

## **MINUTES**

### **LOWER SWATARA TOWNSHIP PLANNING COMMISSION**

**REGULAR MEETING  
APRIL 25, 2019 7:00 P.M.**

Meeting was called to order by Chauncey Knopp at 7:00 P.M. with the following present:

Chauncey Knopp, Chairman  
Eric Breon, Vice Chairman  
Kimber Latsha  
Dennis Fausey  
James Young  
Peter Henninger, LST Solicitor  
Andrew Kenworthy, HRG  
Diane Myers-Krug, DCPC  
Ann Hursh, LST Planning & Zoning Coordinator  
Tonya Condran, Recording Secretary

Others in attendance:

James Rodgers, township resident  
Dave Getz, Wix, Wenger & Weidner  
Don Wagner, township resident  
Laura Hayes, Press & Journal  
Chris DeHart, township resident  
(Also present but not signed in - Judd Dayton, Evans Engineering)

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL**

### **APPROVAL OF MINUTES:**

Mr. Knopp asked if there was a motion to approve the March 28, 2019 meeting minutes. (Minutes were corrected to note that Mr. Henninger was not present at the March 28<sup>th</sup> meeting.) Motion was made by Mr. Young to approve the corrected minutes and seconded by Mr. Fausey. All were in favor. Minutes were approved.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**a. Preliminary/Final Subdivision/Land Development Plan for Wilsbach Distribution Facility**, Planning Commission File #PC2019-02, with a time deadline of June 26, 2019. Located at the SW corner of Oberlin Road and Longview Drive, 62.75 acre, zoned Industrial Park, equitable owner Wilsbach Distributors, Inc., submitted by Evans Engineering, Inc.

Dave Getz of Wix, Wenger, & Weidner attorneys representing Wilsbach on this plan introduced himself and the engineer for this project Judd Dayton of Evans Engineering.

Mr. Dayton then took the floor to explain the plan. It is for Wilsbach's distribution facility along Oberlin Road and Longview Drive. The southern side of the property is bordered by a township park (Memorial Park) and a residential neighbor (James Rodgers' property) to the west side. This proposal is for a distribution facility for beer. The main access for trucks will be on the northern side of the building, coming off of Oberlin Road. Trucks will be loaded inside the building. There is also a single emergency access road coming off of Longview Drive.

Mr. Henninger asked for clarification about the access to the site.

Mr. Dayton clarified that there is an emergency access only coming off of Longview Drive. The single access is off of Oberlin Road. The emergency access off of Longview Drive is being proposed as a gravel drive.

Mr. Getz added that they have been in front of two different boards of this township already because this is a beer distributor. He said they have to move the liquor license from the facility where it is now (Susquehanna Township) to here. That hearing was last August. There will be no retail sales at this facility, but it still falls under LCB (Liquor Control Board) so they have to actively move the liquor license. He went on to say that they were also in front of the Zoning Hearing Board a couple months ago to ask to reduce the

number of parking spaces. LST's Zoning Ordinance would've required about 340 spaces which was about 150 more than they needed. The Zoning Hearing Board granted that variance. So this plan has been seen by a couple groups already, but this will be the Land Development Plan coming through now.

Mr. Dayton came back to the microphone to address the second set of comments. He said he feels they did a good job addressing the first round of comments. Outside agencies approvals are left on the list, and a couple of things to tidy up, the biggest thing being to show truck pass sweeps in and out of the driveway. Otherwise, he said he doesn't feel they have any huge issues.

Mr. Dayton went on to say that there are a couple of waiver requests. Since the initial submission, they have retracted one of their waiver requests. The remaining ones have turned into deferrals for sidewalk and curb.

Mr. Knopp asked Mrs. Hursh for any questions or comments.

Mrs. Hursh said she had nothing major. She informed that we did get an address issued for this property, it will be 1977 Oberlin Road. Also, they are going to be vacating some utility easements and they will get us the paperwork when they have that. This is one of the things that they weren't able to address yet.

Mr. Breon asked if the Fire Department has seen this plan yet.

Mrs. Hursh replied that they saw the initial plans and they didn't make any comments as far as specific details that Don Fure will get during the building review.

Mr. Breon noticed that emergency access doesn't go all the way around the warehouse.

Mrs. Hursh said no, and that the Fire Department didn't ask for anything like that in the first go-around. Mrs. Hursh showed on the plans where the fire trucks would come in and go around to access all sides of the building.

Mr. Breon argued that it would be hard to fight a fire at the other end of the building that runs along Longview Drive since the emergency access does not circumference the entire building.

Mr. Dayton agreed that this was one of Mrs. Hursh's comments as far as a turn-around at the retention basin end. He said they are going to expand the area of the access that goes back there. Right now it is a dead-end with a fire hydrant back there. He said they have the required spacing for hydrants around the building and they also hit that back corner. As far as physically being able to drive places, you would not be able to drive around the building due to the giant PP&L easement on the south side.

Mr. Breon asked how long the building was approximately.

Mr. Dayton said it was several hundred feet long.

Mr. Fausey added that the office was 215' x 70'.

Mr. Breon said if the office was 215' x 70' then the building was probably around 600 feet. He said the reason he asks this is for Mrs. Hursh to ask the Fire Department how they plan to deal with covering the back of that building with less than a hundred foot aerial ladder truck.

Mr. Dayton added that there are giant PP&L lines overhead behind the building where he is mentioning, so aerial will be a challenge off the back of that building.

Mr. Breon said that he thought the lines were being moved.

Mr. Dayton informed that there are two sets of lines. One runs along Oberlin Road and then continues on. The other currently runs straight through the building path and turns.

Mr. Breon added that the one that runs straight through the building path is the one that is moving.

Mr. Dayton confirmed that yes, that one will be relocated. So now they will both piggyback along that side of the property. So PP&L's easement goes pretty close up to the back side of the building. There will be two giant sets of overhead lines running back there.

Mr. Henninger asked if they were saying they would not be able to get a drive-around within the PP&L easement.

Mr. Breon interjected that putting a big old metal thing there near that building with flowing water which would produce spray near a 440 volt electrical line was probably not a good idea.

Mr. Dayton added to have physical access to the easement is possible but to have aerial access there is not.

Mr. Henninger asked if Building Codes require that whole facility to be sprinklered.

Mr. Dayton said he believed that it does have sprinklers.

Mrs. Hursh confirmed that she did speak with Don Fure and it will have sprinklers.

Mrs. Hursh added that the emergency access is in the vicinity of the gas line, so it may end up being somewhere else instead of right there (where it is located on the current plan).

Mrs. Hursh also explained that we did not require a buffer along the park.

Mr. Breon asked how far the retention pond is from the back of the park.

Mr. Dayton said it is roughly about 130' from the park.

Mrs. Hursh added that the buffer will be along all residential sides.

Mr. Breon asked how deep the retention pond would be.

Mr. Dayton said not very deep. It is an infiltration basin so they are not designed to be deep, they are designed to cover more land so that it can suck up more water. They are designed to deal with 12 to 18 inches of water, 24 inches maximum. The total depth is only about 4 or 5 feet deep. Also instead of using the 100-year maximum standard for emergency conditions they upped it to the 500-year standard.

Mr. Breon said he was just concerned on whether or not there should be fencing around it because of the park being in such close proximity.

Mr. Knopp asked if there were any questions or comments from HRG.

Mr. Kenworthy stated that a second plan review was dated 4/9/19, and although HRG did have a number of comments, there is nothing significant. There are a number of outside agency approvals noted, but technically the items of this plan have been addressed so he had no other comments.

Mr. Knopp asked if there were any questions or comments from County.

Ms. Myers-Krug from Dauphin County Planning Commission was here on behalf of Alexa Korber and went over Ms. Korber's comments. The first two are concerning access onto Oberlin Road. She asked if there was enough turning radius for trucks to turn onto the roadway and if the sight-distance was acceptable to PennDOT.

Mr. Dayton confirmed that there is enough turning radius and the sight-distance is acceptable.

Ms. Myers-Krug asked if there is an idling policy in place.

Mr. Dayton said that he doesn't believe there is.

Ms. Myers-Krug then asked how emergency vehicles will access the detention basins and if they would drive over the spillway.

Mr. Dayton said no, not over the spillway. They have direct access to the smaller one in the front, they will also have decent access to the big one, but they had to build an access into the other one so they could get in to and out of it.

Mr. Breon asked to talk about the idling policy again. He asked Mrs. Hursh if anything was done with the other trucking facilities regarding idling.

Mrs. Hursh said that with UPS, they made a policy that idling could only be for 1 to 5 minutes or something like that.

Mr. Henninger reiterated that that is their (UPS) policy.

Mr. Fausey asked if there was an ordinance on idling.

Mr. Henninger said that he did not believe so.

Don Wagner, resident of Oberlin Road, came to the microphone. He advised that there is a state requirement that the idling limit is no more than 5 minutes.

Ms. Myers-Krug then suggested it may be worth it to consider a deed restriction on proposed Tract 2 to preserve the stormwater control value.

Mr. Dayton responded that they haven't proposed one at this point but they do have a wetland component to this project, but said he is expecting them to

either ask and/or mandate something in the form of a deed restriction on some of these waterways.

Mr. Fausey asked what is being done about widening the road at the access point on Oberlin Road.

Mr. Dayton explained that there are two components. There is a separate right-hand turn entry lane as you come east. There is also a thru-lane for traffic and a wider shoulder with curbing coming out of the entranceway. There will also be a dedicated left-turn in the westbound lane. So turning movements, both east and west bound, will be separate.

Mr. Breon asked if truck traffic would be coming and going west on Oberlin towards Harrisburg as opposed to east heading into the township.

Mr. Dayton said yes, most of the traffic will go eastbound towards Harrisburg with maybe a few exceptions.

Mr. Breon said he understands there may be a truck or two that has to go to Middletown.

Mr. Dayton said that the left turn-in lane isn't so much for trucks as it is for personal vehicles of employees of Wilsbach. And also the right turn-in lane coming eastbound from Harrisburg was warranted because of coming off of that 50 MPH stretch of road.

Mr. Young asked what the volume of trucks per day was.

Mr. Dayton said he did not have that information.

Mr. Latsha feels that trucks coming out of the site onto Oberlin Road with cars flying up there going 50-plus MPH is going to be a dangerous intersection.

Mr. Getz went back to Mr. Young's question about the number of trucks per day. There is about 10 to 20 delivery trucks coming in per day and send about 30 trucks out per day. And most of the trucks that are going out, will be leaving between the hours of 5:00 am and 7:00 am, and going left out of the property, down the hill into Swatara Township [because that is the easiest way to get to Routes 83/81].

Mr. Latsha restated that he feels this is a very dangerous spot for trucks to be pulling out into traffic.

Mrs. Hursh said they will be doing work on the current bank/slope there to help improve the sightline.

Mr. Latsha asked for help understanding exactly where the access point will be.

Mr. Dayton said it will be directly across from where the barn is sitting on the opposite side of Oberlin Road.

Mr. Latsha said the visibility there is not good especially with vehicles coming at speeds of 50 MPH.

Mr. Dayton said they have put it in the best spot that they could along that frontage. It is physically in the 35 MPH zone, but they cannot get it any closer to Longview than it is, so it is as far away from the 50 MPH zone as possible. But there is safety work going on there to improve sightlines in both directions such as tree clearing and embankment removal.

It was also brought up by Mr. Getz that the trucks that are being sent out from there are not tractor-trailers, but beer trucks so there are not as long.

Mr. Latsha then went back to the topic of the detention ponds. He asked if there is guidance that needs to be followed in regards to detention ponds. For instance, is there a minimum distance required from property lines? And is there any guidance out there as to when you would need a fence or how deep it needs to be before it becomes a concern?

Mr. Breon interjected that the Township has precedence to decide if we feel it needs a fence around it. He reminded that there are lots of children up in that area, especially during ball games, so he doesn't feel this is too much to ask to put up a fence.

Mrs. Hursh replied that the Ordinance states that you can require a fence around a detention basin if the Township feels that it is necessary.

Mr. Breon asked what the procedure was for this to happen.

Mr. Henninger advised that it could be part of the recommendation to the Board of Commissioners. We would just include the request that a fence be put around Basin #3 because we feel it presents a potentially dangerous condition.

All agreed that the safety aspect outweighs the maintenance nuisance.



Mr. Knopp asked Mr. Henninger for any further questions or comments.

Mr. Henninger said the buffer requirements along Longview Drive and the buffer planning are Zoning regulations. He understands there are gaps in the buffer probably because of utility easements that exist or will exist. But it is still a zoning requirement, which begs the question will they need a variance, because you cannot waive a zoning requirement.

Mrs. Hursh explained that when they met with them originally, before the plan was submitted, they discussed the buffer. She explained that there was a berm along the subject area and our Ordinance states that you must have screening or a berm. So since they have the berm there, we can count that as their screening. But they do have to have the screening adjacent to all residential area.

Mr. Henninger asked if there were any gaps in that area.

Mrs. Hursh says there is a small one that she had questioned them about. There is an easement there and they are not exactly sure what they can plant in that easement.

Mr. Henninger said he understands there is an easement there and that would give them absolute grounds for a variance but again it is not something that is waivable. He said he was fine with Mrs. Hursh's interpretation of the berm being sufficient to replace a screening. But he said he is not sure how to get around the requirement of the gap where the pipeline is without getting a variance.

Mrs. Hursh said she didn't think it was a very big area but it was one of her comments in her Plan Review.

Mr. Henninger restated that he feels it needs to go before the Zoning Hearing Board.

Mr. Getz asked if they show it there and then were told by Buckeye Pipeline that they cannot do it, he doesn't feel it would need to go for a variance because it's an impossibility.

Mr. Henninger said that he feels that rather than putting this plan on hold for three months waiting for a Zoning Hearing, it should just be shown on the plan and if Buckeye Pipeline says no, then it is something that can be handled properly without slowing down the process.

Mr. Getz said they will show it on the plan.

Mr. Henninger reiterated that would be the best solution, because if it can't be done, then it can't be done. He doesn't feel a whole plan would be rejected just because of a 50 foot buffer.

Mr. Breon asked how soon they would be starting.

Mr. Dayton said that PP&L has to move there lines in order to start construction of the building.

Mr. Getz said that it will probably start sometime next year; but there are many outside agencies that they still have to go through before they can start.

Mr. Knopp asked if there were any questions/comments from the Planning Commission. There were none at this time.

Mr. Knopp asked for any questions/comments from the public.

Mr. Jim Rodgers of 181 Highland Street came to the microphone. He lives immediately adjacent to the proposed property. For the last 14 years that they have lived there, they have known that this is one of the few undeveloped industrially zoned areas in the township. With the first set of plans that came to this board before it was tabled, he had submitted a number of comments to the Township and to Wilsbach and their engineers for addressing. He said most have been satisfactorily addressed in his opinion. Aside from the traffic impacts associated with this new development, he says that his property is going to be the most impacted by this development and he said they knew that when they moved in. He informed that he works for an engineering firm so he is also familiar with this process and the idea of preliminary sketches. He said a lot of his concerns are more to do with the initial designs. He did raise the issue of designing detention ponds for 100-year storm events; in the 14 years he has lived along Laurel Run, there has been at least 2, but probably 3, 500-year storms. In the initial plan set, the existing conditions of where his home is were not shown, so he was happy to have Evans Engineering come and show the Township this to make everyone aware. He said he was concerned for his family's safety in the initial plan because there is a large detention pond immediately up-slope from where their house is (he also informed that this pond has about a 10-foot large berm along the edge of it). Some of the flooding events that they have experienced along Laurel Run make them concerned about another major storm event and what that could potentially mean.

Mr. Rodgers went on to say that it is his opinion that the plan being presented here tonight is better than the first one they received for a variety of reasons. They've added some benching and some diversionary trenching that he feels will be helpful. His concerns on that issue are now more largely focused on the construction phase where the residents and neighbors will have comparatively little, if any, way of monitoring that. He said he is counting on the Township and the township engineers to monitor that appropriately.

Mr. Breon asked what is it that he is concerned about during construction.

Mr. Rodgers replied that if everything is built as designed, he feels it will be workable, in most situations. If a detention pond is put in and it doesn't perc the way it is supposed to, then they will have a much larger pool of water up there. He went on to say that he does have some concerns now just because there is a large concentration of water just up-slope of his house that will cause him to have water issues. He said the water will daylight on his driveway first on its way to the creek, as it does now when that area drains. He feels he did have a good and open dialogue with Wilsbach representatives. He informed that this will be at least the third time that this property has tried to be developed since his family has lived there, so he knows it's a challenging site. Ultimately water is going to perc into the ground and his property is downhill of it. It will have to go over his land before it gets into the creek. He said there are some crossings along the creek that allow him access to his property and they do become inundated in these large storm events, so some concentration of the run-off from the proposed site is concerning to him that it may cause problems for him.

Mr. Breon asked for clarity. He asked if today, with no development up there, Mr. Rodgers has issues from the water running off of that site.

Mr. Rodgers answered that with flash flooding events Laurel Run (which is a very short run) becomes inundated and the banks overflow but it is only for a short time until the water runs from Strite's Orchards down over his property and then down into the river in Highspire. Right now, this only happens when we get about 2 or 3 inches of rain in a day. Sometimes the private bridge to their house becomes inundated. He said if you drive further down the logging roads on his property where there are some old pipe crossings, they also occasionally become inundated. These are things he says he is already dealing with. With the rain events increasing in frequency, it will only get worse. He does feel there have been a lot of efforts in this

second submission to mitigate and improve that; however, we are still talking about a large impervious development on what is now farm fields. Mr. Rodgers says that the goal is to try to get as much of that downstream of where his house is located as possible.

Mr. Dayton said that they organized their stormwater concept with the way it discharges with Mr. Rodgers' property in mind. Right now, there is real estate that goes towards Oberlin Road, then comes back out, and ultimately flows past his house. The rest of the site drains downstream of his house. They tried to minimize the amount of real estate that goes to the north and ultimately past his house, and will instead try to "spin" the water to the two southernmost detention ponds to rebalance the way water leaves the site with respect to the improved parts of Mr. Rodgers' property.

Mr. Henninger asked Mr. Rodgers if his biggest concern would be failure of detention pond #2.

Mr. Rodgers confirmed that. He said he understands the concept of the design and it shouldn't hold a lot of water even in a large storm event, but if it were the case that there would be a failure, he feels they are talking about potential loss of life not just property. But he feels what is depicted here tonight is a better approach than he has seen before; the emergency spillway should direct that water downstream of him. But, as the County has pointed out, if these things are not maintained properly or if they are not constructed properly, there are going to be issues. He feels there will be issues just from perc-ing that amount of water into that space right above his house.

Mr. Breon asked for more clarity on what Mr. Rodgers is asking the Township to do.

Mr. Rodgers replied that he doesn't feel he has anything for this board (Planning Commission) to deal with. This is an Industrial zoned property, so it is a permitted use, and he knew that when they moved there. He's just raising these concerns because he feels it is important to have them on the record. There are other things that he brought up about the process, for example the emergency access, that were things that were not in the original plans. Regarding the traffic issues that were brought up, the current entrance is proposed more or less where the farm tractor access is for that farm, so you can see there is a lower area there. He agrees with the board's feelings of it being a dangerous area because of the speed of the vehicles coming up through there, unfortunately PennDOT won't address that until this facility is

built and we can show a traffic impact. In theory, he feels it would all work better for trucks, if that 50 MPH zone was a 35 MPH zone.

Mr. Rodgers also feels that removing some of the large wooded areas from the property will impact the amount of erosion and water-flow onto his property. He has concerns about that. This is a sloped area. He pointed out that he lives in the gulch below this property. He just wants to make sure things are done that are compliant with LST's zoning regulations and design regulations in the land development ordinances to make sure they are managing that process, especially during construction.

Mrs. Hursh informed that LST will have a MS4 person starting on May 1 and one of the things they will be required to do is keep track of all these detention basins which we do anyway and make sure they are maintained and they function properly.

Mr. Breon asked when the township's oversight starts.

Mrs. Hursh said that HRG is out there during construction.

Mr. Kenworthy added that public improvements (which are improvements that would affect the public) get bonded so HRG reviews the construction process as they progress. Once they are complete in accordance with the approved plans and permitting, HRG will then recommend release of that bond. This is kind of a checks-and-balances process that happens during construction. Once the project is done and the facility is operational, it then gets turned over to the Township's MS4 Coordinator to oversee.

Mrs. Hursh informed that during that time and from the time construction is done, LST holds a 15% Letter of Credit bond for maintenance. So if it doesn't function properly after 18 months, they don't get the rest of the money back until they fix it.

Mr. Fausey asked who LST's MS4 Coordinator is.

Mrs. Hursh informed that her name is Madison Smith.

Mr. Knopp asked for any other questions/comments.

There were none.

Mr. Knopp asked for the waivers to be addressed.

- Waiver #1 - Preliminary Plan. Plan is presented as a Preliminary/Final Plan. Mr. Latsha made the motion to approve, Mr. Young seconded, all were in favor. Waiver granted.
- Waiver #2 - Street widening along Oberlin Road, Longview Drive, and Highland Street.
  - Mr. Knopp asked for clarification that they did not want to widen the streets.
  - Mr. Dayton said they are asking for it to be deferred. He said technically the Ordinance requires that all streets along the frontages of the property be widened to Township specs, so they are clearly doing the widening required along Oberlin Road in conjunction with the access drive.
  - Mr. Breon then asked why Oberlin Rd. is listed in the waiver request.
  - Mr. Dayton said the improvements are not the entire frontage, he thinks the only part that doesn't meet requirements is up at the intersection of Oberlin and Longview.
  - Mr. Breon asked if we were requiring them to do anything with Longview.
  - Mrs. Hursh informed that they are asking that we do not require that.
  - Mr. Henninger said that Longview will not be used as an access, so it is not being affected, nor is Highland Street being affected.
  - Mr. Dayton said they did a fair amount of research on widening Longview along the 1700 foot frontage of this site, and it would be a challenge to widen Longview because of all the utilities, guide wires, poles, fire hydrants, a water main, and a number of other reasons.
  - Mr. Latsha added that the trucks are not using Longview for access.

- Mr. Dayton confirmed that and said the only access that would be used off of Longview is an emergency only access.
- Mr. Henninger said that the only use of Longview would most likely be employees coming up from Fulling Mill Road.
- Mr. Breon asked approximately how many employees will be on site.
- Mr. Getz said currently they have 110 total employees, 88 are full-time employees.
- Mr. Kenworthy added that the board should consider speed. Longview is a fairly narrow street which tends to reduce speeds; so widening the road may tend to increase the speeds. So given the utilities and the other things that were discussed, speed may be something else to consider.
- Mr. Breon said his only concern with this was that if it doesn't get done now (the widening of Longview), it may never get done. He feels this may be the last shot at ever getting it done.
- Mr. Henninger asked what the ROW (right-of-way) width was along Longview.
- Mr. Dayton said it was 33 feet. (Mrs. Hursh confirmed).
- Mr. Henninger questioned if it could be brought to standard with a 50 foot ROW with the location of the homes around there anyway. He agreed that it would be a challenge to widen that road.
- Mr. Latsha added that the rest of Longview would still remain the same.
- Mr. Young asked to go back to the subject of the widening of Oberlin Road. He asked if we were only waiving a portion along Oberlin Road, since it was mentioned that there will be turning lanes.
- Mr. Getz said that HRG's comment said that any requirement improvements to Oberlin Road will be determined by PennDOT.

- Mr. Henninger agreed that the HOP (highway occupation permit) will tell us what has to be done. We don't differentiate between township roads and state roads, we want extra ROW and no one has ever challenged whether we have the right to require it along a state road but if it is necessary PennDOT will require it anyway.
- Mr. Latsha said that he feels we should require it then and if we ever get to the issue where PennDOT doesn't require it, then we'll deal with it. He feels the widening of the road there on Oberlin Road is absolutely needed.
- Mr. Breon asked Mr. Latsha if he was requesting to take Oberlin Road completely off the waiver.
- Mr. Latsha said no, he is not saying that, because there is a piece on the north end that has no impact on the turn and he doesn't feel PennDOT would require it, he just wants to know if there is a safety issue there.
- Mr. Breon asked how they could do anything else other than what they have already told us.
- Mr. Latsha said he doesn't want to give them a waiver for anything that is already on the plan. He went on to say that they have the extra lane on the plan, but north of that extra lane heading towards the intersection, he wanted to know if Oberlin would be widened there.
- Mr. Dayton said they taper back into existing there, just short of the intersection.
- Mr. Henninger asked if the waiver request was from the end of the proposed widening to Longview heading north.
- Mr. Dayton said he thinks that would be accurate.
- Mr. Henninger said if that is all that is encompassed in that, then the motion would want to state that.
- Mr. Breon interjected that this particular section of Oberlin is one of the worst in the Township. Coming up the hill towards



Longview Drive and making a right, even for a car, requires you to slow down to about 10 mph or you could damage your vehicle.

- Mr. Latsha asked if a turn-lane to go onto Longview Drive is something we would want. He added that he doesn't know enough about traffic to say if that is a good idea or not, but it is definitely a dangerous intersection.
- Mr. Getz added that making it wider doesn't necessarily make it safer. He stated that he is not a traffic engineer either but they will do whatever PennDOT tells them to do. We would hope that PennDOT looks out for public safety.
- Mr. Breon said that we are just trying to figure out whether we want them to do a little more than what PennDOT wants, relative to Longview. But he said he just doesn't know what to do to make it better.
- Mr. Kenworthy said that if it is a concern of the board, it should be incorporated into it now with a caveat that if PennDOT does not allow it, or the board has a different opinion, now is the time to put it into the process.
- Mr. Breon asked how we go about telling them what we want.
- Mr. Kenworthy said the topic on the table is the widening of Oberlin Road, which is a requirement that they are asking a waiver for.
- Mr. Latsha wanted to clarify that this is the part of the road that is between the access to the distributorship and the intersection. He asked what that distance was.
- Mr. Dayton said it was several hundred feet.
- Mr. Latsha then asked where it starts to taper.
- Mr. Dayton it starts to taper right after the turn lane.
- Mr. Latsha asked if the turn lane could just continue up to Longview. And if anyone thought that would make it any safer.

- Mr. Fausey questioned what our authority was for requesting Wilsbach to put that turn lane in since PennDOT owns Rte. 441.
- Mr. Latsha added that this is an unresolved legal issue that is not going to be resolved here.
- Mr. Getz suggested that if a right-turn lane is created, it might encourage the through-traffic to go faster.
- Mr. Henninger recommended there be two motions. For Longview and Highland, he feels there should be a motion for recommendation for the waiver of the road widening. Then the second motion would be to recommend denial of the waiver for the Oberlin Road road-widening.
- Mr. Young added that he would like the words “consistent with the HOP issued by PennDOT” so that whatever PennDOT required to be widened, would be widened and we are not waiving anything they would require. Then also add a second part that we want additional widening whether PennDOT approves or does not, and be on record of doing that.
- Mr. Henninger asked if the HOP that is submitted to PennDOT includes looking at the intersection of Longview and Oberlin, or is it only about the entrance into the site.
- Mr. Dayton said it does include intersections in both directions as well as the access drive.
- Mr. Knopp asked if there was a motion to recommend approval of the waiver on widening Longview and Highland.
- Mr. Young made the motion.
- Mr. Latsha seconded the motion.
- All were in favor.
- Mr. Knopp asked for a motion on the second part: to recommend or deny the waiver request for the widening from the end of the acceleration lane on Oberlin Road heading towards Longview Drive up to Longview Drive.

- Mr. Breon made the motion to deny the request of this part of the waiver because he feels something needs to be done there to make it safer.
- Mr. Latsha seconded the motion.
- All were in favor.
- Waiver #3 - Eliminate curbing along adjoining roadways.
  - Mr. Dayton said the argument with this is that it is all tied together: road widening, sidewalks, stormwater, utilities and all the rest.
  - Mr. Latsha asked if the request was to defer it rather than waive it.
  - Mr. Knopp confirmed that this was a deferral.
  - Mr. Latsha then made the motion to approve recommendation.
  - Mr. Young seconded.
  - All were in favor.
- Waiver #4 - Deferral of sidewalks.
  - Again, Mr. Knopp stated this was a deferral.
  - Mr. Latsha made the motion for recommendation of approval.
  - Mr. Young seconded the motion.
  - All were in favor.

Mr. Knopp asked what the Planning Commission would like to do with the overall plan for Wilsbach Distributors.

- Mr. Latsha made the motion to approve with the stipulations and consideration of the fence, additional landscaping, and satisfying the outstanding review comments from HRG, Dauphin County PC, and LST Staff.

- Mr. Young seconded the motion.
- All were in favor.

Mr. Getz added a final comment. He wanted to make sure that it was understood that if PennDOT said they cannot widen that part of Oberlin Road that the LST Planning Commission wants widened, LST would be overruled by PennDOT.

This was understood by all.

**OTHER BUSINESS:**

The next Planning Commission Meeting will be held on Thursday, May 23, 2019 at 7:00 P.M. (Meeting was subsequently cancelled due to no business.)

**ADJOURN:**

A motion was made by Mr. Young and seconded by Mr. Breon to adjourn the meeting.

Meeting adjourned at 8:17 P.M.

Respectfully Submitted,

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Ann Hursh  
Planning and Zoning Coordinator