

THE BOROUGH OF NEW SALEM PLANNING COMMISSION

March 26, 2013

A meeting of the New Salem Planning Commission was held March 26, 2013. The meeting was called to order at 7:00 pm by Kim Martin with a salute to the flag. Present at the meeting in addition to Kim Martin were Commission members Edward Mundorf, George Rabenstine, Thomas Miller and Patricia Wainwright, Secretary Cheryl Bahn, Borough Engineer Jeff Spangler and Solicitor D. Michael Craley.

Proposed Commercial/Residential Subdivision Plan for Sherwood Plaza, LP

A Subdivision Plan was received by the Borough February 26, 2013 from Sherwood Plaza, LP to subdivide the existing parcel 79-3-12 into three lots. Two new building lots are proposed for uses as single family detached dwelling and the remaining one lot will include the existing multi-use building (Plaza). The existing land is in the mixed use zone.

Bill Davis, Project Engineer with Site Design and Steve Munchel, Construction Manager, and Debbie Krout-Althoff, Executive Director, both from York Habitat for Humanity were present to answer questions regarding the application. Both the York County Planning Commission and the Borough Engineer, Jeff Spangler had reviewed the plan and prepared comments.

Mr. Spangler began by reviewing each of the prepared comments. See comments attached below.

JR Holley Comments

Zoning

1 - There is 65' of frontage along Sherwood Drive. There does not need to be 60' along Robin Hood Drive. This issue is resolved.

#2, 3 & 4 - Outstanding. The parking agreement with the bank will be attached to the plan.

SALDO

#1 - A waiver would be needed from the requirement to submit a Preliminary Plan.

Motion by Rabenstine/Miller to recommend to council that the waiver be granted. Motion carried unanimously.

#s 2, 3, 4, 5, 6 & 12 - Outstanding - Any special exceptions for the uses should be included with the plan.

#7 - A cost estimate for the public improvements (sanitary sewer) shall be submitted to establish an amount for financial security. Receipt of the estimate and financial security would be a condition for the approval of the plan.

#8 & #9 - A note must be added that the erosion control plan and the storm water management plan will be submitted for approval with the building permit application.

#10 - Double frontage lots are prohibited except where used to prevent direct vehicular access to collector or arterial streets. A waiver would be needed.

There was discussion as to why the applicant wanted to put driveways to both lots off from Robin Hood Drive. By way of explanation the applicant voiced that the slope along Sherwood Drive is quite steep. They want to keep the steep bank as stable as possible and remove as few trees as possible. The drive accessing the back of the property on lot 3 makes it easier for handicapped accessibility. Even with 60' along Robin Hood Drive - lot 3 would still be a double frontage lot.

There was some discussion about creating only one residential lot instead of two as there is no requirement to divide into two residential lots. Then access would not be an issue nor would

extension of the sewer main be necessary. Habitat's goal is provide homes – if they have two lots, more homes will be provided.

Motion by Miller/Wainwright to recommend that council deny such a waiver. Motion carried unanimously.

#11 - An as built plan of the sanitary sewer system shall be submitted to the borough prior to release of financial security. Receipt of the plan would be a condition for the approval of the plan.

Sanitary Sewer Comments

#1 & 2 - Outstanding - If the sewer main is extended along Sherwood Drive, the Borough needed to decide if the whole street should be over layed rather than only patch the trench. The developer could choose to put the main on their property with an easement to the Borough.

General Comments

#'s 1, 2, 3 & 4 - Outstanding - Street addresses will be assigned.

Comments from County

#'s 1, 2, 3, 4, 5, 6 & 7 - are all technical in nature and will be addressed. ,

#8 - County - Verification should be provided that the Planning Module for Land Development or non-building waiver was approved by the Sewage Enforcement Officer and/or the Pennsylvania Department of Environmental Protection [s.406.e)8.]. The Plan and supporting documents has been submitted to DEP. Receipt of the waiver would be a condition for the approval of the plan.

#9 - County - A new deed should be prepared for each property and recorded with the plan so that the County Tax Map is changed.

That does not need to be a requirement of the plan since when the lot is sold a new deed will be prepared.

The applicant will make formal waiver requests to Council. If the waivers are denied then the plan would need to come back with revisions to the plan. The applicant will provide additional copies of the plan for council members.

Council would need to take action on the plan by June 25 unless an extension is received from the applicant.

There being no further business, Kim Martin adjourned the meeting at 8:06 pm. The next meeting will be as needed.

Respectfully submitted,
Cheryl D. Bahn
Cheryl D. Bahn
Secretary



March 12, 2013

New Salem Borough Planning Commission
80 North Water Street
PO Box 243
York New Salem, PA 17371

Reference: Final Subdivision Plan for Sherwood Plaza
Plan Review
JRH No. 000321

Dear Planning Commission Members:

We have reviewed the above referenced plan in accordance with the New Salem Borough Zoning Ordinance and Subdivision and Land Development Ordinance and offer the following comments:

Zoning Ordinance Comments

1. Lot 3 has street frontage along Sherwood Drive and Robin Hood Drive. The lot width along Sherwood Drive is 65 feet and along Robin Hood Drive is 20 feet. The zoning officer should determine if the frontage of lot 3 along Robin Hood Drive must meet the required lot width of 60 feet (Section 305.d).
2. The parking requirements for lot 1 shall be added to the cover sheet and all the existing parking spaces shall be shown on lot 1 (Section 305.i and 408.b).
3. A fence, hedge or screen acceptable to the Borough shall be provided between the commercial use on lot 1 and the residential use on lot 3 (Section 410.a).
4. The distance from the existing parking spaces and the lot 3 property line should be labeled. A minimum three (3) feet is required (Section 408.c.3).

Subdivision and Land Development Ordinance Comments

1. A waiver has been requested for submission of a preliminary plan. I would recommend granting this waiver request.
2. The existing tree line changes line type on the plan (Section 405.b.6).
3. The locations of proposed driveways for lot 2 and 3 shall be added to the plan (Section 405.b.12).
4. The surveyor's signature and seal shall be added to the plan (Section 405.b.17).
5. All existing uses on lot 1 shall be listed on the plan. Any previously approved special exceptions for uses shall also be listed on the plan (Section 405.b.24).
6. The owner's notarized signature shall be added to the plan (Section 405.b.27).
7. A cost estimate for the public improvements (sanitary sewer) shall be submitted to establish an amount for financial security (Section 405.e.7).

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS

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March 12, 2013
Page 2

8. An erosion control plan shall be prepared and approved by the York County Conservation District or a note added to the plan indicating an erosion control plan will be prepared and approved at the time of building permit application (Section 405.e.11).
9. A Stormwater Management Plan shall be submitted for approval or a note added to the plan indicating a stormwater management plan will be submitted for approval with the building permit application (Section 405.e.14).
10. Double frontage lots are prohibited except where used to prevent direct vehicular access to collector or arterial streets (Section 513.a.3).
11. An as built plan of the sanitary sewer system shall be submitted to the Borough prior to release of financial security (Section 514.a.)
12. An easement shall be provided for the existing swale along the eastern property line of lot 3 (Section 518).

Sanitary Sewer Comments

1. A trench detail for the sanitary sewer installation shall be added to the plan (Section 514.a).
2. The Borough should determine if the entire street width should be overlayed in the area of the sanitary sewer extension.

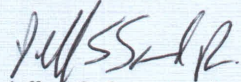
General Comments

1. York County Planning Commission comments shall be addressed.
2. A site visit revealed stormwater runoff from the northwest corner of lot 1 is flowing over the existing swale and is not being directed to the existing stormwater basin.
3. The site visit also revealed a dumpster is located in the middle of the existing swale.
4. Street addresses shall be added to the plan.

If you have any questions, please contact me.

Very truly yours,

JAMES R. HOLLEY & ASSOCIATES, INC.



Jeffrey S. Spangler, Jr., P.E.

Cc: Site Design Concepts Inc.
York Habitat for Humanity

Lands of Sherwood Plaza March 20, 2013

3 Lots - *Final Subdivision Plan*

Main St. (SR 0616) & Robinhood Dr.

YCPC File #79-13-02-26-041

This comment refers to the New Salem Borough Zoning Ordinance:

1. The required [s.408] and existing parking for the Retail Store or Shop use located on Lot 1 should be provided on the plan in the General Notes. In addition, all of the existing parking spaces on Lot 1 should be shown on the plan.

These comments refer to the New Salem Borough Subdivision and Land Development Ordinance:

2. The municipal boundaries with West Manchester Township and North Codorus Township must be identified on the Location Map [s.406.b)3.]. In addition, New Salem borough should be clearly labeled.

3. The cartway dimension for Main Street (SR 0616) must be shown on the plan [s.406.b)11.].

4. The point of access of the proposed driveways for Lots 2 and 3 must be shown on the plan [s.406.b)12.].

5. IN addition to the clear sight triangles, as required by Section 406.b)13. of this Ordinance, safe stopping sight distances should be provided for the access points on Main Street (SR 0616).

6. The seal, and dated signature of the registered surveyor responsible for the plan, indicating that the survey is correct, must be provided on the plan [s.406.b)17.].

7. The plan must be signed by all the owners of the land and contain a notarized statement of the owners intent [s.406.b)27].

8. Verification should be provided that the Planning Module for Land Development or nonbuilding waiver was approved by the Sewage Enforcement Officer and/or the Pennsylvania Department of Environmental Protection [s.406.e)8.].

General Comment:

9. A new deed should be prepared for each property and recorded with the plan so that the County Tax Map is changed.

**The preceding comments were prepared by the staff of the York County Planning Commission and*