

Annville Township Planning Commission: 12/18/2017 Meeting FINAL MINUTES

Members in Attendance: Gordon Kirkessner, Gary Kotsch, Karen Mailen, Dave Ober, and Anthony C. Perrotto

Announced Guests: Jim Scott (Vice President, Annville Township Commissioners), Mike Schroeder (President, Quittapahilla Watershed Association), Nick Yingst (Annville Township Administrator)

Chairperson Kirkessner called the meeting to order at 7:00 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 3/20/17 meeting of the Planning Commission; this was seconded by Dave Ober and passed unanimously.
- B. Chairperson Kirkessner initiated review of the Paul Graham subdivision plan. Per the engineer's letter (12/14/17) provided by Kent Morey, SSM Group, land within the floodway of the Quittapahilla Creek will be transferred to Annville Township from Mr. Graham, and an access easement at the terminus of East High Street will be secured from Ian Mont. When asked by Anthony Perrotto for the stated purpose of the transfer, Jim Scott explained this would allow for the extension of the Quittie Park Nature Trail from East High Street to Willow Drive. The Friends of Old Annville raised the money for the project and will be donating the money to Annville Township as a reimbursement for their purchase of the land.

Mr. Kirkessner inquired about the status of the red line markups from the Lebanon County Planning Department communication dated 11/21/17. Nick Yingst indicated that he believed the markups had been addressed in the new version of the plans minus inclusion of the flood fringe. Mr. Kirkessner agreed about the flood fringe but did not believe it was required. The chairperson then commented on a particular markup, the addition of an easement on Mr. Mont's property. His concern was access to the trail addition via the extreme southwest corner of Mr. Graham's property. A discussion ensued between Mr. Kirkessner and Mr. Scott about the need for this alternative access point and the potential for confusion should community members attempt to access the trail from East High Street. While Mr. Scott contended that there are presently four flag-topped rebar posts deterring access to the trail from Graham's property, Mr. Kirkessner indicated his desire for more clarity about the true entrance to the trail. Mike Schroeder shared that he will be working with Eagle Scouts to include appropriate signage at the East High Street trail entrance. Mr. Kirkessner also asked about access to the trail for sewer maintenance. Mr. Yingst shared that while the township would have such access, it is not required by the land development ordinance to be included on the plans. He

added that, in response to Mr. Kirkessner's concerns, the township would be posting "No Trespassing" signs along Mr. Graham's property per the subdivision agreement.

Mr. Kirkessner then opened the floor to questions from the other Planning Commission members:

- Mr. Ober asked whether Mr. Graham was selling the remainder of his parcel; Mr. Kirkessner responded in the negative. He also inquired whether South Annville Township had responded to a request to waive right of review as a portion of the property lies within that municipality. Mr. Yingst stated that Don Umberger from South Annville Township indicated their willingness to do so.
- Ms. Mailen asked about an additional easement on Willow Drive. Mr. Scott interjected that Annville Township already owns property at this location; adjacent property owners maintain it.
- Mr. Kirkessner requested that a legend be added to the plans since some of the abbreviations do not appear to be standard nomenclature.

Having no other questions, the Planning Commission came to consensus about voting on the Graham subdivision plan. Mr. Perrotto first moved that Section 404.1 of the Land Development Ordinance be waived reference the required plan size. Mr. Kirkessner seconded this, and the motion passed unanimously. Then Mr. Perrotto made the motion recommending to the Township Commissioners that they approve the Graham subdivision plan on the conditions that all engineer's comments are satisfactorily met and the requested legend is included. Mr. Kirkessner also seconded this, and the motion passed unanimously.

The meeting was adjourned at 7:38 PM on a unanimous motion by Mr. Ober and seconded by Gary Kotsch.

Respectfully Submitted,
Anthony C. Perrotto, Secretary