

The meeting was called to order by Dean Frankenfield with the following members present; Brenda Sears, Dave Nyman, Anne Fenley, Nancy Booz, Jim Valletta, and Township Engineer Steve Baluh. Sam Martin and Manager Anne W. Klepfer were absent.

Chairman Frankenfield noted the correspondence list on the agenda and that copies of the agenda and minutes were available at the sign in sheet area. The minutes of February 14, 2008 were approved as presented on a motion by Dave Nyman, seconded by Jim Valletta and passed unanimously.

Old Business – Holly Brooks Subdivision: Brooks Harris, ELA Group, Inc., gave an over view of previous discussions. He presented photographs of subdivisions in the State College area, he said similar to his proposal. Dean Frankenfield reiterated the Boards' position on the Township's zoning requirements and what is needed to move ahead with the project; the information is included in the Engineer's letter. Mr. Harris stated sidewalks and curbing are now shown on the plan, though Mr. Harris stated they're detrimental to stormwater management. Mr. Frankenfield stated the Board will not argue philosophy; they are to abide by the ordinance; it may true in some cases, but not all. The 3/10/08 C. Robert Wynn letter was reviewed. Item 1 – The legal right of way is to be measured from the center of Branch Road and stepped around buildings. It is a will comply. Item 2 – The site calculations will be shown on the record plan sheet (to be recorded). The maps may be on a separate plan sheet. Item 3 – Del Val Soils is preparing the Wetland Soil Delineation Report per Mr. Harris. It will be submitted to the township. Item 4 – Floodplain Analysis Report was submitted. However, the applicant must apply to FEMA for a map revision to permit the proposed construction of Lots 8 and 9. Steve Baluh stated if the grading for these lots did not encroach on the floodplain, a revision would not be necessary. This is advantageous for the buyer of either lot in order to obtain flood insurance. Mr. Harris will comply for final plan submission. Steve Baluh agreed to the time period. Item 5 – The Board was in favor of a 20' wide recreation easement along the creek rather than the 15,000 sq. ft. area discussed previously in lieu of a monetary contribution. The waiver request letter must be revised as this plan shows the recommended curbing, sidewalk, and stabilized shoulder improvements. Item 6 – The location of the sidewalk will be revised to end at the handicapped accessible ramp at the center of each curb return radius, and not extend along Branch Road. Item 7 – An enlarged detailed plan clearly showing proposed improvements along Branch Road is to be submitted to clarify agreed upon items. Item 8 – Details for the concrete driveway aprons will be added. Item 9 – Additional landscaping details; trees to be removed, trees to be added, showing types, spacing and placement, will be added to the plan.

Item 10 – Mr. Harris offered the stormwater management plan was designed per the latest PA Manual criteria. He offered he is familiar with the land

and the area drains well. He suggested having the BMPs tested prior to road improvement completion. Steve Baluh offered he understood his concept; but 3 ft. tall basins without a way of discharge or under drains, will end up as big ponds. It's his opinion after construction is done, and top soil replaced, they will not percolate. The Board asks for verification now; they don't want to wait for a contractor. Steve offered options. Dean says the State does not want reheated water introduced into the soils either. If you have ponding, you'll have reheated water. Dave Nyman stated proof the basins will work must be shown. The Board desires the proof prior to preliminary plan approval. Steve suggested perhaps several smaller facilities, enabled to discharge water, and possibly further away from the homes, enabling the homeowner to have more useable land. 10A – An inlet/pipe is needed for stormwater discharge. 10B – Details will be added to street profile drawings and corrections on inverts. 10C – An 18' squashed pipe may be considered, although concrete is required. A waiver would be required. 10D – Steve Baluh and Steve Funk, Director of Public Works, agreed recently that a 30" dual pipe is fine. Steve Baluh requested additional details as a result; how it fits with the road width, if trees are impacted, extent of disturbance, etc. An enlarged detailed section of the entire frontage is needed. Hydraulic calculations and a General Permit must be acquired. 10E – Details must be clarified and shown for roadside swale drainage along Branch Road.

Item 11 – E & S approvals/permits are a will comply. Item 12 – Steve Baluh stated there is known contamination in the area and it has expanded over the last twenty years. Additional wells can draw the contamination to them. Testing can vary from house to house. Discussion ensued. Item 13 – Plan will be forwarded to the fire company for review. Item 14 – Del Val Soils is handing the sewage disposal plan. 14A – Lot 2 will be deed-restricted due to a spray field on Lot 1. The verification of the soil testing must be submitted. Item 15B – O & M Agreement requirement, is a will comply Item 14C – If marginal conditions exist as determined by the Health Department, tested and approved replacement sewer sites, must be shown for each lot. Item 14D – Brooks Harris will contact Wade of the BC Dept. of Health to confirm no conflicts regarding BMPs and sand mound placement. Item 14E & F are engineering items and will be addressed on the plan. Item 15 – Certification of monumentation installation prior to recordation, is a will comply. Item 16 – The 20' linear easement along Branch Road is satisfactory to the Board. The solicitor recommends defining an approximate location, enabling a modification based on field conditions, at such time of installation. It is a will comply. Item 17 – A plan revision will show a boulevard -type street light installation, as well as driveway lamp posts for the lots. Item 18 – Pertains to the formation of the entire plan set. The applicant will comply. Item 19 – Additional engineering and drafting details, is a will comply.

Brooks requested a preliminary plan/ waiver approval.

A waiver list was submitted in the beginning; however, some items were eliminated. Brooks repeated the discussed items in the review letter. Dave

Nyman offered four items needed for preliminary approval: 1 – The frontage details and resource map; 2 – Test wells; 3 – An updated waiver letter specifying all items. He suggested forwarding the waiver letter to Steve Baluh to be sure all items are covered. Steve Baluh reminded him to get the wetland study copy. The wetland mapping has to be addressed; i.e., wetland margin, pond shoreline, and the extent of the outline. Mr. Harris will work on the BMP issue. The 9/18/07 BCPC review comments were similar to those addressed in the township engineer's letter. Dean asked for comments from the audience; however, there were none.

New Business - Pennridge High School Synthetic Turf Sports Field Sketch Plan— Doug Taylor, D'uey Engineering was present for the plan. He introduced Justin Massie, of Terraform Engineering, Inc., Terri Yates and Kathy Donovan PHS School Board, Mr. Loeffler, Director of Operations, and Robert Rinehart, Business Manager. He gave a quick overview of the project. The track is on the northern side of the site, with the existing grass football field inside of it. The proposed area is less than five acres of the 140 acre site. The plan is to replace the natural turf in the track with the new synthetic surface. He pointed to the areas marked "D" which will be the track surface areas. A perimeter drain is proposed around the entire inner track to pick up rainwater sheeting across the track. The field drainage will be picked up with header pipes located around the field and under drains in a stone bed. All will tie into the existing basin on Fifth Street.

A sidewalk is planned, previously shown on the recent school addition plan, to provide access for band students and handicapped access to the field. A flat, grass-seeded area is proposed to facilitate portable bleachers. Four light standards are proposed for evening use, along with some lighting along the access pathway. A 10' high, chain-link fence will protect the synthetic turf. Dean Frankenfield asked if additional grading is needed for temporary bleachers; the answer was yes. Justin Massie replied he shows a 3 to 1 slope; currently it's a 6-1 slope, and the limit of disturbance is about five acres. He pointed to show the new sidewalk areas on the plan.

Justin began with Item 1 of the 3/5/08 C. Robert Wynn review letter. This plan has .038 acres of increased impervious surface. A waiver will be requested from requirements of the stormwater ordinance. Calculations will be provided to determine any impact to the existing Fifth Street basin, based on the Metz Engineer's design of the basin. Item 2 – Doug Taylor continued with Item 2 – Four, eighty foot high poles may be possible, rather than the 98' proposed. If 70' poles are used, it may necessitate seven standards; the higher the pole, the easier to angle them downwards. Dean offered the ambient glow is then higher in the air, to which Mr. Taylor agreed. He passed to the Board, 11 x 17 drawings to show a cross-section of the relative height of the poles to Ridge Road, and a google map showing the wooded areas and site area of the tract. Dean offered homes can still be seen from the field through the trees.

Steve Baluh said residents have called in the past regarding the park lights. Doug will determine the height of the light standards at Poppy Yoder Field. Doug offered there are lights available that can be lowered for maintenance. Brenda Sears questioned the need for lights. Doug offered the availability of the field. Currently, rain prompts mud. This field can be used by the school and the community, during a rain event without damage to it for twelve months out of a year. All groups can utilize the field, not just football. Dean offered it appears that this can be used for Friday night games under the lights. Doug offered it's not planned for or budgeted. Terri Yates offered it was discussed, but discarded due to the communities regard for Poppy Yoder Field. Currently, not enough fields are at the 5<sup>th</sup> Street Campus. Students are bussed to many sites and park facilities for practices. Outdoor gym classes are an issue in bad weather and during muddy conditions. Soccer games in the spring and fall at 5 PM can be a problem. Doug can re-visit the lighting issue for a compromise. Six poles at 70' may be possible. BCPC suggested referring to a model ordinance offered by the PA Outdoor Lighting Council, and the recreation ordinance. Timers can be utilized also. A draft time-line was passed showing school activities outlining the users, and times, including community users/voluntary work outs. Dave Nyman stated school days/nights the field can be illuminated; the community should get a break on the week-end, Saturday and Sunday nights; no lights. The Saturday start times can be changed to 9AM, rather than 2:30 PM. Township staff will be queried as to how late the lights are on at Willard Markey Park, and the height of the poles. Doug will work on getting the light standards close to 70'. Item 3 – A yard box (hydrant) is planned to enable cooling the hot turf field down. Portolets will be placed for sanitary use. PBA will be contacted for public water access. Item 4 – Terry Yates stated the school district does not plan to expand the tract and field facility into a full stadium. Item 5 – Township Staff will be contacted for park use times. Item 6 - An index plan will provide where the field is in relation to the facility at preliminary plan submittal in anticipation of a requested waiver to show the entire PHS holdings. Item 7 – A meeting was held with BCCD and they will comply with their requirements. The stock pile area, tire wash, and a note regarding disposal of the soils off site, will be added to the plan. A General Permit is required.

Doug Taylor stated the parking is not an issue compared to that of Poppy Yoder Field. During school times, students are already parked in lots for class. Low access lights are planned for the walkway leading to the field. Once the lighting issue is resolved satisfactorily, the Zoning Hearing Board can work through the issues.

In other business, Dave Nyman made a motion to conditionally deny the Peace Lutheran Project Plan unless an extension is received. Nancy Booz seconded the motion. It passed unanimously.

Zoning Ordinance and SLDO Amendment Proposals – Steve Baluh reviewed the changes. The regional police building qualifies as a municipal

building; thus allowing for a reduced front yard setback as a municipal building. The state modified the approach zones to the airport which the Township is obligated to adopt. Out of the flight path, the limitation is 150' above the runway. The state identified the park trees as obstructions. On page 4, the site capacity calculations were changed to remove the recreation land calculations since the park comprehensive plan was adopted. It's no longer calculated as a percentage; it's on a per-lot basis. On page 6, the need for the police station buffer against the township park was eliminated. On page 7, tree requirements were changed. The number of trees required in any class of buffer stays the same; but it changes the references to small, medium and large trees. The zoning ordinance discusses the number of trees, and the SLDO deals with specific types of trees.

The changes in the SLDO were reviewed – Page 2 contains a new item in Article 4. It requires new subdivisions to install two trees on each lot in an energy conservation zone, a 6 x 6 plot (south and east of the property). Page 3 contains a more extensive tree list which discusses the height of trees and denoting which can be used for street trees. It clarifies what can be planted near power lines, which is taken directly from PPL Utilities information. Page 7 has a new concept. Trees must be planted that provide shading over 50% of the paved area, based on the mature canopy of the tree. A fee-in-lieu of is also possible. Page 8 – This contains the calculations for parking lot trees. Page 9 – Item B lists the noxious weeds and Page 10C lists requirement of how the open space areas will be maintained. Page 11 – Details the protection of plantings during construction and Page 12 contains instructions to follow if trees are damaged during construction. Page 8 – The tree replacement ordinance used for all items; single trees, woodlands, single trees cut down; no longer applies. On page 13 for reforestation; every lot has to have a percentage of woods. These guidelines are for new subdivisions and land developments. It gives instructions and calculations for re-foresting, a more natural wooded area. Logging is a separate zoning issue. Item 16 – Section I has a list of exemptions. Nancy Booz made a motion to recommend to the Board of Supervisors the adoption of the proposed zoning and subdivision and land development ordinance changes. Jim Valletta seconded the motion. It was unanimous.

There being no further business to come before the board, Dave Nyman made a motion to adjourn, seconded by Anne Fenley, and passed unanimously at 10:30 PM.

Respectfully submitted:

Sam Martin  
Secretary

Recorded:

Ellen L. Roesener  
Non-member Secretary