

Orwigsburg Planning & Zoning
Meeting minutes
June 17, 2015

The Orwigsburg Planning & Zoning Commission met on Wednesday, June 17, 2015 in Council Chambers. Chairman Darin Brensinger called the meeting to order at 7:30 pm and the Pledge of Allegiance was recited.

Attendance: Chairman Darin Brensinger; Vice Chairman Paul Bedway. Members: Kay Jones, Jeromy Guistwite and Tom O'Brien. Planning Consultant Greg Stewart; Borough Secretary Sherry Edwards.

Visitors: Bill Knecht of 202 S. Warren St; Anthony Rice of 660 Kimmels Rd; Anthony Rice of 660 Kimmels Rd; Ed Davis of Miller Brothers Construction; Jill Bickelman of 12 Knotts Rd, Schuylkill Haven; Brian Baldwin of 200 S Liberty St.

A motion to approve the May 20, 2015 minutes as presented was made by Kay Jones, second by Paul Bedway. Unanimous.

Public Comment: none

Old Business:

Pine Creek Life Care Community

Greg Stewart reviewed a schedule of the process the proposed amendments have taken and the process for the upcoming public hearing to be scheduled for August 12, 2015. Also reviewed each of the proposed amendments with the commission: (Benesch's review letter with a revision date of 6/17/2015 is attached)

#1 Section 2.02 - Definition of Retirement (Adult) Community – recommended not to approve on April 15, 2015.

- Additional subordinate uses – also references elsewhere in the current zoning ordinance
- Adding the word 'Typically' having children – Attorney Patel is satisfied with the way the current section reads and doesn't feel that adding the word "typically" would have an impact.

#2 Section 10.07.C Size of parking space – recommended approval on April 15, 2015.

- Proposing to adjust the minimum square foot of a parking space to 252 sq. ft. Current zoning ordinance is 300 sq. ft.
- Plan proposing 9' x 18' with 10 ft. access lane.
- Applicant could obtain variance

#3 Section 10.21.B Clarification of definition for “landowner” – recommended approval on April 15, 2015.

- Proposing to add Partnership, Corporation or agent for landownership to definition

#4 Section 10.21.F Setback requirements – recommended not to approval on April 15, 2015.

- Proposing to define 100ft setbacks for principal buildings and 25ft setbacks for accessory buildings.
- Applicant could obtain variance

No action is required tonight. Due to two members being absent this evening the consensus of the commission is to defer action until July’s meeting.

New Business:

Dollar General Land Development Plan

Miller Brothers Construction submitted a Land Development Plan to construct a Dollar General retail store at 840 W Market St. Ed Davis of Miller Brothers Development gave a brief overview of the project: (Benesch’s review letter dated 6/17/2015 is attached)

- Lot size – 2.049 acres currently owned by Nancy Elser. Miller Brothers will own the property after the planning process is complete and then lease to Dollar General.
- Building size – 9,242 square feet
- Proposing 36 parking spaces – 9 x 19 with 36’ access lane
- Public water and sewer – Entech reviewed and provided a “will serve” letter
- WJP Engineers provided the Storm Water Management Plan
 - Plan purposed a Storm Water Detention facility along with an infiltration basin for water quality purposes
- Greg will work with WJP on the Storm Water comments from Benesch’s review letter

A motion to accept the Dollar General Land Development Plan for review was made by Kay Jones, second by Tom O’Brien. Unanimous.

Waiver requests:

- Section 303.B of SALDO – Submission of preliminary plan. Submitted plan would be reviewed as the final plan.
- Section 707.A of SALDO – Buffer planting requirement. Applicant referenced sloped area would limit headlight projection. Note attached to plan

- Section 708.E.2.c of SALDO – Driveways for commercial and industrial uses shall not exceed 35ft in width. Submitted plan purposes 36ft due to tractor trailer turning movements.
- Section 709 of SALDO – Sidewalks and curbs. Plan purposes 9ft sidewalks in front of store and 5ft sidewalk at entry way. Note attached to plan for sidewalk deferral – along #443.
- Section 710.C of SALDO – Vertical Curb shall provide 8” reveal. Submitted plan purposes 6” curb reveal

Other items discussed:

- Improvement Agreement – Ed will develop agreement and forward to Greg
- Applicant to forward a copy of existing deed and subdivision plan for justification and clarification of easement
- Applicant to provide agreement providing use of Seton Manor Drive – agreement allows Miller Bros to maintain (repairs/snow removal) road.
- An Agreement of Sale exists for the adjoining property currently owned by Nancy Elser – no plans at this time to develop.
- Plan will be reviewed by DEP to obtain NPDES permit
- Plan is purposing a 15” storm water pipe – SALDO minimum pipe requirement is 18”pipe. Possibly additional waiver request.
- Borough Council will need to act by their September meeting.

Tom O’Brien raised a point of installing a sidewalk along W Market St (443). Would benefit the residents who would venture to walk or ride bikes to the store.

Kay Jones mentioned that the Dollar General will be a benefit to the community. It would also be the first building seen when entering the borough. She requested a more architectural pleasing façade rather than a concrete box and a yellow sign and provided a rendering. Ed noted they did investigate if the borough has any architectural guidelines and didn’t find any. Ed will bring renderings to the next meeting.

A motion to recommend approval of a waiver on Section 303.B of the Subdivision Land Development Plan for the requirement to submit a Preliminary Plan and accept the submitted plan as final was made by Paul Bedway, second by Jeromy Guistwite. Unanimous.

A motion to recommend approval of a waiver on Section 708.E.2.c of the Subdivision Land Development Plan for the driveway width not to exceed 35’ - 36’ is being requested. Motion was made by Jeromy Guistwite, second by Paul Bedway. Unanimous.

A motion to recommend approval of a waiver on Section 710.C of the Subdivision Land Development Plan for the requirement of an 8” curb reveal for the curbing adjacent to a parking area. 6” is being requested. Motion was made by Kay Jones, second by Tom O’Brien. Unanimous.

There being no further business the meeting was adjourned on a motion made by Jeromy Guistwite, second by Kay Jones. Unanimous.

Respectfully submitted,

Sherry M. Edwards
Borough Secretary