

SADSBURY TOWNSHIP PLANNING COMMISSION

Meeting Minutes Regular Monthly Meeting –June2009

The regular monthly meeting of the Sadsbury Township Planning Commission was held on Wednesday, June 10, 2009 in the Sadsbury Township Municipal Building Board Room.

Commission Members in attendance:

Theodore Claypoole, *Chair*
John H. Lymberis, *Vice Chair*
Susan Franco, *Secretary*
Dale Hensel, *Supervisors Liaison*
Tom Greenfield
Jane Heineman
Carlyle Rivers

Also in attendance:

Mr. Claypoole called the meeting to order at 7:02 pm, and led the assembly in a moment of silence and the Pledge of Allegiance.

REVIEW OF PREVIOUS MEETING and APPROVAL OF MINUTES

Ms. Franco summarized the Actions and Minutes of the , 2009 meeting. Minutes of the meeting were previously distributed to Commission Members. Ms. Franco opened the floor for corrections to the Minutes. Minor corrections were noted and completed.

MOTION by Mr. Lymberis , seconded by Ms Heineman : The Sadsbury Township Planning Commission approves the Minutes and Summary of Actions of the May , 2009 meeting as corrected. MOTION APPROVED by unanimous vote of the Commission.

Sadsbury Township Planning Commission
Meeting Minutes –June10, 2009 Regular Monthly Meeting
Page 2

NEW BUSINESS

PROJECT/APPLICANT: None

Represented by

OLD BUSINESS

PROJECT/APPLICANT: Sadsbury Commons (Hershey Tract) Conditional Use Application

Represented by Steve McGuire, of Buckley, Brion, McGuire, Morris and Sommer LLP, Attorneys, Ron E. Klos, PE of Bohler Engineering and Timothy J. Cassidy PhD, of Bernardon, Haber, Holloway, Architects

Mr. McGuire gave a brief introduction and review of the project. He turned the presentation over to Mr. Ron Klos,

Mr. Klos; asked that following tonight's meeting , the Commission give a recommendation to the Board of Supervisors of Sadsbury Township regarding their preferences regarding location of the pedestrian walkway access to Hershey Lane. He also requested recommendations regarding the retaining wall style be included in that correspondence

Mr. Klos introduced an exhibit which highlights areas for sidewalks and pedestrian walkways for better clarity. He also noted that they will be meeting later this week with McMahan Associates regarding the traffic study currently being performed by them. This is in preparation for the meeting with the Board of Supervisors in July.

A discussion ensued regarding the pedestrian walkway access to Hershey Lane; member Carlyle Rivers announced his preference that the walkway not be located between the buildings as previously discussed. Ms. Heineman and Ms. Franco added that for security reasons it would be preferable in a more open area. Mr. Lymberis suggested it be located closer to the building (Building D) rather than along Route 10 and on the inside of the basin area. All the members were in agreement on this issue.

Some members inquired if they could move the pedestrian access from the central crosswalk closer to Building A. Also discussed was if the Loop Rd could be more pedestrian friendly and have a bicycle Lane. Applicant will review.

Mr. Cassidy described how the flow of vehicular traffic along and through the site was designed in order to attract customers to utilize the stores lining the throughway.

He noted that large planters would be used along the way. Ms Franco inquired if the reason for the planters was for pedestrian safety and Mr. Cassidy noted that they are used for this purpose and also for aesthetic purposes.

Mr. Lymberis again asked about a median through the center of the loop road. Ms Heineman suggested that in order for safer pedestrian utilization of the Restaurants in the site from Building P that a safer walkway be constructed. The applicant will review this with McMahan in their meeting this week.

Mr. Klos additionally noted that they have broken the Grading Plan into 3 sheets for better detail and clarity. They have elongated the scale of the Landscape plan for the same reasons. Samples of the

Sadsbury Township Planning Commission
Meeting Minutes –June10, 2009 Regular Monthly Meeting
Page 3

segmented block materials proposed for retaining walls were shown to the members for discussion; it showed how it will appear along Rt. 30. No preferences were made regarding the materials. It was noted by Mr. Hensel that the wall would be 37' at its highest point by, according to the plans. Members asked if they could break it up somehow and they were shown samples of Brookworth Plaza in East Bradford, using Sierra scape style with plantings. It would use stepped walls with plantings at 8-10' and then again at 8-10' higher. This was more attractive to the members. Mr. Lymberis inquired if the entire site could be lowered in order to reduce the size of the retaining walls. Mr. Klos noted it would cause many additional negative issues if it were lowered more than a few feet. Members inquired about fencing for safety purposes along the walls. Mr. Klos noted that a guide rail would be installed along the parking areas, and the front basin with fencing for security purposes. Mr. Klos stated in response to an item in the letter from the Township Engineer, Mr. Mac Combie, regarding the storm water basins. There are to be 4 basins .The issue was whether the above ground or below ground were preferable. Mr. Klos noted that above ground basins are easier to maintain and clean out of silt. He stated that floods occur when not maintained properly. Landscaping will be used to be more aesthetics and help with the infiltration. It was noted that Mr. MacCombie prefers below ground systems but the cost differential is huge .It is estimated to cost 750 Thousand Dollars for an above ground system and 2 million for a below ground system, and will require a much larger footprint. Mr. Klos states that he felt an above ground system to be adequate. Mr. Cassidy stated that from an engineering perspective there is no difference with the above ground from the below ground systems.

Mr. Klos informed the members the cost of the Hershey Lane planting materials will be \$30,000 noting that their Landscape plan meets Sadsbury Township requirements for streets and islands for parking lots note. It was discussed that some 66 shade trees were moved from the Loop road area to Hershey Lane. Mr. Claypoole asked if they could add trees to the site rather than move them from Rts 10, 30 and the Loop Rd.

The Kiosk height was discussed and Mr. Cassidy asked about the idea to reduce the height to 8' from the previous proposed 18' and all the Commission members concur.

The proposed outdoor benches were discussed, although the ordinance states 1 bench for every 50,000 gross lease able spaces, the applicant will agree to 1 bench for every 25,000 gross leases able space is reasonable. The location is to be determined later but they will be located at key areas throughout and near buildings. Mr. Cassidy showed the members a design guideline and standards booklet and informed us it was given to the Township previously. Only Mr. Hensel has received one in the past. Ms Franco will contact the Township Secretary to secure copies for all members but, if not attainable ,Ms Franco will contact Mr. Cassidy for the copies and they will be distributed to all members in advance of the next meeting.

A bus shelter was discussed and encouraged by the members so that it would provide customers and employees an alternative and sometimes necessary method of transportation to the site.

Mr. Lymberis spoke of the concerns he has for the congestion and stacking of traffic at the location of Building D and the pedestrian walkway, the gas station and the access to Route 10. He stated it looks like a natural place for congestion and dangerous for the pedestrian traffic since the Supermarket would be a high traffic area. He asked if the access into the site from Route 10 could be made at less of an angle. He suggested they reexamine the flow of traffic flow and circulation at that location. Mr. Hensel inquired about moving the entrance on Route 30 further north. The applicant will discuss all these matters with the traffic consultant. Mr. Claypoole instructed the Secretary to send a memo to the Board

Sadsbury Township Planning Commission
Meeting Minutes –June10, 2009 Regular Monthly Meeting
Page 4

of Supervisors stating the consensus of the members regarding the preferences for the walkway location for access to Hershey Lane being located south of the proposed Building D but this side of the storm water basin. It will also include the preference of the retaining wall systems being the Brookworth style. Ms Franco will send this memo prior to the July meeting of the Board of Supervisors.

The applicant asked to be included in every month's Planning Commission agenda in the future. Mr. Claypoole agreed.

OTHER BUSINESS N/A

ANNOUNCEMENTS and CORRESPONDENCE

Mr. Claypoole announced the letter received regarding the withdrawal and cancellation of the Herling Subdivision of Lots.

MOTION TO ADJOURN

With no further business before the Commission, Mr. Claypoole moved to adjourn the meeting, seconded by Mr. Greenfield. MOTION APPROVED by unanimous vote of the Commission at 8:58 pm.

Respectfully Submitted
Susan Franco, *Secretary*
Sadsbury Township Planning Commission