

EAST CALN TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES FOR May 8, 2018

The East Caln Township Planning Commission meeting of May 8, 2018 was called to order at 7:00 P.M. in the Township Building by Chairman Bolger

Those present were: Dave Bolger
Bruce Taylor
Steve Pizzi (absent)
Inge Forlenza (absent)
John Cardwell
Joseph DeGaray

Barbara Kelly, Mgr. /Secretary

MINUTES OF THE PREVIOUS MEETING

The minutes of the April 2, 2018 meeting on a motion by DeGaray, second by Taylor, were unanimously approved as presented.

Persons Wishing to be Heard

PLAN REVIEW

Engineers Review - Matt Adams, P.E. and Chelsea Bellay, P. E. were present to review the list of requested waivers. The list of requested waivers are listed as follows:

600 Boot Road – Devereux Cares

Subdivision & Land Development Application

Nave Newell No. 2015-129.01

1. Section 185-10.B (4) - Application Requirements. Eight copies of an Impact Statement, which shall include: The proposed development's effects on the local school population. The proposed development's effect on the Township's financial position for a three year period to include, but not be limited to, additional taxes generated by the development and additional Township costs caused by the development.
Reason: We request a waiver from this requirement as the Board has already approved the proposed use on the property.
2. Section 185-33.A (14) - All proposed streets shall be offered for dedication. Where a waiver of this section is granted by the Township, all private streets shall conform to the requirements of Subsection H.
Reason: We request a waiver because the proposed streets will be private and therefore not offered for dedication to the township. The HOA will be responsible for the 3,803 linear feet of proposed streets.

3. Section 185-33.H - Private streets. Private streets shall meet all the design standards for public streets as required by this chapter. Applications which propose a private street shall be by an agreement which shall be recorded with the Recorder of Deeds as part of the final plan. This agreement shall establish the conditions under which the street will be constructed and maintained, as well as conditions controlling an offer of dedication and shall stipulate:

1. That the street shall be constructed and maintained to conform to the provisions of this chapter.
2. The method of assessing maintenance and repair costs.
3. That an offer for dedication of the street shall be made only for the street as a whole.
4. That the owners of the abutting lots will include with any offer of dedication sufficient funds, as estimated by the Township, to restore the street to the prevailing standards.
5. That an agreement by the owners of 51% of the front footage thereon shall be binding on the owners of the remaining lots.

Reason: We request a waiver from this requirement. The proposed on-site streets will not be offered for dedication. The private streets will conform to the provisions of this chapter otherwise.

4. Section 185-33.B. (5) - Horizontal curve centerline radii shall be designed in coordination with vertical geometry, subject to the approval of the Township Engineer. Generally, however, the minimum acceptable centerline radii shall be 300 feet.

Reason: We request a waiver from the minimum acceptable centerline radii of 300 feet. Road A meets all PennDOT Design Manual 2 Section 13 and AASHTO criteria for super elevation including minimum radius for design speed.

5. Section 185-33.D. (7) - On a cul-de-sac street no more than four lots may have frontage or a driveway on the circumference of the turn-around or its reverse radius.

Reason: We request a waiver from this requirement. The proposed plan ensures safe ingress/egress from the units located along the proposed cul-de-sac. The standard in the code appears to be intended for conventional single family lots versus the proposed multifamily units.

6. Section 185-33.I. (5) - All private driveways shall have, for a distance of 30 feet from the street right-of-way, a maximum gradient of 8%.

Reason: We request a waiver from this section to allow the driveway grades to exceed 8%. Due to the existing topography and site layout it is not feasible to keep all driveway grades under 8% without additional retaining walls.

7. Section 185-33-G - The minimum street rights-of-way and cartway widths for new streets shall be as follows: Local Street - Minimum Cartway: 28 feet w/ Curb - Minimum Right-of Way: 50 feet.
Reason: The road width for the one lane access drive from the existing Devereux CARES facility will be 12 feet.
8. Section 185-34 B. (1) - The Township shall require installation of sidewalks along both sides of all streets, unless the street is approved as a permanent cul-de-sac. Permanent cul-de-sac streets shall be provided with sidewalk along one side of the street. Sidewalks are required to provide access to and/or within a commercial, industrial or community facility. Sidewalks which are provided as part of such nonresidential facilities shall be designed and constructed to service the projected pedestrian needs. All public areas shall be designed barrier free in accordance with applicable Federal and State standards. Appropriate details shall be provided on the plans.
Reason: We request a partial waiver from this section. Sidewalk will not be provided on the eastern side of the main entrance or along the one lane access drive from the existing Devereux CARES facility.
9. Section 185-34 B.(2) - Sidewalks shall be constructed of Class A cement concrete four inches thick, containing steel mesh of six by six by 14 inch gauge, upon a properly prepared subgrade. Four inches of AASHTO #57 crushed stone shall be properly compacted using a mechanical tamper. Upon the crushed stone, the sidewalks shall be constructed by pouring concrete in separate slabs 24 feet in length. The slabs shall be completely separated by 1/4 inch expansion joint and scored every four feet. A minimum three foot grass planting strip shall be provided between the street line and sidewalk. The gradient and paving of sidewalks shall be continuous across all private driveways (see Appendix No. 20[2]).
Reason: We request a partial waiver from this section. A minimum three foot grass planting strip will not be provided between the street line and sidewalk.
10. Section 185-40.B (3) - All wooded areas to remain after construction shall be clearly shown on all plans in accordance with §§ 185-16D (21) and 185-17D (25) of this chapter. The plans shall delineate a buffer area a minimum of 20 feet in width or the distance of existing drip lines (whichever is greater), projecting outward from the wooded area. No disturbance within the wooded area or buffer area is permitted. The buffer area boundary shall be fenced with snow fence, construction fence or other fencing acceptable to the Township prior to the issuance of any permits or the start of any construction. It will be the responsibility of the developer to maintain the fence for the life of the project.

Reason: We request a waiver from this section. A buffer area will not be provided.

11. Appendix A185.311B(3) (d) [2] - requires that, on steep slopes as defined by the Municipality Code of Ordinances, dense spreading shrubs (shrubs tolerant of dry soils) shall be planted. Heavy mat mulch shall be used during the period of establishment. Reason: We request a waiver from this section. Dense spreading shrubs will not be planted on steep slopes.

12. Appendix A185.311B(6) - states that stormwater management practices shall be screened in a manner which complements the existing landscape and provides sufficient access for maintenance.

Reason: We request a waiver from this section. We are proposing meadow mix planting within the BMPs and no vegetative screen is to be required.

13. Section 185-34(C) (1) (a) - Curbs. Curbs shall be required along all proposed streets in subdivisions, and along all proposed streets, access drives and parking compounds in land developments and along all existing streets in and abutting both subdivisions and land developments. The developer shall submit the location and grade of all curbs to the Township for approval.

Reason: We request a waiver from this requirement for the private, one lane access drive from the existing Devereux CARES facility.

14. Appendix A185 - Section 311.C.6 - Curb inlets. Curb inlets shall be located at curb tangents on the uphill side of street intersections and at intervals along the curb line to control the maximum amount of encroachment of runoff on the roadway pavement so that it does not exceed a width of four feet during the design storm event. Design and location of curb inlets shall be approved by the municipality. The maximum amount of flow through an intersection may not exceed one inch.

Reason: We request a waiver from this requirement. The proposed design meets PennDOT's Publication 13M specifications for drainage design and related procedures which allows the maximum amount of encroachment of runoff on the roadway pavement not to exceed one-half of the through travel lane.

15. Appendix A185 - Section 3.11.C.12 - Minimum pipe size. Minimum pipe size shall be 18 inches.

Reason: We request a waiver from this requirement. In areas outside right-of-way where yard drains connect to the main conveyance system 18" pipe is not feasible. In these areas we have proposed a minimum of 12" pipe.

The Commission after review and discussion on the waivers on a motion by DeGaray and, second by Taylor the Commission unanimously recommended that the Board of Supervisors review and possibly grant the waivers as requested.

OLD BUSINESS

1. Unitex - No report
2. WMT properties - The conditional use hearing was opened and continued to June 20 at 3 P.M.
3. CCIU - 400 Boot Rd. The CCIU conditional use was granted to allow a Pre-school facility in a portion of the existing building.

NEW BUSINESS

1. On Lot septic systems management ordinance 2018-02 was passed by the Board of Supervisors on May 2, 2108.
2. Ippolito Subdivision - Ippolito was present to discuss his 2 lot subdivision. The Commission discussed the sanitary sewer and tap in to the Aqua America water service. The position of the existing the house as well as the old barn that is to be renovated to a dwelling unit. Will need grinder pumps for the sanitary sewer. On a motion by Bolger, second by Taylor the Commission recommended approval of the plan subject to the waivers requested to have the developer work with the engineer for approval of the plan and minimize the number of grinder pumps if this can be obtained.

ADJOURNMENT

On a motion by Taylor, second by Cardwell, the Commission unanimously adjourned the meeting at 8:30 PM.

Respectfully submitted,

Barbara M. Kelly Mgr. /Secretary