

MINUTES  
New Holland Borough Planning Commission  
February 16, 2016

The New Holland Borough Planning Commission met in regular session on Tuesday, February 16, 2016 at 6 p.m. in Borough Hall. Members present were: Chairman William H. Kassinger, Donald W. Reed, William H. Seiple and Carl R. Hess. Vice-Chairman Charles F. Kidhardt was absent. Also present were Planning Secretary J. Richard Fulcher, Borough stormwater and planning consultant Darrell Becker of ARRO Consulting; Borough water consultant Jeff Bologa of Becker Engineering, Borough wastewater consultant Dave Shirk of Buchart-Horn, consultant for the developer Garden Spot Village Craig Smith of RGS Associates, and staff representatives of Garden Spot Village Scott Miller and Scott Weaver.

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

Don Reed made the motion that the Minutes of the Commission's meeting of December 15, 2015 be approved as distributed. This was seconded by Bill Seiple and passed.

Chairman Kassinger then noted that the Plan review before the Commission this evening continues to be that of Garden Spot Village, for the development of 27 single family units as part of a 55 and older community of Garden Spot Village. It is to be called Sycamore Springs and makes up the First Phase of two phases planned for the parcel it owns in the Borough.

Craig Smith representing Garden Spot Village then began his presentation of the updated Plan. He noted the Commission's concern with the initial high number (5) of proposed access points along South Kinzer Avenue along with the initially sketched mailbox drive thru, has been changed significantly. Now other than the main entrance at the new cross street for the extension of Linden Drive, there is only one other new access point at the northeast corner of the development, only serving four residential units. They continue to address detail clarification comments and changes needed, from the Soil Conservation Services and the various Borough consultants. There have been numerous letters back and forth since the Commission's December meeting. He does want to note the good cooperation and communication with the Borough Manager and Borough consultants as they have worked through these items.

In continuing, Mr. Smith noted that with the updated Plan there are six formal Modification requests; what were formally referred to as Waivers; as well as the approval for the allowance of the submittal of the stormwater volume control approach due to the geologic conditions present.

Borough stormwater consultant Darrell Becker stated they have reviewed the initial and additional geologic information provided by the developer and can support the Borough allowing the basins' volume control system with clay liners as part of the Plan.

Mr. Smith noted that the basins are designed for the 100 year storm and should dry completely during a dry period for proper mowing and maintenance. They have designed and will be requesting state and federal permission to shorten the width of the south side border of the flood plain. This will not lessen the capacity of the stream drainage area. The second, larger basin will have a perforated plastic pipe in the bottom to permit complete drainage. It is the first smaller basin which will serve as the main collection filtration point. Earl Township has not yet given final approval to the stormwater plan. They will be working with the Township in the near future to have it finalized with them.

Chairman Kassinger stated he noted one comment related to stormwater gardens or basins whereby the possibility of weed burning could be considered as an occasional maintenance method of these areas. This statement is to be removed from the Plans, as such burning is not allowed in the Borough.

Borough wastewater consultant Dave Shirk stated that there is not a plant capacity issue related to the development; however, since there is no recent actual data related to the main line to which the development's pump station will connect to, they recommend that some period of actual readings be performed in this collection line and also there are a member of manholes in it, whose elevations should be verified as the system's drawings are not clear as to flow lines in this section. Though his concern relates to heavy storm flow projections, the information will also assist in being ready for Phase 2 of the development.

Mr. Smith stated he was discussing this with Mr. Shirk today and understands the concerns. It has not been determined if his firm will get the information or have it done through the Borough. In response to a question, he noted that the walking path to the west of the units which follows the stream flow line, will be lower than the closest unit, which is two feet above the 100 year flood plain line. There is also

a Riparian buffer requested between the walking path and the stream. This is one of the modifications requested, but is also to help clean and slow stormwater flows. Mr. Smith noted that with the sewer line work discussed and continuing to update the Plans per the comments provided they will also continue to work with the Soil Conservation District and Earl Township to complete the Plans. As presented there are six Modifications requested. These are:

1. Approval of the Plan as a Preliminary and Final Approval;
2. Approval of submittal of Plan scale as 1" = 20'; (provides greater detail), instead of normal 1" = 50';
3. Allow use of (temporary) Cul de Sac of @750', exceeds maximum of 500' (Section 201.8.B);
4. Allow roof drains to connect to storm sewer collection pipes; with some release to vegetative areas (Section 301.22/301.23 and 304.17);
5. Allow smaller pipes than the required 18" for collection of various sections of smaller stormwater flows (Section 304.6);
6. Allow use of Riparian corridors/areas as proposed, e.g. along stream bank (Section 307.5).

Borough consultant Becker reported that along with recognizing the allowance of the use of the stormwater basin volume control system, and with the proper addressing of the other items, he recommends approval of the Modifications as requested.

After brief further discussion, Don Reed made the motion that the plan of Garden Spot Village for development of a 55 and older neighborhood of 27 single family units along the west side of South Kinzer Avenue, for a neighborhood called Sycamore Springs, and the six Modification requests be approved and so recommended to Borough Council; contingent upon properly addressing the remaining items of the Borough consultants including the downstream sewer system flow and manhole elevation information steps, obtaining Earl Township's approval of the stormwater plan and meeting Soil Conservation requirements. This was seconded by Bill Seiple and passed.

There being no further business or public comment, the meeting adjourned at 6:52 p.m.

April 19, 2016  
Date Approved