

West Hanover Township Planning Commission

7171 Allentown Blvd, Harrisburg, PA 17112

Thursday , March 22, 2018

Members Present

Jim Zeiters

Kyle Miller

Jim Shandersky

Tom Stewart

Charles Ankney

Richard Mula

Deborah Packer

Others Present

John Miele EAC

Scott Udit, Director of Building and Grounds, CD

Mike Huxta, Engineer, ELA Group

Andrew Bomberger, Tri-Coun Planning

Alex Greenly, HRG, Township Engineer

Erin Letavic, HRG, Township Engineer

Staff Present

Janet Hardman, Zoning & Planning

Sharmaine Harman Assistant: Zoning & Planning

I. CALL TO ORDER

The meeting was called to order by Mr. Zeiters at 7:05 p.m.

II. Roll Call

All Present

III. Approval of Minutes

The minutes from February 25, 2018 were approved as written. Mr. Miller moved second by Mr. Stewart. **Motion passed unanimously.**

IV. Public Comment

No Comments

V. New Business

Central Dauphin School District for West Hanover Elementary #18.002

Mr. Huxta stated he is from the ELA Group on behalf of Central Dauphin School with me is Scott Udit, Director of Buildings and Grounds from Central Dauphin School District. I was

here last month with plans of Conditional Use Application. Since then Central Dauphin School District was before the Board of Supervisors on March 19, 2018 to gain approval from the Board of Supervisors for the Conditional Use Application. Since then Central Dauphin made some changes and modification request. The bus traffic now comes down Holstein Road and exits onto Manor Drive. The parent drop off and teacher parking comes in off Manor Drive to small parking lot. This parking lot is not large enough for their needs. There's a smaller parking lot in the rear of the school. There are no storm water controls on the site. The water is piped off site into a stream. Central Dauphin School District is going to build another school behind the existing school so the schools that exists now can be used during construction. The proposed plan has been updated since Planning Commission has seen it. Holstein Road would be parent drop off and the exit onto Manor Drive would be the bus loop.. There would be a separation from those two access points. Some changes were made to add stairs in the back of the school on the West Side and add additional path that leads into the paths of the park. The buses would be able to stack along the bus loop and there would still be room for the other buses to get by the parked buses. Storm water will be controlled to the front. There are 3 main basins and will be controlled as an underground catch basin. This was a quick overview are there any questions?

Mr. Ankney stated the parents drop off now is Holstein Road then they exit out onto Manor to the light. If you are thinking of adding more students is that enough space in this design to handle the pick up additional students? If they just go around the parking lot then out on Manor Drive you are giving up half of Holstein Road.

Mr. Huxta stated I will look into the traffic count based on other school to see if there would be more than 121 trips. I understand your concern. I know that Central Dauphin is looking at the amount of parent drop offs.

Mr. Mula stated are you anticipating stacking on Holstein Road is the road being widened?

Mr. Huxta stated yes to provide for additional roadway and sidewalks.

Mr. Mula asked about the bollards at the bottom are the permanent?

Mr. Huxta stated the bollards will be permanent for security reasons so the cars don't have access to the front of the school.

Mr. Miller asked if the PSAB given these changes?

Mr. Huxta stated there was a meeting set up with the architects and Public Safety Advisory Board for last week.

Mr. Miller stated he was not at the meeting so he wasn't sure.

Mr. Zeiters any other comments?

Mr. Huxta stated Central Dauphin School District submitted 4 modifications but there are 5 on the plan. The fifth one was not a formal modification in writing. The fifth one would be modifications of the height of the curb Section 173-12 Preliminary Submission 173-17 financial security and storm water management Ord section. 1) peak flow for a 2-year storm event. 2) the cover over the concrete pipe that will be used.

Mr. Ankney stated what pipe in the driveway or out on the road?

Mr. Huxta stated in the driveway on school property.

Mr. Zeiters stated any comments from the engineer?

Ms. Letavic stated in the legal description about the right of ways. There has been some legal narrative versus the plat versus the plans. Just check these 2 times before you send to HRG we look at them at the same time. Also related to the potential chapter stream line permit. Have you looked at that.?

Mr. Huxta stated yes, the Environmental Specialist stated it was needed we will submit that also.

Ms. Letavic stated I believe that is a conditional approval item. So, the plan would not be submitted until it is received.

Mr. Huxta stated he understood it will be submitted with the NPDES.

Ms. Letavic stated for public safety it is recommended that a side walk along entire Holstein Road if on street parking is going to be allowed. HRG would like to discuss that in the future.

Mr. Huxta stated there would be no parking along side that road there would be additional no parking signs along Holstein Road and Central Dauphin will pay for them.

Ms. Letavic stated did you look at the radius on the cul-de-sac? Will there be enough room to turn around? I am concerned with people going the wrong way and pulling into private driveways along Holstein Road this will generate complaints.

Mr. Shandersky stated that no thru signs some people would not read and go through.

Ms. Letavic stated could you provide a sketch for that radius on what the outcome would be? Another issue is the grades of the driveway. I am not sure the inlets will be enough to catch water would a French drain be better?

Mr. Huxta stated that changing the grades so its not going to be crowned but sloped to one side that should be able to pick up the water

Ms. Letavic stated the Geotech reports states they recommend the Geotech engineer be on sight all stages of construction. I think that is a good idea to add to the plan. Geotech should be part of the plan.

Mr. Huxta stated he will add that.

Ms. Letavic the modification for Preliminary plan, and financial security. A Financial

security in place is in the best interest of the Township for the township engineers to inspect and determine how much money should be drawn.

Ms. Hardman stated I think HRG still do all inspections

Ms. Letavic stated then HRG will inspect the project

Mr. Huxta stated Central Dauphin will pay all fees.

Mr. Zeiters asked any comments from Tri-County Planning Commission?

Mr. Bonberger stated the sidewalk issue. I am a firm believer all schools should have accessibility to safety for all pedestrian's school should have sidewalks along public roads.

Mr. Huxta state there will be a sidewalk along Holstein Road up to the access drive.

Mr. Ankney stated the children on Florence now walk through the parking lot. How would they get into the school? There is a hill in the back of the school and a little driveway they would have to walk around the school to get into the front.

Mr. Huxta stated they would have to cross at the access driveway.

Mr. Shandersky stated could there be another sidewalk on the other side of the road.? Could there be a commitment in the plans for future sidewalks to be put in?

Mr. Huxta stated that a requirement the Township wants to put into to the plan if a need arises.

Mr. Shandersky stated to show as a dedication on the plan.

Mr. Mula stated all the different intersections makes harder to walk to the school. We have to have pedestrian friendly approach.

Mr. Zeiter asked Mr. Miele if there were any questions from the EAC?

Mr. Miele stated our comments about the lighting and storm water maintenance issues

Mr. Huxta stated yes, I have a note regarding the basin and the lighting. There are no wetlands.

Mr. Zeiters stated Ms. Hardman do you have any questions?

Ms. Hardman stated is there a need for speed limit signs?

Mr. Huxta stated the speed limit will be 15 mph on site.

Mr. Huxta stated most comments have been addressed and will be on the next plan submission.

Mr. Zeiters stated are there any other comments? None

VI ADJOURNMENT

A motion was made and seconded. The motion passed unanimously. The meeting adjourned 8:10p.m.

