

**DRAFT MINUTES OF THE ANNVILLE TOWNSHIP  
PLANNING COMMISSION  
May 10, 2021**

The May Regular Monthly Meeting of the Annville Township Planning Commission (PC) was held starting at 7:00 PM on May 10, 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; Matthew Reedy, Secretary; Jonathan Johnson; Karen Mailen; and David Palanzo. Also in attendance were Nicholas T. Yingst, Township Administrator; Nick Szeredai, Township Engineer; Rex Moore, Township Commissioner; Dean Wolfe, West Main Street; Matthew Twomey, Capital Construction Management; Mike Thorley and Joshua Weaber, Chrisland Engineering; Craig Smith, RGS Associates; 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 April 12, 2021 as presented. Motion carried unanimously.

**OLD BUSINESS:**

**Review of Synergy Health Development, LLC Preliminary/Final Subdivision and Land Development Plan:** Chairperson Perrotto reported a revised preliminary/final subdivision and land development plan was submitted for Synergy Health Development, LLC for the property at 742-744 East Main Street, as well as corresponding information such as letters from Chrisland Engineering dated April 26, 2021 responding to earlier review letters received from the Township Engineer, Township Authority Engineer, Lebanon County Planning Department (LCPD), and the Fire Chief of the Union Hose Company (UHC), as well as an estimated cost of improvements. It was noted the following were also received regarding this plan: a May 3, 2021 plan review letter from the Township Authority Engineer, a May 7, 2021 plan review letter from the Fire Chief of the UHC, and a May 10, 2021 plan review letter from the Township Engineer. Mr. Weaber introduced himself and indicated that based upon the revised plan, and his belief it satisfactorily addressed the earlier recommendations of the PC, he was requesting approval of same.

The PC then continued to the review letters. Mr. Yingst noted that in response to the Township Authority Engineer's letter, Mr. Weaber had submitted an anticipated wastewater flow calculation letter estimating that two Equivalent Dwelling Units (EDUs) would be needed for the proposed use and he had forwarded it to the Township Authority Engineer for his review.

The PC next reviewed the Township Engineer's letter. Chairperson Perrotto noted that sidewalks, shrubbery, and a lighting plan had been included on the revised plan per the PC's recommendations from the prior month's meeting. Mr. Johnson asked why the sidewalk did not extend all the way to the western property line. Mr. Weaber indicated there was a stormwater basin there pertaining to the property to the west that would cause a safety issue if the sidewalk were extended to it. Per a question from Ms. Mailen, it was noted that should the property to the west come before the PC,

that would be the opportunity to require that property owner add sidewalk and reconfigure the existing stormwater facilities to enable this. The following items from the letter were then specifically discussed:

- Comment 2: Mr. Szeredai noted that upon the satisfactory addressing of the stormwater comments he believed this comment regarding parking space sizes would be resolved.
- Comments 3 and 4: Mr. Szeredai indicated the proposed location of the dumpster pad led to questions about adequately screening the dumpster and its accessibility by a collection vehicle. He noted the latter issue could affect layout and the number of parking spaces. Mr. Weaber indicated that trash collection would likely happen before office hours and, as such, parked cars should not interfere with the ability of a collection vehicle to maneuver. Per a comment from Chairperson Perrotto, however, he did admit that may not always be the case. Mr. Weaber also noted the preference that the dumpster area not be visible from the street. He shared that the footprint of the dumpster pad proposed for the southwest of the parking area was larger than necessary, so he believed a collection vehicle would be able to access it. Per a suggestion from Mr. Szeredai that the pad be moved to another location, such as the southeast corner of the parking area, Mr. Weaber expressed his concern that this would result in the loss of at least one parking space, which is something he wished to avoid. Chairperson Perrotto noted this may still be a beneficial tradeoff and asked if making additional parking spaces smaller might facilitate this. Mr. Weaber indicated he would look into this. Mr. Szeredai asked if medical waste would be disposed of at this location and Dr. Brennan indicated he did not know.
- Comments 10 and 11: Mr. Szeredai expressed concerns about the existence of Karst geology in relation to the loading ratios for the proposed infiltration beds as well as the proximity of the infiltration beds to one another. Regarding the former, Mr. Szeredai reviewed the recommended loading ratios for the beds versus the higher loading ratios being proposed and indicated that since the test pits elsewhere on the site indicated Karst geology was present this could lead to sinkholes. He also wondered if the soil scientist believed the proposed stormwater facilities were a good idea. Regarding the latter, he noted the proposed three feet of separation between the infiltration beds could cause the soil wall in between them to be compromised, thus causing them to function as a single bed. Mr. Weaber stated he believed the recommended three-to-one impervious area to bed area ratio to be very high and was not workable for the site, noting he had never seen a three-to-one ratio design be constructed. He also discussed the depth of the test pits before limestone was reached and believed this would significantly mitigate against the risk of sinkholes. He asked Mr. Szeredai if there was a loading ratio and a distance between beds they could agree on. Mr. Szeredai believed there was and suggested five to six feet between beds should be sufficient, as this would cause them to function better. He also asked that more clarity about the beds be provided in the construction notes. Mr. Weaber indicated he would be happy to discuss these matters further with the Township Engineer to find workable common ground and Mr. Szeredai expressed his belief this seemed reasonable. Per a question from Chairperson Perrotto, Mr. Szeredai indicated this changed the recommendation in the Township Engineer's review letter; namely, he did not believe these stormwater changes as discussed would significantly change the proposed layout and if the PC wished to recommend contingent approval of the plan that would be appropriate.

Chairperson Perrotto canvassed the PC members and the others in attendance for any further comments or questions and none were noted.

Recommendation of Waiver Allowing Submission of a Preliminary/Final Plan: With the support of the Township Engineer, **MOTION** by Mr. Palanzo, second by Mr. Kotsch to recommend to the Board of Commissioners it approve a waiver of Section 22-305 of the Township Code of Ordinances, allowing for submission of a preliminary/final plan. Motion carried unanimously.

Recommendation of Plan Approval: With the support of the Township Engineer, and in particular stressing a desire to see the dumpster accessibility issue adequately resolved, **MOTION** by Mr. Kotsch, second by Mr. Johnson to recommend to the Board of Commissioners it approve the preliminary/final subdivision and land development plan submitted for Synergy Health Development, LLC contingent upon the satisfactory addressing of the comments in the Township Authority Engineer's plan review letter dated May 3, 2021 and the Township Engineer's plan review letter dated May 10, 2021. Motion carried unanimously.

Dr. Brennan, Mr. Thorley, and Mr. Weaver left the meeting at 7:36 PM.

#### **NEW BUSINESS:**

**Review of Lebanon Valley College (LVC) School of Nursing Building Preliminary/Final Land Development Plan:** Chairperson Perrotto reported a preliminary/final land development plan was submitted for the LVC School of Nursing building. It was noted the following were received regarding this plan: an April 9, 2021 plan review letter from the LCPD, April 12, 2021 correspondence from the Township Authority Engineer providing among other things confirmation of adequate sanitary sewer capacity, an April 30, 2021 plan review letter from the Township Engineer, and a May 8, 2021 plan review letter from the Fire Chief of the UHC. Mr. Smith introduced himself and indicated that, based upon the plan review letters, there were significant changes needed to the plan as submitted and he envisioned this meeting as an opportunity to begin the discussion of those recommended changes with the PC.

Mr. Smith then shared a drawing of the proposed plan with the PC and summarized the project, noting the School of Nursing building would include classrooms and study areas in the upper two floors and a basement that would primarily be used for mechanical purposes. He further noted the proposed building would be connected to the existing Arnold Health Professions Pavilion by an atrium. Mr. Smith then discussed parking, noting the parking spaces to the rear of the parcel, which was primarily intended for staff, might be removed from future submissions due to concerns with the zoning regulations. He noted that most of the parking for the new building would be facilitated by the existing parking lots to its south and east, which comprised approximately 700 spaces. Mr. Smith indicated that some areas that would be affected by the plan were at times used for overflow parking for large college events, and as such he would be going back to the college to discuss how best to address and account for this. He then referenced the Fire Chief's letter, noting the latter's concerns about emergency vehicles accessing the building, and indicated the slope of the site could make such accessibility difficult, especially from the north. He noted he would consider possibly widening the driveways to address this. Continuing to stormwater matters, Mr. Smith discussed how the plan would require alterations to the existing stormwater

facilities to the east of the Arnold Health Professions Pavilion and how the newly proposed stormwater facilities would function considering the site's low infiltration rates. Mr. Palanzo asked if widening the driveways would increase runoff and Mr. Smith indicated it would. Mr. Yingst asked if Mr. Smith believed a plan review and approval extension would be necessary and the latter indicated he did.

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

- Comment 7: Per a question from Chairperson Perrotto, Mr. Smith indicated a landscaping plan would be provided, and he asked what the Township Engineer was looking for with this. Receiving clarification there were private properties to the north of the site, Mr. Szeredai indicated some buffer between those properties and the proposed building may be appropriate. Mr. Smith agreed to take a closer look at that. Mr. Szeredai also noted that for large college events vehicles parked along the shared driveway to the east of the site, as well as on the field that was to be developed, and suggested a buffer might be helpful in discouraging that. Per a question from Mr. Johnson, Mr. Szeredai suggested a nice mix of trees and bushes would provide an adequate buffer.
- Comment 8: Per a question from Chairperson Perrotto, Mr. Smith indicated a lighting plan would be provided, but he anticipated lighting would only be needed for the building's entrances.
- Comment 9: Referencing the field being used for overflow parking for large college events, and his observation that the Gold Lot to the east is rarely full for such events, Mr. Szeredai indicated more data was needed to determine the traffic and parking impacts of the plan and how this might affect emergency vehicles attempting to access the building. Mr. Johnson referenced the PC's earlier concerns about the single point of ingress and egress to Heisey Road from State Route 934.
- Comment 10: Chairperson Perrotto referenced the Fire Chief's letter and Mr. Smith indicated there would be further conversation with the Fire Chief regarding his concerns. Mr. Palanzo encouraged that a contingency plan for evacuation and emergency access be considered by the college. Mr. Szeredai noted that adequate circulation around the building was critical from a fire safety standpoint, and further noted that satisfactorily addressing this could affect the layout of the site. Mr. Smith agreed to investigate this further. Mr. Yingst also noted he had reached out to the Zoning Officer about Comment 10.e. and the latter noted that setback relief between the School of Nursing building and the existing Arnold Health Professions Pavilion would not be necessary as they would be connected by an atrium and thus considered a single building.
- Comment 32: Chairperson Perrotto stressed that sidewalks were important to facilitate pedestrian traffic from the Gold Lot if the college was counting on that parking lot to provide parking for the School of Nursing building. Mr. Szeredai noted there was an existing bituminous walkway from the Gold Lot and suggested this could be extended to connect it to the School of Nursing building site.
- Comments 33 through 48: Mr. Szeredai discussed the applicant's strategy for addressing stormwater, noting the proposed Managed Release Concept (MRC) was approved by the Pennsylvania Department of Environmental Protection (DEP). Further noting that MRC was not specifically identified in the Township stormwater regulations as it was a newer methodology, he believed the language of the Township's regulations would allow for

MRC provided DEP approved this approach. Mr. Szeredai also indicated there were no additional stormwater facilities proposed over and above what was required, despite there being discussion of this possibility when the sketch plan was presented to the PC. Mr. Smith noted the stormwater design accounted for a possible future building that was not part of the submitted plan. Mr. Szeredai asked if there was an opportunity to do more, based upon stormwater issues further down the existing Ulrich Street storm sewer system that the proposed stormwater facilities would be connected to. Mr. Smith indicated he would look into this and Mr. Szeredai expressed his belief that a little bit of overdesign here would be a step in the right direction.

- Comment 53: Mr. Szeredai asked if the college intended to replace the split rail fence, noting this could discourage overflow parking in the field and keep vehicles away from the stormwater facilities. Mr. Smith agreed to address this with the college.
- Comments 1 through 6: Mr. Smith briefly described the waiver requests with the PC. Mr. Szeredai noted that sidewalks to the building could impact whether a waiver from requiring curbs would be appropriate. He also noted his belief a waiver would not be necessary regarding Comment 5 and whether a waiver was needed regarding Comment 6.

Mr. Moore left the meeting at 8:17 PM.

Mr. Wolfe was recognized for comment and he asked if the college was planning for future development at this location. Mr. Smith said such development was possible but would require submission of a separate plan to the PC. There was also conversation between Mr. Smith and Mr. Yingst about the process for the college authorizing a review extension. Chairperson Perrotto then canvassed the PC members and the others in attendance for any further comments or questions and none were noted.

Mr. Twomey and Mr. Smith left the meeting at 8:22 PM.

**Location of Meetings:** With many of the State's COVID-19 pandemic restrictions set to expire at the end of the month, Ms. Mailen asked if the PC wished to move its meetings back to Town Hall for the remainder of the year. Following brief discussion by the PC members, **MOTION** by Chairperson Perrotto, second by Mr. Reedy to (1) authorize moving the remaining 2021 monthly meetings of the PC back to Town Hall and (2) recommend to the Board of Commissioners it authorize advertising for same. Motion carried unanimously.

**Start Time of Meetings:** Ms. Mailen asked if the PC also wished to adjust the start time for its meetings. Mr. Yingst noted that such changes typically are made effective for the beginning of a calendar year. At the suggestion of Chairperson Perrotto, Mr. Yingst indicated he would place this on the agenda for the PC to consider at its next meeting.

**Updated Stormwater Regulations:** Mr. Kotsch asked if the Township needed to update its stormwater regulations to account for new methodologies such as MRC. Mr. Szeredai indicated that new methodologies were constantly being developed and the Township was required to amend its stormwater regulations every few years to account for these changes. Mr. Yingst noted the Township was working with the Township Engineer to do so at present, with such changes

anticipated to be incorporated for 2022. Mr. Szeredai indicated he believed those changes would include recognizing MRC.

**ADJOURNMENT:** There being no further business to come before the PC, **MOTION** by Ms. Mailen, second by Mr. Kotsch to adjourn the meeting. Motion carried unanimously and the Regular Meeting was adjourned at 8:28 PM.

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Secretary