

**Minutes of the Regular Meeting of the
PALMYRA BOROUGH PLANNING COMMISSION**

Wednesday March 4, 2015

Jim Hartman called the meeting to order at 7:00 p.m. in the Council Chambers of the Palmyra Municipal Building, 325 S. Railroad Street, Palmyra, PA, 17078.

Attendance: Jim Hartman, Steve Ricker, Mark Smith, and Joe Templin were present. Borough Manager Roger Powl was also present. Gretchen Van Scyoc was absent.

Approval of Minutes:

A **Motion** was made by Steve Ricker, seconded by Mark Smith, to approve the February 4, 2015 meeting minutes as written. **Motion Carried.**

Public Comment: None

Action & Discussion Items:

1. Londonderry Apartments Preliminary/Final Land Development Plan: (810-812 S. College Street)

Lee Engle of Yingst Engineers and Mike Blouch were present. Mr. Engle explained the existing conditions plan and noted that the original plan from 1966 envisioned four buildings being constructed, however, only three buildings were actually constructed. He explained that this plan proposes to construct the fourth eight unit building, will add a small amount of impervious surface area needed for additional parking, and a long stormwater swale will be constructed along Campbelltown-Palmyra Road to handle the stormwater run-off from the roof of the new building and the parking lot area. Mr. Hartman asked if the land development plan was being driven by the impervious surface coverage and Mr. Engle confirmed that the plan will be near maximum impervious surface and building coverage upon completion. Mr. Hartman asked if Mr. Engle has received the review comment letters from the Borough Solicitor and Engineer and Mr. Engle responded that he has received the Solicitor's review comments but, has not seen any from the Borough Engineer. Mr. Powl explained that the Borough Engineer comments were e-mailed by Rettew on Friday February 27th, and Mr. Smith provided Mr. Engel his copy of the Rettew review letter. Mr. Engle explained that the Solicitor's comment regarding the deed reference to the owner of the land will be corrected and noted on the plan. Mr. Hartman explained that the Borough Engineer comments are quite substantial and will take some time to go through. Mr. Hartman asked Mr. Engle if he knew the accuracy of pictometry that is proposed for this plan to supply the contour elevations and locations of new and existing buildings, and Mr. Engle was not sure of the accuracy versus a physical survey. Mr. Hartman explained that he is familiar with pictometry and believes that it will not be accurate enough to confirm existing grading lines with the proposed new grading lines, etc. Mr. Hartman asked if a surveyor was being used on this project and Mr. Engle said that he is using survey data from the previous plan but, a new boundary survey has not been completed. Mr. Hartman asked if the existing monuments were located so that they can be sure the proposed new building is indeed going to be 10-feet from the property line, and Mr. Blouch confirmed that no survey work has been completed in the field at this point. Mr. Hartman noted that one of the Rettew review comments indicated a concern that the stormwater will be discharged into a swale, however, the invert elevation out of the swale doesn't seem to correlate to the invert elevation of the swale, which means the stormwater may not be able to flow out of the swale properly. Mr. Powl explained that he received an e-mail late this afternoon from Rettew's Traffic Engineer stating that the level of new traffic being generated by the proposed plan does not rise to the minimum level of new vehicular ingress & egress trips per day to require a formal traffic study, therefore, no traffic study will be necessary for this plan. Mr. Hartman recommended tabling any further discussion until Yingst Engineers have had the

opportunity to review, address, and respond to the comments on the Borough Engineer & Solicitor's review letters, and Mr. Engle agreed.

A **Motion** was made by Jim Hartman, seconded by Steve Ricker, to table action on the plan. **Motion carried.**

Communications: None.

Other Business: None.

Adjournment:

A **Motion** was made by Steve Ricker, seconded by Mark Smith, to adjourn the meeting at 7:12 p.m. **Motion carried.**

Respectfully Submitted,

Roger E. Powl
Borough Manager