MINUTES OF THE ANNVILLE TOWNSHIP
PLANNING COMMISSION
April 12, 2021

The April Regular Monthly Meeting of the Annville Township Planning Commission (PC) was held starting at 7:00 PM on April 12, 2021 at the Annville Public Works Facility, 675 West Main Street, Annville, PA with the following members present: Anthony Perrotto, Chairperson; Gary Kotsch, Vice Chairperson; Jonathan Johnson; Karen Mailen; and David Palanzo. Also in attendance were Nicholas T. Yingst, Township Administrator; Nick Szeredai, Township Engineer; Dean Wolfe, West Main Street; Mike Thorley, Chrisland Engineering; and Dr. Tim Brennan, Synergy Health Development, LLC. Chairperson Perrotto called the meeting to order and led those present in the Pledge of Allegiance to the flag of the United States of America.

RECOGNITION OF VISITORS AND OPPORTUNITY FOR PUBLIC COMMENT: No public comments were noted from those in attendance.

REVIEW AND APPROVAL OF MINUTES: MOTION by Mr. Kotsch, second by Ms. Mailen to approve the minutes of the Regular Meeting held February 8, 2021 as presented. Motion carried unanimously.

OLD BUSINESS:

Introduction of New PC Member: Noting it was his first meeting serving as a PC member, Mr. Johnson thanked his colleagues for recommending his appointment and that he was looking forward to working with them.

NEW BUSINESS:

Review of Synergy Health Development, LLC Preliminary/Final Subdivision and Land Development Plan: Chairperson Perrotto reported a preliminary/final subdivision and land development plan was submitted for Synergy Health Development, LLC for the property at 742-744 East Main Street. It was noted the following were received regarding this plan: a March 9, 2021 plan review letter from the Lebanon County Planning Department (LCPD), a March 16, 2021 letter from the Lebanon County Conservation District confirming the adequacy of the erosion and sedimentation pollution control plan, a March 31, 2021 plan review letter from the Township Engineer, an April 12, 2021 plan review letter from the Fire Chief of the Union Hose Company, and an April 12, 2021 plan review letter from the Township Authority Engineer.

Mr. Thorley began by providing an overview of the proposed project. He noted the plan called for consolidating the properties at 742 and 744 East Main Street, the demolition of the existing structures with the exception of the front wall of the building at 742 East Main Street, and building a doctor's office with parking and stormwater facilities. Dr. Brennan explained that for some time he had been planning to establish in the community an integrative practice, consisting of medical, chiropractic, therapy, and massage services. As his current location was not suitable for this, he purchased the 742 and 744 East Main Street properties for this purpose.

The PC then continued to the review letters, with Chairperson Perrotto asking about the number and sizes of parking spaces. Noting Comment 2 on the Township Engineer's letter raised concerns about the size of 11 of the proposed spaces being less than the 10-foot by 20-foot dimensions required by the zoning regulations, Mr. Thorley indicated the regulations allowed for 9-foot by 18-

foot spaces provided they represented less than 50% of the total spaces, and the 11 such spaces proposed were below that threshold. In response to a question about concerns raised by the Township Engineer about stormwater design, Mr. Thorley agreed the design would need to be modified and soil testing was being conducted to facilitate this.

The PC then reviewed the LCPD letter, with the following from that letter specifically discussed:

- Comment 13: Noting this was also addressed as Comment 2 on the Fire Chief's letter, Chairperson Perrotto asked for clarification on the proposed width of the driveway. Mr. Thorley confirmed it was 24-feet wide.
- Comment 2: Per a question from Mr. Johnson, Mr. Thorley explained that the front wall of the existing structure was to remain to preserve the existing nonconforming setback, while the rest of the structure would be demolished. He also indicated that this wall would be integrated into the front of the newly proposed building.

The PC then reviewed the Fire Chief's letter, with the following from that letter specifically discussed:

- Comment 1: Mr. Thorley indicated support for the recommendation that no curbside parking be permitted along East Main Street in front of the building
- Comment 3: Per clarification of the purpose and benefits of a Knox Box, Dr. Brennan indicated he was supportive of installing one.

The PC then reviewed the Township Engineer's letter, with the following from that letter specifically discussed:

- Comment 2: Mr. Kotsch inquired if 9-foot by 18-foot parking spaces might cause issues for patients with ambulatory challenges. Dr. Brennan indicated that most of the parking spaces were 10-foot by 20-foot, and his existing patients would likely prefer any parking lot spaces to the on-street parking at his current facility. He also noted these smaller dimensions were necessary to provide for the required parking for the proposed facility and represented less than 50% of the total proposed parking spaces. Chairperson Perrotto asked it would make sense to designate these smaller rear parking spaces for staff. Dr. Brennan shared that some of his staff walked to work, and as such would not need to use these spaces, although he also indicated he would be in contact with some nearby properties such as the Hershey Federal Credit Union regarding the possibility of a contract for parking. Mr. Johnson asked if appointments with patients would be scheduled in a staggered manner, thus potentially mitigating parking impacts, and Dr. Brennan indicated they would be. He further noted that two doctors would be located on the building's first floor and two on the second floor, operating on staggered hours, and he anticipated eight to ten patients in the building per hour. Per a follow-up question from Mr. Johnson, Dr. Brennan indicated it was not his intent for the parking lot to be filled on a regular basis, which was why he was interested in potentially contracting with other nearby properties for additional parking.
- Comments 43 and 44: As was also noted in Comments 5 and 6 of the LCPD letter, per a question from Mr. Kotsch, Mr. Thorley agreed that the references to "Jackson Township" and "Borough" needed to be corrected.
- Comment 8: Mr. Szeredai asked if the PC preferred additional trees or shrubs at the southern property line, especially to screen against light pollution from headlights if there

were evening hours of operation since it bordered a residential zone. Dr. Brennan said he was not planning to have evening hours and the property to the south was a large field owned by a church. Mr. Kotsch indicated his support for shrubs. Mr. Palanzo referred to the Township Authority Engineer's letter and asked if trees might affect the sanitary sewer lateral or planned stormwater facilities, in which case shrubs may be most appropriate. Mr. Szeredai indicated shrubs could provide better screening and tended to be easier to maintain than trees. Ms. Mailen indicated she did not have strong feelings either way, as the area to the south was at present a large field. Mr. Palanzo noted it might not always be a field, and this would be an opportunity to address this potential issue should the neighboring parcel be developed in the future. Chairperson Perrotto canvassed the PC members on this and determined there was consensus for adding additional shrubs to the southern property line to provide better screening and Dr. Brennan indicated his support for doing so.

- Comment 9: Per a question from Mr. Szeredai regarding a lighting plan, Mr. Thorley shared that he was looking into adding lighting on the building proper.
- Comment 18: Mr. Szeredai noted the infiltration beds needed to be redesigned to provide for a four-foot minimum distance from the limiting zone due to the Karst geology.
- Comment 20: Mr. Szeredai noted the infiltration beds needed to be redesigned to provide for the required 15-foot setback from property lines.
- Comments 29, 32, and 33: Mr. Szeredai expressed concerns regarding the calculations and design of the stormwater facilities. Specifically, he recommended to better ensure the facilities are not under designed, the stormwater calculations be based not on a 1 to 1 Rational Method factor, but on a 3 to 7 factor, and Mr. Thorley agreed to do so. Mr. Szeredai also expressed concerns that the proposed contours would cause much of the stormwater that is intended for the first infiltration bed to instead bypass it and reach the second infiltration bed, causing surcharging. Mr. Thorley indicated he would revise this as well. Per a question from Mr. Kotsch, Mr. Thorley indicated he did not believe these changes would affect the proposed footprint of the building.
- Comment 24: Per a question from Mr. Johnson, it was clarified that the developer did plan to remove several existing trees on the property, and that such removal needed to be indicated on the plan.
- Comment 21: Per a question from Chairperson Perrotto, Mr. Szeredai explained the implications pertaining to the waiver request to allow for 12-inch diameter stormwater pipes instead of 15-inch pipes, noting that based upon the size of the lot he did not believe there would be impacts to granting this waiver and he supported the request. **MOTION** by Chairperson Perrotto, second by Mr. Kotsch to recommend to the Board of Commissioners it grant a waiver from Section 23-314.3.C of the Township Code of Ordinances, allowing for 12-inch diameter HDPE storm sewer pipes to be used. Motion carried unanimously.
- Comment 13: The request for a waiver from the requirement to install curbs and sidewalks along public streets per Sections 22-510 and 22-511 of the Township Code of Ordinances was reviewed. Several PC members shared that sidewalks were beneficial and should be installed wherever required to improve infrastructure. While he noted his general support for sidewalks, and his willingness to abide by the PC's direction on this, he also noted the inconsistent placement of sidewalks throughout the Township. Chairperson Perrotto noted this could only be improved by requiring sidewalks going forward, and the current PC members indicated their support for this. Dr. Brennan and Mr. Thorley also expressed

concerns about the logistics of such sidewalk abutting a ditch on the northwest corner of the property. Mr. Szeredai suggested the sidewalk end before the ditch; he also noted such improvements would need to meet Pennsylvania Department of Transportation requirements. Chairperson Perrotto canvassed the PC members on this waiver request and determined there was consensus for requiring sidewalks and curbs and not granting the waiver request.

The PC then reviewed the Township Authority Engineer's letter. Mr. Kotsch expressed his opinion that much in the letter remained to be clarified by the developer. Mr. Thorley indicated he believed it would be very straightforward, as the sanitary sewer connection would be made via an existing lateral, and that he did not anticipate additional usage. Mr. Yingst indicated an additional tapping fee could be required depending upon the usage that was ultimately determined.

With the PC's review of the plan and pertinent letters completed, Dr. Brennan and Mr. Thorley were asked about their anticipated timeframe for the project. Mr. Thorley indicated his belief that most of the review comments would be easy to address and he hoped to have the plan revised accordingly the following week. Noting a waiver had been requested to allow for submission of a combined preliminary/final plan, there was discussion about the options regarding this and if the plan was ready to be recommended for approval. Chairperson Perrotto canvassed the PC members on this and determined there was consensus to ask the developer to return to the following month's PC meeting with revised plans that incorporated the comments and discussion points, and the PC would wait to consider acting on the combined preliminary/final plan waiver request and the recommendation for plan approval until that point. Dr. Brennan and Mr. Thorley indicated their agreement with that strategy.

ADJOURNMENT: There being no further business to come before the PC, **MOTION** by Mr. Kotsch, second by Mr. Palanzo to adjourn the meeting. Motion carried unanimously and the Regular Meeting was adjourned at 7:49 PM.

Secretary