

Annville Township Planning Commission: 5/21/18 Meeting APPROVED MINUTES

Members in Attendance: Karen Mailen, Dave Ober, Anthony C. Perrotto, and Tanya Richter

Announced Guests: Scott Akens (Akens Engineering Associates, Inc.), Trevor Eby (Ironstone Homes), Eugene, Joshua, and Tyler Martin (Stone Hill Village), Kent Morey (SSM Group), Dawn Shertzer (Walters Appraisal), Nicholas T. Yingst (Annville Township Administrator), Joann Zimmerman (Annville Township Commissioner),

In Chairperson Kirkessner's absence, Nicholas T. Yingst called the meeting to order at 7:00 PM and led the Planning Commission members in the Pledge of Allegiance.

- A. Mr. Yingst indicated that a vice chairperson for the Planning Commission should be elected for occasions when the chairperson is absent. He asked if there were any nominations for such a position. Anthony Perrotto made a motion seconded by Tanya Richter to nominate Karen Mailen for said position. The motion passed unanimously. With no other nominations, Dave Ober made a motion seconded by Mr. Perrotto to cast a ballot in favor of Ms. Mailen. This also passed unanimously.
- B. Ms. Richter made a motion to approve the draft minutes for the 12/18/17 meeting of the Planning Commission; this was seconded by Dave Ober and passed unanimously.
- C. Vice Chairperson Mailen opened the floor for a presentation on the Stone Hill Village Phase 3B Sketch Plan. The announced guests stated their names and association with the project.

Dawn Shertzer discussed the feasibility study she completed on behalf of Eugene Martin in April 2018. She detailed a 5.5 % growth rate in Annville Township from 2000 to 2010 but a forecasted growth of only 3.7% for the next ten years. She attributed this at least partially to a lack of affordable housing in the community. Ms. Shertzer pointed out that 70% of the housing in the township had been constructed before 1970; only 4% of the units have been constructed since 2000. She suggested Stone Hill Village Phase 3B would add to the tax base and offer alternative housing options for those who choose not to buy.

Scott Akens then provided an overview of the sketch plan for 100 two and three bedroom townhomes of 1200-1300 square feet on a total tract of seven acres north of the current Stone Hill Village development. Mr. Akens shared that the development would link up with existing sewer and utilities. An improvement of Millard Drive would permit entry/exit to the development as an alternative to the current main entrance for Stone Hill Village. The townhomes will have varied design based on renter interest.

Requirement of two off-street parking spots would be met by driveways and one car garages for each townhome. In addition, there will be 100 additional visitor parking locations spread throughout the development.

- D. During the course of the presentation, members of the Planning Commission and community expressed questions and concerns as follows:
- a. Ms. Mailen expressed concern about adding to the the number of rentals in Annville Township. She pointed out that communities with 40-50% rentals or more struggle to meet their needs. Despite approval of Eugene Martin's work in the township thus far, she encouraged him to consider building properties for purchase. Mr. Martin, though, is not interested in going that route with the project, and upon question, Mr. Yingst and Kent Morey suggested that the Planning Commission has no recourse to require this if the project meets zoning requirements per township ordinance. Mr. Martin added that they changed their plan for mobile homes to townhomes at this site because of issues building garages as requested by mobile home renters. Ms. Mailen asked about the engineer's comments regarding sidewalks. Mr. Akens indicated there would be, but they would be stepped back to permit room for tree planting and utility placement. Mr. Martin added that there would also be street lights.
 - b. Ms. Richter asked who would be responsible for maintenance of the properties; Stone Hill Village management would be. She also wanted to know about the proposed recreation area. Mr. Martin indicated that they would like to wait until they begin renting units to determine the appropriate format for such a venue, but land would be reserved for this purpose. Mr. Akens indicated that a perimeter trail would be constructed as well. Ms. Richter then inquired about a new traffic permit for the improvement to its intersection with state route 422. Mr. Morey stated that if one is not in existence already, the developers would need to apply for a low volume one with the state. Another question she had was about location of retention ponds. Mr. Akens pointed out the one proposed for the north side of the development, but there will also be rain gardens dispersed throughout to meet NPDES permitting requirements.
 - c. Mr. Perrotto suggested re: the proposed recreation area that there be a catalyst built into the preliminary plan under which construction would begin, i.e. a certain number of years or number of units rented.
 - d. Mr. Ober asked about the proposed rent, and Ms. Shertzer indicated the range would be \$1300-\$1350 per townhome. He also inquired about the possibility of opening up the emergency gate on Sheridan Avenue for possible egress. Mr. Martin said he would be amenable to this via an electronic gate to prevent it from becoming a thoroughfare.
 - e. Mr. Yingst noted that FEMA is redoing the flood plain lines, and when Annville Township receives official word of these lines from FEMA, this information would be passed along to the developers so they can plan accordingly. He also asked if the contour lines in the drawing are every 10 feet; they are actually every two feet. In addition, he wanted to know if the plan was to submit just Phase 3B

plans as preliminary plans or if the whole future development would be detailed. They plan to take the plan submission one phase at a time. At that point, Mr. Morey interjected to point out that a single access road to any future development northwest of Phase 3B would not be advisable. Mr. Akens and Mr. Martin said they would take this recommendation into consideration and investigate alternatives.

- f. Joann Zimmerman indicated that she was worried about the possibility of renting to college students since this would increase the need for police coverage that Annville Township might not be able to afford. Mr. Martin expressed his efforts thus far to ensure compliant renters of his properties. Ms. Zimmerman also pointed out that rain gardens like the ones suggested can become overgrown. Mr. Morey and Mr. Yingst then explained the operation and maintenance agreement system in place.

Before concluding the meeting, Mr. Yingst passed along comments from absent member Gary Kotsch re: required certificates for sewer capacity and a possible traffic study. Mr. Akens suggested, and Mr. Perrotto concurred with the idea, that maybe an initial traffic assessment could be done in lieu of the full blown study until some of the rented properties begin to contribute to a potential change in traffic flow. Mr. Akens and Mr. Martin thanked the Planning Commission for providing feedback in advance of submitting preliminary plans.

The meeting was adjourned at 8:24 PM on a unanimous motion by Mr. Perrotto and seconded by Mr. Ober.

Respectfully Submitted,
Anthony C. Perrotto, Secretary