

THE BOROUGH OF NEW SALEM PLANNING COMMISSION
May 20, 2013

A meeting of the New Salem Planning Commission was held May 20, 2013. The meeting was called to order at 7:00 pm by Kim Martin with a salute to the flag. Present at the meeting in addition to Kim Martin were Commission members Thomas Miller, George Rabenstine, and Patricia Wainwright, Secretary Cheryl Bahn, Borough Engineer Jeff Spangler and Solicitor D. Michael Craley. Ed Mundorf was absent from the meeting. The May meeting was changed from May 28, 2013 to May 20, 2013 as there was a scheduling conflict. The May 20, 2013 date was properly advertised as required.

Proposed Commercial/Residential Subdivision Plan for Sherwood Plaza, LP

A revised Subdivision Plan was received by the Borough May 14, 2013 from Sherwood Plaza, LP to subdivide the existing parcel 79-3-12 into three lots. Two new building lots are proposed for uses as single family detached dwelling and the remaining one lot will include the existing multi-use building (Plaza). The existing land is in the mixed use zone.

Bill Davis, Project Engineer with Site Design and Steve Munchel, Construction Manager, York Habitat for Humanity were present to present and to answer questions regarding the application. Borough Engineer, Jeff Spangler had reviewed the revised plan and prepared comments.

The revised plan as submitted continues to separate the lot into 3 lots. One would retain the plaza and the other two, along Sherwood Drive, in Sherwood Forest, would become residential lots. The Sherwood Plaza lot is in the mixed use zone and is not under the same restrictions as the Sherwood Forest Development. While both residential lots would front on Sherwood Drive, the corner lot would take access off Robin Hood Drive. The lot away from Robin Hood Drive will require a good bit of excavation and tree removal to accommodate the driveway off Sherwood Drive because of the slope of the property along Sherwood Drive.

There were several questions regarding erosion and storm water management by the public before the comments were addressed.

Mr. Spangler then reviewed each of the outstanding and new comments coming from review of the revised plan that had been distributed to the members.

Motion by Miller/Rabenstine to **recommend that council approve the plan pending the positive resolution of the items as listed below:**

1. Borough Council shall determine if the proposed fence and existing vegetation provided on the plan are sufficient for screening.
2. The waiver approval date should be added to the plan.
3. The existing restaurant use should be added to note 4 on the cover sheet.
4. Note 25 on the cover sheet should be revised to indicate an erosion control plan approved by the York County Conservation District shall be provided at the time of building permit application.
5. Note 26 on the cover sheet should be revised to indicate a stormwater management plan shall be submitted with the building permit application and must be approved prior to the issuance of the building permit.
6. The erosion control details, seepage pit details and seepage pit locations should be removed from the plan.
7. The proposed sanitary sewer easement and note on sheet 3 should be also be shown on sheet 2. The proposed easement should be shaded on sheet 2.
8. Provide a copy of the DEP sewer exemption approval letter.

and that the approval be conditional on the following as listed below:

1. Posting of proper financial security for sanitary sewer, storm sewer an inlets, seepage pits and fence improvements in an amount satisfactory to the Borough's Engineer, and in a form satisfactory to the Borough Solicitor.
2. An erosion control plan approved by the York County Conservation District shall be provided at the time of building permit application.
3. A stormwater management plan shall be submitted with the building permit application and must be approved prior to the issuance of the building permit.
4. An "as-built" plan of the sanitary sewer facilities shall be submitted to the Borough prior to release of financial security.
5. Street addresses shall be added to the plan.
6. Owner's notarized signature on the plan.
7. Surveyor's signature and seal on the plan.

Motion carried unanimously.

The applicant will present the plan at the June 4, 2013 meeting of Borough Council. Council would need to take action on the plan by June 25 unless an extension is received from the applicant.

There being no further business, Kim Martin adjourned the meeting at 8:00 pm. The next meeting will be as needed.

Respectfully submitted,
Cheryl D. Bahn
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Secretary