

MINUTES
New Holland Borough Planning Commission
April 19, 2016

The New Holland Borough Planning Commission met on Tuesday, April 19, 2016 at 6 p.m. in Borough Hall. Members present were: Chairman William H. Kassinger, William H. Seiple and Carl H. Hess. Vice-Chairman Charles F. Kidhardt and member Donald W. Reed were absent. Also present were Planning Secretary J. Richard Fulcher, Borough stormwater and planning consultant Darrell Becker of ARRO Consulting and Dave Keener of G. D. Keener Design representing Goodville Mutual.

Chairman Kassinger opened the meeting, asking for action on the Minutes of the previous meeting.

Bill Seiple made the motion that the Minutes of the Commission's prior meeting of February 16, 2016, be approved as distributed. This was seconded by Carl Hess and passed.

Dave Keener then reviewed the request for a Waiver by Goodville Mutual Insurance Company, which involves the Borough's stormwater regulations, Section 306.10.B(1)—the minimum depth requirement between the bottom of a basin and what is called the "Limiting Zone", which means how far things are such as the bedrock below the surface, or the high water table mark, below the basin. Due to the location of rock at numerous high spots on the lot, the request is to allow a minimum of a 24" differential where they run into this. The project involved is the approximately 12,000 square feet per floor new addition to the existing structure. They are also adjusting the existing front driveway by removing the section that goes east past the current main entrance, but will still allow a through pavement connection, east to the neighboring church, from the new employee parking area to be added in the north/rear of the new addition.

Borough planning and stormwater consultant Darrell Becker stated he has reviewed the request and site conditions. The Borough's Ordinance does identify the minimum 24" usage in another section and the topography at the location involved with the expansion does cause numerous issues. He also noted that the expansion will otherwise meet the updated stormwater regulations, and the volume of water runoff will still be reduced to a good extent from that which exists now. He believes it is appropriate in this situation and recommends approval of the Waiver.

Chairman Kassinger inquired if due to the subsurface rock situation the contractor will be blasting.

Mr. Keener indicated they will be doing some blasting because the rock is so close to the surface and the plan is to place the new addition at the same floor elevation as the existing structure.

Chairman Kassinger stated it would be appropriate and also out of courtesy for the firm or contractor to inform the immediate neighbors when the blasting is to take place. There is a day care center to the immediate east of Goodville as well as a number of businesses and residences nearby.

Mr. Keener stated he will be discussing this with them.

Bill Seiple then made the motion that the Waiver request of Goodville Mutual to allow a minimum of 24” between the bottom of the basins for the Limiting Zone, be approved and so recommended to Council. This was seconded by Carl Hess and passed.

The members then reviewed the Final Plan, single lot subdivision request of Gene Lowry and Craig Lowry, for 228 East Main Street. All subdivision and zoning requirements have been met. Any stormwater regulations related to development of the new separate lot to the south will be addressed at the time it is developed.

Bill Kassinger then made the motion that the Final Plan, single lot subdivision of Gene Lowry and Craig Lowry of 228 East Main Street, be approved and so recommended to Council. This was seconded by Bill Seiple and passed.

There being no further business or public comment, the meeting was adjourned at 6:29 p.m.

August 16, 2016
Date Approved