



Allen Township Planning Commission

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Eugene Clater, Chairman
Gary Krill, Vice Chairman
Gary Behler
Alfred Pierce
Louis Tepes Jr.

Brien Kocher, P.E.
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Ilene M. Eckhart, Secretary

MINUTES ALLEN TOWNSHIP PLANNING COMMISSION REGULAR MEETING Monday, June 20, 2016 7:00 P.M.

The regular monthly meeting of the Allen Township Planning Commission was held on Monday, June 20, 2016 at 7:00 P.M. at the Allen Township Municipal Building, 4714 Indian Trail Road, Northampton, Pennsylvania 18067. The Pledge of Allegiance was recited by all present.

Roll Call: Present: Alfred Pierce; Gary Behler; Louis Tepes, Jr.; Eugene Clater; Gary Krill; Ilene Eckhart, Manager; Brien Kocher, P.E.; B. Lincoln Treadwell, Jr., Esq. Absent: None.

Minutes: Mr. Behler made a motion to approve the minutes of May 2016; seconded by Mr. Krill. On the motion, by roll call vote, all Commissioners present voted yes.

Public to be Heard: No comments from the audience.

Old Business

- A. Stone Ridge Subdivision 1C – 1D, Final Phase 1C, Sketch Plans: Stone Ridge Extension and Sketch Plan Grocery Store
Applicant/Owner: Stone Ridge Meadows, Inc.

Review Deadline: Receipt of Initial Plans: February 25, 2016;
First Planning Commission Agenda: March 21, 2016;
Original 90-day Deadline – June 19, 2016
Extension of Review Granted Until June 29, 2016

Mr. David Shulman, Esq. and Leo Livengood were present to discuss the plan comments. There was some discussion concerning how the submission was made as a 1C and 1D preliminary/final plan submission. The application for review of the plans, dated May 31, 2016, named the application as "Stone Ridge Subdivision – Phase 1C and 1D, submitted as a Preliminary and Final Subdivision Plan". The Commission discussed the Hanover Engineering review letter dated June 17th, 2016.

Mr. Pierce raised the point of access to Horwith Lane, which was part of the original plan. Mr. Shulman felt that the Graystone never extended to Horwith because it was a separate property, purchased later from Petrucci. Mr. Treadwell indicated that the extension to Horwith may impact the raingardens shown on the current plan. Mr. Krill questioned if the raingardens remained who would maintain the raingardens. Mr. Pierce was concerned with the continuation of the raingardens, the connection to Horwith and the continuation of the loop. Mr. Shulman was concerned with the unknown future use of the property associated with the extension to Horwith and the uncertainty of obtaining a rezoning (and the time involved).

Mr. Clater felt that the temporary connection needs to be designed in a manner as though it will not go away. In addition, the applicant would be required to secure the conversion of the temporary connection to a final street design for a period of five years from the date of recording. Mr. Pierce was still concerned with the responsibility of the raingardens and how was maintenance to be funded. The raingardens on the residual property is an issue. The maintenance of the raingardens and the associated costs were discussed.

Following a lengthy discussion, Mr. Clater addressed the Commission with suggested conditions as follows:

Stone Ridge revised preliminary plan conditions (draft for discussion for further review over the next month or so):

1. *Remaining conditions from the Subdivision Agreement, Stone Ridge Phase 1B, dated March 14, 2014, are to be satisfied. Based on meetings between the applicant and the township, the identified items remaining are:*
 - a. *Page 16 - #6 a-d: These items shall be listed in conditional approval for 1C and 1D, where applicable;*
 - b. *Page 16 -#7: Will remain;*
 - c. *Page 17 - #8: New letter from identified purchaser of lots will need to be provided;*
 - d. *Page 17 - #10: Legal descriptions will need to be provided. Ordinance will need to adopted by Board of Supervisors similar to the last Pine Street (Unnamed Alley) vacation;*
 - e. *Page 17 - #11: The alternative, the overall revised preliminary plan needs to be approved.*
2. *Appropriate Rt 329 ROW's are to be noted, allowing for roadway improvements, including SWM provisions, as proposed on the Township's June, 2016 Rt 329 improvement submission to PennDot. Improvements should also note Stonegate Dr as the access point to the area of Rt 329 frontage – to align with the proposed signalized Century Blvd.*
3. *Applicant is to include some sort of internal pedestrian/bicycle access between Graystone Circle and the potential commercial development along Rt 329, with an appropriate easement for the noted path.*
4. *Compliance with the substantive ordinance and technical engineering comments contained in the Hanover Engineering Associates review letter dated June 17, 2016, to the extent that those comments are not specifically addressed by these conditions of approval. It is acknowledged that some of the comments contained in the review letter are informational only, and that others will be addressed*

by future plan revisions or engineering clarifications. Any interpretations or clarifications of the comments contained in the review letter shall be resolved by the Township Manager and Solicitor.

5. *Execution of an agreement with Allen Township with respect to the completion of John Drive, such agreement to be consistent with what was discussed with the Allen Township BOS during the BOS meeting of May 24, 2016.*

6. *For Phases 1C & 1D construction, construction vehicles are to use Joseph Drive for access to/from John Drive & Savage Rd. Access via Graystone Circle and Pine St will be prohibited once the wearing course is applied to Graystone Circle Phases 1A & 1B. After construction of Phases 1C & 1D is complete, an analysis of the John Drive roadway will be done and if it is determined that applicant's use of John Drive for construction vehicle access has caused damage to the roadway, applicant will be responsible for remediation of such.*

7. *Western loop connection between Graystone Circle North and Graystone Circle South:*

a. *With Phase 1C, Graystone Circle South, along the frontage of Rain Garden A, may be stone (including the cul-de-sac), cut to grade and constructed to be mud free.*

b. *Graystone Circle North, from the Western edge of Phase 1B and connecting to the cul-de-sac of Graystone Circle South may also be stone, constructed to be mud free. This connecting loop is to be constructed as part of Phase 1C and must be in place prior to any CO being issued for any of the Phase 1C lots.*

c. *Once the Western connector between Graystone Circle North and South is completed as per above, the emergency access restrictions placed on lots 41 & 42 as noted in item #7 of the Phase 1B Subdivision Agreement dated March 4, 2014 may be released.*

d. *The above Graystone Circle connecting loop is intended to be a temporary connector. If within five years of final approval for Phase 1C, there is no permanent access provided between Graystone Circle and Horwith Drive, then the applicant shall ensure that this connector is completed to include all pertinent SWM provisions, curbing and construction to Allen Township road specifications then in effect.*

e. *Maintenance of the temporary road and the cul-de-sac that will be on the residual property shall be the responsibility of the owner of such residual property, to include winter maintenance as well as maintaining the road in mud-free and passable status, to the satisfaction of Allen Township.*

8. *Once future development to the West through to Horwith Lane is submitted and approved, then one of the Graystone Circle legs shall go through to Horwith Lane. Once the access to Horwith Drive is provided, the temporary roadway provisions noted previously can be removed and all further construction vehicle access for any remaining development shall be via Horwith Drive.*

Stone Ridge Phase 1C final approval conditions (draft for discussion):

1. *All work on John Dr needs to be completed (or secured), including intersection, sidewalks, etc as per the engineering specs agreed to between the BOS and the applicant.*

2. *Western loop connection between Graystone Circle North and Graystone Circle South:*

a. *With Phase 1C, Graystone Circle South, along the frontage of Rain Garden A, may be stone (including the cul-de-sac), cut to grade and constructed to be mud free.*

b. *Graystone Circle North, from the Western edge of Phase 1B and connecting to the cul-de-sac of Graystone Circle South may also be stone, constructed to be mud free. This connecting loop is to be constructed as part of Phase 1C and must be in place prior to any CO being issued for any of the Phase 1C lots.*

c. *Once the Western connector between Graystone Circle North and South is completed as per above, the emergency access restrictions placed on lots 41 & 42 as noted in item #7 of the Phase 1B Subdivision Agreement dated March 4, 2014 may be released.*

d. *The above Graystone Circle connecting loop is intended to be a temporary connector. If within five years of final approval for Phase 1C, there is no permanent access provided between Graystone Circle and Horwith Drive, then the applicant shall ensure that this connector is completed to include all pertinent SWM provisions, curbing and construction to Allen Township road specifications then in effect.*

e. *Maintenance of the temporary road and the cul-de-sac that will be on the residual property shall be the responsibility of the owner of such residual property, to include winter maintenance as well as maintaining the road in mud-free and passable status, to the satisfaction of Allen Township.*

f. *Regarding the residual area, not proposed for development, a final phase which provides for an alternate plan should be provided depicting a maintainable condition or conceptual building lots.*

3. *Once future development to the West through to Horwith Lane is submitted and approved, then one of the Graystone Circle legs shall go through to Horwith Lane. Once the access to Horwith Drive is provided, the temporary roadway provisions noted previously can be removed and all further construction vehicle access for any remaining development shall be via Horwith Drive.*

4. *Compliance with the substantive ordinance and technical engineering comments contained in the Hanover Engineering Associates review letter dated March 18, 2016, to the extent that those comments are not specifically addressed by these conditions of approval. It is acknowledged that some of the comments contained in the review letter are informational only, and that others will be addressed by future plan revisions or engineering clarifications. Any interpretations or clarifications of the comments contained in the review letter shall be resolved by the Township Manager and Solicitor.*

Note: any waivers required based on the current Hanover Engineering review letters need to be identified and requested by applicant.

No action is proposed on the sketch plans as they are not part of any formal submission.

Based on a lengthy discussion, Mr. Shulman asked if the Planning Commission could schedule an additional meeting prior to the July meeting? Mr. Shulman suggested a meeting in two weeks. The Commission did not wish to deviate from the established schedule (July 18th, 2016 being the next meeting).

Mr. Clater made a motion to deny the plan based on the last engineer's review letter contingent upon an extension letter signed by June 24, 2016; seconded by Mr. Pierce. On the motion, by roll call vote, all Commissioners present voted yes.

New Business

A. Willow Ridge Trail Interconnect Concept Plan: Ms. Eckhart presented the plan provided by the Apartment. The Commission desired the access to be ADA accessible and that the developer should consider the access in the alternative at Walker Drive.

Ordinance Changes/Updates:

A. Zoning Ordinance Amendment Clarification: Mr. Clater presented the following conceptual items for the Commissions further discussion:

Add the following to the definitions/conditions for both Warehouses & Distribution Centers:

- *Provide layover parking spaces for 10% of the daily truck traffic projected based in ITE standards (the 10% would typically be ½ of the projected daily truck trips.) These layover parking spaces would be incremental to whatever truck or trailer spaces are required elsewhere in this ordinance. Signage shall be provided noting the designated spaces are reserved for this purpose and the tenant shall enforce such. Snow truck scrapers shall be installed at all facilities. **Mr. Behler made a motion to include this concept; seconded by Mr. Pierce. On the motion by roll call vote, all Commissioners present voted yes.***

- *The building facility shall have an indoor rest area of sufficient size to accommodate truck crews on layover, for their comfort and rest and shall include adequate showers and bathrooms. There shall be a reasonable relationship between the number of truck spaces reserved for layover parking and the area provided for this trucker rest area. This concept was discussed. **Messrs. Treadwell and Pierce this may not be enforceable as a zoning item.***

Add the following to 27-1409 (traffic studies) as section E (subsequent sections to be incremented):

- *(E) For C & D above, as applied to the Route 329 corridor:*

o *Peak PM study hours must include the hours from 3-6PM, minimum, and be measured during school in session weeks due to significantly different traffic volumes and patterns present during the school year.*

o *For any TIS involving truck movements, the TIS must include a 24 hour weekday projection of incremental traffic generated (car and truck) due to the potential of variable peaks injected by truck movements. An example of such follows (need to generate a generic table, like was provided by Rockefeller). **Mr. Behler made a motion to incorporate the above items; seconded by Mr. Pierce. On the motion, by roll call vote, all Commissioners present voted yes.***

o *For any TIS involving Rt 329 the applicant will analyze the proposed development-generated traffic loads and the impact on any proposed and existing traffic signals on Rt 329 and provide appropriate upgrades and/or retiming of such signals to ensure the existing LOS levels of such traffic signals is not degraded. **The Commission felt this item may not be enforceable.***

SALDO:

*Need to draft language that will handle mitigation of the impact of retaining walls in excess of 8-10'. Use of setbacks, etc and restriction of total height of cumulative walls within some reasonable distance from the property and/or setbacks or easements. Look at how to tier successive walls... eg – for every 8-10' of wall height, need some setback (10-15'?) before the next wall can be placed. **The Commission was generally agreeable to include the concept based on a draft by the Township Engineer.***

The Commission thought these were good concepts and should be included in the current draft under consideration by the Supervisors. Mr. Behler felt truck snow scrapers should be added as well. The Commission agreed.

B. RFP for Rural and Agricultural Net-Out Alternatives: Ms. Eckhart is working on an RFP for this project.

C. Special Events Center – Level of Usage: Ms. Eckhart requested the Commission clarify the classification of the Special Events Center as a conditional use or general zoning permit review. Mr. Behler discussed the benefit of reviewing through the conditional use process. Messrs. Pierce and Clater agreed that the ordinance should reflect a site plan with the zoning permit requirement. Mr. Clater made a motion to keep the Special Events Center as a permitted use with a site plan and zoning permit and add conditions or stipulations if needed; seconded by Mr. Behler. On the motion, by roll call vote, all Commissioners present voted yes.

Public to be Heard: Mr. Tift voiced concerns regarding lingos used by the Commission that the general public does not particularly understand.

There being no further business, the meeting adjourned at 10:05 PM.

Respectfully submitted,

Ilene M. Eckhart