

**Orwigsburg Planning & Zoning
Meeting Minutes
October 18, 2017**

The Planning & Zoning Commission met on Wednesday, October 18, 2017 in Council Chambers. Chairman Darin Brensinger called the meeting to order at 7:30 pm and the Pledge of Allegiance was recited.

In attendance were: Chairman Darin Brensinger; Vice Chairman Paul Bedway; Members: Kay Jones, Larry Dagna; Kevin Richards of Alfred Benesch (in place of Chris Bentz); Borough Manager Bob Williams; Borough Secretary Sherry Edwards.

Visitors: Bill Knecht of 204 S. Warren St; Mil Wallace of 555 Ridge Rd; Bill Witman of Witman Engineers & Consultants, LLC.

Minutes:

A motion to approve the minutes of the August 16, 2017 meeting as presented was made by Kay Jones, second by Paul Bedway. Unanimous.

Public Comment:

None

Old Business:

Greater Orwigsburg Town Survey

Kay Jones and Bill Knecht gave an update on the survey:

- Survey was put in the mail today to be delivered to every house within the Borough
- Jeromy Guistwite set up survey in a google document – Survey Monkey
- Web address will be placed on the Borough's web site and Facebook
- Hand written responses will need to be downloaded into Survey Monkey
- Kay, Wendy Wheeler and Pat Falco will be marching in the parade with a banner "Greater Orwigsburg Town Survey"
- Survey will also be included in the November Newsletter
- Small posters will be placed around town
- Deadline is December 1st
- Drop box locations: Ambulance Building, Post Office, Heiser Hardware Store, Boyers Food Market, M & T Bank, Library and Borough Hall.

New Business:

Land Development Plan for Clearly Clean Warehouse

Kevin Richards of Alfred Benesch was present to fill in for Chris Bentz; Mill Wallace and Bill Witman reviewed the proposed plan:

- Clearly Clean manufacturers recyclable meat trays made by PET (Polyethylene Terephthalate)
- Proposed plan will consolidate Parcel #56.05.0045.002 and #56.05.0045.005 both owned by Converter Realty Inc.
- Proposed plan is to construct a 40,000 sq ft building on 4.65 acres on Industrial Drive for warehouse space and includes a parking lot with 14 spaces and Stormwater Management facilities.
- New warehouse dimensions: 160' wide x 250' long x 32' height – Pre-engineered metal building
- Purpose of new warehouse is to store finished product manufactured at the existing 6,000 sq ft warehouse located on the north side of the lot.
- Peaked roof and drain to gutters on sides with a number of down spouts to take the roof water and run it to one of 2 sub-surface infiltration facilities and also detention facilities
- Bill Witman will contact Zoning Officer Tom Yashinsky regarding his comment on showing the off street loading/unloading spaces on the plan. Landscape and lighting plan will be done.
- Wetland area is located on the east side of lot and will not be impacted

Benesch letter review:

- A lot of comments pertained to drafting. Changes will be made and a new plan submitted by middle of next week.
- No Planning Module required due to existing sanitary facilities in existing building. No bathrooms will be located in proposed warehouse.
- Five loading docks are located on the south side
- Requirement for sidewalk and curbing – No curbing or sidewalks exist anywhere on Industrial Drive plus road turns into a gravel road. A note will be part of the plan to defer the requirement for curbs and sidewalks.
- Bill will provide pavement design proving adequate thickness for proposed usage
- No parking is proposed on the south side of the building
- Bob made Bill aware of flooding issue ¼ mile away – can't add to an already existing problem
- Storm Water revisions by applicant will include reduction to 50 and 100 year storm events - if there is a problem it won't be coming from the Clearly Clean lot – Pipe network will be located underneath the loading area below the freeze line

- Currently employs 25 employees and currently rents the Fanelli warehouse across the street
- Plan has not been submitted to the Conservation District to date
- Received E & S approval for fill site, not land development
- Still needs to acquire NPDES permit
- Plan reviewed tonight was withdrawn and a new plan will be submitted at least a week in advance of the November's Planning & Zoning meeting and the clock will restart at that submission.

A discussion was held regarding the SALDO requirement for curbs and sidewalks, the condition of Industrial Drive and the impact tractors trailers have on the road.

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

Respectfully submitted,

Sherry M. Edwards
Borough Secretary