

MINUTES
New Holland Borough Planning Commission
September 18, 2018

The New Holland Borough Planning Commission met on Tuesday, September 18, 2018 at 6 p.m. in Borough Hall. All members were present: Chairman William H. Kassinger, Vice-Chairman Charles F. Kidhardt, Donald W. Reed, William H. Seiple and Carl H. Hess. Also present were Planning Secretary J. Richard Fulcher, Borough Administrative Assistant Paula Walsh, Borough planning consultant Darrell Becker, Steve Muller, CFO of Garden Spot Village, and Village consultant Craig Smith of RGS Association.

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

Don Reed made the motion that the Minutes of the Commission's prior meeting of August 21, 2018 be approved as distributed. This was seconded by Bill Seiple and passed.

Chairman Kassinger noted that this evening's meeting is focusing on the final elements of the plan for Sycamore Springs West, of Garden Spot Village. He does want to again state his concern that those areas where there is specific compaction being used with structures to be on top, is a critical step. He is aware the proper testing and compaction plans are in place. The public sidewalk requirements appear to have been addressed properly and the Fire Chief has reviewed the plan with Garden Spot.

Steve Muller noted that the new housing units are similar to the original Sycamore Springs section but based on current residents' comments, numerous minor enhancements have been added to make them more practical such as double hung windows, a wash tub in the garage and a few other items. Depending on final approval from Earl Township concerning the stormwater facilities in the township, initial work on the site could begin late fall or early spring.

Craig Smith reported that they still have to finalize a few details with the Highway Occupancy Permit with Penn DOT for the Brimmer Avenue changes and requirements, but these are relatively minor. There are now following the numerous reviews and discussions, seven formal Waiver requests with the plan. These are as follows:

Under subdivision and land development elements:

1. A waiver has been requested for Section 103-2.A.(2).b—Application Procedure—Preliminary Plan: The applicant requests combining the preliminary plan and final plan.
2. A waiver has been requested for Section 104-2.A.(1).a—Drafting Standards—Plan Scale: The applicant requests to draw plans at a scale other than one-inch equals fifty feet.

Under stormwater:

3. A waiver has been requested for Section 304(F)—Storm Sewer Pipes, Min. Diameter: the applicant requests to use pipes less than 18 inches in diameter.
4. A waiver has been requested for Section 301.22/301.23/304.17—Roof Drains: The applicant requests to connect the roof drains to the storm sewers.
5. A waiver has been requested for Section 304.1—Freeboard: The applicant requests to provide 3” rather than 12” of freeboard.
6. A waiver has been requested for Section 304.14—Inlet Design: The applicant requests that all standard manholes, inlets, headwalls, endwalls and end sections outside of the public right-of-way be constructed in accordance with PennDOT RC-34 standards.
7. A waiver has been requested for Section 402.4—Drafting Standards—Plan Scale. The applicant requests to prepare plans at a scale other than 1” = 50’.

Borough consultant Becker stated there should be no issues with the requested Waivers, with most of them the same as with the initial phase. Other than some non-issue clean-up items, the Plan appears complete and acceptable. As noted, they will have to await Earl Township’s final stormwater area approval and the Highway Occupancy Permit.

Don Reed then made the motion that the subdivision Plan of Garden Spot Village for Sycamore Springs West, be approved and so recommended to Council, including the granting of the seven requested Waivers. This was seconded by Bill Seiple and passed.

The members then continued the discussion of the proposed updates and revisions to Borough's Zoning Ordinance. These were reviewed with consultant Becker, through page 597.

Chairman Kassinger then noted that if the members are available and desire, this meeting can be recessed to keep the discussion moving in a timely fashion. At this time, it is hoped that a draft of the proposed update can be provided to and discussed with Council, at its January 30, 2019 Workshop. Also, as a reminder, the planned Commission meeting for October is to be October 23rd.

Carl Hess then made the motion that today's meeting be recessed until 6 p.m. Tuesday, September 25, 2018. This was seconded by Bill Seiple and passed.

The meeting then recessed at 7 p.m.

September 18, 2018
Continued To
September 25, 2018

The New Holland Borough Planning Commission met in recessed session from September 18, 2018, on Tuesday, September 25, 2018 at 6 p.m. in Borough Hall. Members present were: Chairman William H. Kassinger, Vice-Chairman Charles F. Kidhardt, Donald W. Reed and William H. Seiple. Member Carl H. Hess was absent. Also present were Borough Planning Secretary J. Richard Fulcher, Borough Administrative Assistant Paula Walsh and Borough Planning Consultant Darrell Becker of ARRO Consulting.

Chairman Kassinger reconvened the meeting, noting that this evening's meeting is to continue to focus on updates and revisions to the Borough's Zoning Ordinance. He then asked Consultant Becker to present his discussion items.

Consultant Becker then began where the group left off at the earlier session with the potential updates to the Zoning Ordinance. This evening's review included signs, solar energy systems, pools, wind energy systems, general administration and new or modified definitions. He has not yet provided the included sketch drawing. Following the discussions, Mr. Becker noted the he will plan to have a draft update to the Commission prior to its next meeting of October 23rd. After the Commission is comfortable with it, a copy will be given to the Solicitor for his legal perspective and possible adjustments or clarifications before a final draft is prepared.

Following the extensive discussion, the meeting was adjourned at 9:05 p.m.

October 23, 2018

Date Approved