees, Wallace, & Nurick), Mark Heeb, Greg Holtzman (BL Companies), Larry Kish, Craig Mellott (Traffic Planning & Design), Kent Morey (SSM Group), Gale Weaver, and Nicholas Yingst (Township Administrator)

Chairman Kirkessner called the meeting to order at 7:30 PM and led the planning commission members in the pledge.

- A. Karen Mailen made a motion to approve the draft minutes for the 3/26/15 meeting of the planning commission; this was seconded by Mike Liles and passed unanimously.
- B. Greg Holtzman of BL Companies reintroduced the proposed land development plan at 1251 E Main Street (Lebanon Valley Advanced Care Center), indicating that the developers were now looking for conditional approval of a final plan. He shared that he and the engineer representing the township, Kent Morey, had a number of conversations regarding satisfactorily addressing any remaining engineer's comments. Chairman Kirkessner opened up the floor for questions/comments by the planning commission members.
  - Tanya Richter inquired if the hatch marked strips were walkways, and if so, whether they led to any sidewalks. Mr. Holtzman likened the design to a shopping center parking lot with all of the paths of foot traffic leading to a concrete section in the front of the building. She also asked about the possibility of including bike racks for patrons choosing this means of transportation to the site. Charles Courtney said that he has been in touch with the Lebanon County Bike Association, and though nothing was currently planned, he is willing to investigate this option.
  - Chairman Kirkessner asked whether milling of the driveway entrance near Hoss's Restaurant would extend out to 422, and Mr. Holtzman said that it would stop at the right of way to avoid the necessity of additional permitting. He also commented on the number of remaining comments on the engineer's letter dated April 17, 2015. His concern was how many there were considering the developers had a month to address comments discussed at the last planning commission meeting. Mr. Morey jumped in to indicate that these comments are largely of a superficial nature, adding a word or changing a number, nothing that would substantially change the nature of the plan. The only ones of any significance, items 8 and 9 of the aforementioned letter, were storm water

matters that all parties had come to an agreement upon. He said he was comfortable recommending conditional approval of a final plan.

- Anthony Perrotto asked about the methodology for ensuring adequate monitoring of the traffic from the site per the engineer's recommendations in the letter dated April 20, 2015. Mr. Courtney and Mr. Morey explained that monitoring would take place at both driveways from the complex at a minimum annually until the Lebanon Valley Advanced Care Center is operating at full capacity. The financial security agreement with Annville Township would include costs to cover this monitoring and any traffic signal that could ultimately be required as a result of said monitoring. Results of the monitoring would be shared with the township's engineer. Chairman Kirkessner confirmed that Mr. Morey would be providing estimates to the developer for these expenses so that an appropriate amount would be reserved.
- C. At the conclusion of the planning commission discussion, Mr. Holtzman requested the planning commission first consider a waiver of Section 23-314.1.D.3 of the Chapter 23-Stormwater Management Ordinance regarding slope restriction for basins. This is due to their more ecologically conscious decision to incorporate rain gardens. This waiver was unanimously granted on a motion by Mr. Perrotto and seconded by Mr. Kirkessner. Then Karen Mailen made a motion to grant final plan approval for this project conditional upon the developer addressing the remaining engineer's comments in the letters dated April 17 and April 20, 2015. This was seconded by Mr. Liles and approved unanimously.
- D. Chairman Kirkessner brought to the floor the matter of recommending a candidate to the Board of Commissioners to fill the vacancy created when James Ruiz resigned as of last month's meeting. Three candidates applied: Justin Curley, Gary Kotsch, and Richard Raiders. After discussing the merits of each of the candidates, the planning commission narrowed their choice down to Mr. Kotsch and Mr. Raiders. Not being able to come to a consensus, Ms. Mailen suggested we have both candidates appear before the planning commission at the next scheduled meeting to interview them. Chairman Kirkessner requested that, if this were to happen, that Nicholas Yingst direct Mr. Kotsch to furnish the planning commission with a resume since he only provided a letter of intent. Then both candidates would have an equal amount of information provided. Mr. Perrotto made the motion to have the two remaining candidates appear for an interview. Mr. Liles seconded it, and the motion passed with a 5-1 vote, Chairman Kirkessner dissenting.

The meeting was adjourned at 8:12 PM on a unanimous motion by Mr. Perrotto and seconded by Mr. Liles.

Respectfully submitted,

Anthony C. Perrotto, Secretary