

MINUTES
New Holland Planning Commission
July 17, 2018

The New Holland Borough Planning Commission met on Tuesday, July 17, 2018 at 6 p.m. in Borough Hall. Members present were: President William H. Kassinger, Vice-President Charles F. Kidhardt and members Donald W. Reed and Carl H. Hess. Member William H. Seiple was absent. Also present were Planning Secretary/Zoning Officer J. Richard Fulcher, Borough planning consultant Darrell Becker of ARRO Consulting, Steve Lindsey, CEO of Garden Spot Village Retirement Community and Craig Smith, of RGS Associates, consultant to Garden Spot Village.

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

Don Reed made the motion that the Minutes of the Commission's meeting of May 15, 2018 be approved as distributed. This was seconded by Charles Kidhardt and passed.

Chairman Kassinger then noted that the main purpose of this evening's meeting is to review the initial draft of the plans for Garden Spot Village for Sycamore Springs West; requested as a preliminary and final review step. Before beginning the comments from the Garden Spot Village representatives, he wants to note that he feels the Village did a good job with the initial phase of Sycamore Springs. He feels the color scheme is bright and joyful and the community use structures were more impressive once completed than he initially envisioned. He has heard from some of the residents in Sycamore Springs who did tell him they would like more overflow parking a little closer to the units for the occasions they have additional company. Overall, he feels they did a good job and hopes this phase can be as nice.

Craig Smith, consultant for Garden Spot Village then reviewed an overlay of the planned phase 2, Sycamore Springs West. This section is to involve 50 units, similar to the ones in Sycamore Springs, though there will not be any three-story units. Also similar to Sycamore Springs it will be established with the "pocket" neighborhood style with the central small green areas with porches facing it included for the sense of community. The roadway and embankment work along Brimmer Avenue will only involve the east side. The left turning lane for traffic going south, the downhill side is included as discussed in the past. This work will

involve the formal Highway Occupancy Permit process of Penn DOT, which will be a part of the information presented to the Borough. There is a smaller detention basin in the Borough portion, and a larger one will be in Earl Township. They will again be reviewing the internal road designs and turns with the Fire Chief to be sure the equipment can be accommodated in an emergency. There are also fewer dead ends in this phase. Similar to the one that is established off of South Kinzer Avenue, along the northern portion of the tract, there will be small emergency access trail/lane.

Steve Lindsey noted that the full landscaping plan has not been developed yet. In reviewing the north property line which adjoins the backyards of those along the 300 block of Valley View Drive, there is to be about a six-foot lower elevation drop to the Village and along with that there is what appears to be a 20 foot, 10 feet from center, utility easement for the existing power, phone and cable poles which run along that line along the existing rear yards, east to west. This presents more of a challenge on landscape screening approaches. They maintain a serious concern with the attractiveness of their landscaping. As a side note of interest, Grounds Supervisor, Scott Weaver recently was nationally recognized with the award of Design Champion of Senior Living.

Craig Smith then noted that they initially identified five requests for Waivers, the first of which is the simple request for approval when review is completed as the Preliminary and Final step. One was reviewed by the Borough's consultant and recommended to be denied. This item, involving basin side slopes is able to be revised and will not be requested. The others relate to Plan scale, stormwater piping size and a few small drain connections to their storm sewer system, as this is clean water. Others may be identified as they review the total comments of the Borough's consultants. They will be working on this the next few months. The county will also be providing its general comments later this month. In response to a question from Chairman Kassinger, he noted that even though two units are proposed to be built upon the to be abandoned sewer line, this will not occur until the compaction review and requirements are identified.

Chairman Kassinger thanked Mr. Smith and Mr. Lindsey for this initial presentation. It was informative and the draft seems to be a nice plan. They will wait to hear from Secretary Fulcher as to when plans are updated and hopefully ready for further Planning Commission review.

There being no further business or public comment, the meeting was adjourned at 7:10 p.m.

August 21, 2018
Date Approved