



Planning Commission Meeting Minutes
February 7th, 2024

Chairman Wayne Hoffman called the Planning Commission meeting to order at 7:04 PM on February 7th, 2024. Members present: Eric Harlacher, Justin Bigham, Mark Miller, Monica Love, and alternates Anthony Pinto and Stephen Stefanowicz, also present; Solicitor, John Baranski; Zoning Officer, John McLucas; Township Engineer, Terry Myers, Cory McCoy, C.S. Davidson, and the Recording Secretary. There were three members of the public present.

I. Reorganization

Motion by Love, second by Miller to reinstate the same slate of officers for the 2024 Planning Commission as follows:

Chairman, Wayne Hoffman
Vice Chairman, Eric Harlacher
Secretary, Justin Bigham

All members voted aye; motion carried.

II. Approval of Minutes from January 3, 2024, Planning Commission Meeting.

Motion by Miller, seconded by Bigham to approve the Planning Commission Meeting Minutes from January 3, 2024, as presented. All members voted aye; motion carried.

III. Plans

- a. PL 23-6 - Bull Road Logistics - Preliminary Land Development Plan (Former Glen-Gery Site) - 200 Acres Lot Consolidation & 3 Warehouses totaling \pm 1.9M SF – Industrial District

This plan was tabled at the January 3rd, Planning Commission meeting. The applicant has requested that the plan be tabled once again to the March 6th, 2024, Planning Commission meeting.

Motion by Harlacher, seconded by Miller to table plan PL 23-6 - Bull Road Logistics - Preliminary Land Development Plan (Former Glen-Gery Site) - 200 Acres Lot Consolidation & 3 Warehouses totaling \pm 1.9M SF – Industrial District to the March 6th, 2024, Planning Commission meeting. All members voted aye; motion carried.

- b. PL 23-9 – 5061 Carlisle Road (Formally Bald Hills Distillery) – Preliminary/Final LD Plan & Lot Line Amendment – 108 Outdoor Storage Spaces (Boats/RV’s) & 185 Enclosed Units – Business Park District.



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Eric Johnston from Johnston and Associates was present on behalf of the applicant. He is here presenting the preliminary/final subdivision and land development plan for 5061 Carlisle Road, which was previously the old Farrell's Nursery and more recently the old Bald Hills Distillery site. His clients are proposing a mini-storage facility that will include twenty-two outdoor boat parking spaces, 86 RV storage units, 14,500 square feet to include 122 climate-controlled self-storage units, 7,800 square feet to include 63 self-storage units and a 720-square-foot office building. The property will be enclosed with a six-foot-high fence around most of the property with an eight-foot-high fence with privacy screening at the rear where it adjoins the agricultural zone. They are also proposing to have an RV Dump Station and a wash-down station on site. They will be using the existing entrance to the property. Their traffic consultant was able to retrieve the old Highway Occupancy permit from PennDOT, and the entrance is considered a Low Volume Driveway with a capacity designed for 750 vehicles per day. With this project being fully built out it will be much less than 750 vehicles per day. It was also noted that the existing building would be demolished.

Some of the concerns raised were the average size of an RV unit, which is around thirty-two to thirty-three feet in length, plus adding the vehicle towing at around twenty feet in length, for a total of around sixty feet. The concern is trying to make the turns into the garage area. The area to make the turns might be too tight. A question was posed on how much space is allotted for their clients to pull in and if there is adequate space for them to be off the roadway if multiple units are entering at the same time. It was stated that there is currently eighty feet at the entrance, but they will rework the gate area for the entrance to avoid stacking along Route 74. Another concern is the on-lot waste disposal system and the dumping station that is proposed on-site. It was stated that the dumping station and wash station are for convenience for the clients that rent spaces only. There will be no discharge into the public sewer system, it will go directly into a tankage area with filtration and then enter the sewage absorption area for treatment. Additional concerns were raised regarding the screening at the rear of the property and its life expectancy for the screening being proposed. It was noted that the screening would have to be maintained. The requirement for screening is to provide a level 3 screening. That requirement reads that a specific number of plantings are required per one hundred feet, or the use of screened fencing may reduce the required plantings per 100' by 50% but still requires 100% opaqueness. The intention is to make it visually pleasing.

C.S. Davidson's letter dated January 31, 2024, was reviewed. Waivers being requested:

1. §22-1102.C – Requirement of Landscape Plans to be certified by a Registered Landscape Architect.

Motion by Love, seconded by Harlacher to recommend approval to the Board of Supervisors of waiver §22-1102.C – Requirement of Landscape Plans to be certified by a Registered Landscape Architect. All members voted aye; motion carried.



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~~2. §22-704.B – Requirement of cartway improvements, curb, and sidewalk along Carlisle Rd. (SR-0074). Withdrawn;~~ Adding a 6-month note to the Plan that the applicant will be notified that sidewalks may be required in the future.

3. §22-709.6.A – Requirement of curbing along access drives in urban areas.

Motion by Harlacher, seconded by Bigham to recommend approval to the Board of Supervisors of waiver §22-709.6.A – Requirement of curbing along access drives in urban areas. All members voted aye; motion carried.

~~4. §22-1103.11.B.3.c – Requirement for buffer plantings and berm. Withdrawn~~

Outstanding SALDO items are: 1. A level 3 buffer planting strip is required along the entire boundary of the adjacent agricultural zone. The buffer strip requires a 3' earthen berm and plantings which provide 100% opaqueness to a total height of eight feet to the adjacent zone. The use of screened fencing may reduce the required number of plantings per 100' by 50%. Provide level 3 screening as described (§22-1103.11.B.3.c). 2. It appears that the 3,277 SF (0.07 ac) of land in parcel E0 to be dedicated has not been considered in the lot area tables (§22-601.2.C). 3. Within the designated growth boundary, where a subdivision or land development is within 1,000 ft of an existing sewer main or where the Township's official sewage plan (Act 537) provides for the installation of such public sewage facilities within 5 years, the subdivider shall provide the subdivision with a complete sanitary sewer system to be connected to the existing or proposed sewage system, if in the Township Board of Supervisors' opinion, it is feasible. The feasibility study shall include a financial analysis for a potential sanitary sewer extension to the site (§713.2.B). **Recommendation** was made to the Board of Supervisors that the Planning Commission members are not in favor of requiring this applicant to extend the sewer to serve this lot, as it is not economically feasible. The consensus was all members were in favor of this recommendation. 4. Sewer Enforcement Officer approval shall be obtained for the proposed RV dump station use and anticipated flows. Existing and proposed flows should be included as a note on the plans. 5. Clarify the RV sewage dump station on the plans and specify how wash water from the designated wash area will be collected and handled. 6. Specifically label the buildings on the plan intended for RV storage as such on LD-4. 7. Prior to final plan approval, a disk in an electronic format compatible with the Township GIS system, should be provided (§ 22-501.2.A). 8. Name, address, seal, signature, and date of the Professional Engineer/Surveyor shall be added to the plan, certifying the accuracy (§22-501.2.F). 9. The legal and/or equitable Owner's notarized signatures must be added to the plan certifying concurrence with the plan (§22-501.2.H). 10. SWM plan approval needs to be obtained from the Township Engineer (§22-602.3). 11. Verification shall be provided indicating that the Erosion and Sedimentation control plan was approved by the York County Conservation District (§22-602.4). 12. Where a subdivision abuts or contains an existing street of inadequate width, the developer shall provide sufficient additional right-of-way and cartway widths to meet the following standards (§22-704.B).



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Street Classification Required R/W Required Cartway Carlisle Rd (SR 0074) Urban Minor Arterial 80' 40' (including shoulder) curb & sidewalk required. 13. Public Improvements Security is required in a form and amount acceptable to the Township, prior to final plan approval (§ 1201.1). 14. The applicant shall address all outstanding comments made by the Fire Marshal. 15. The applicant shall address all outstanding comments made by the Public Works Director.

No action was taken at this time on PL 23-9 – 5061 Carlisle Road (Formally Bald Hills Distillery) – Preliminary/Final LD Plan & Lot Line Amendment – 108 Outdoor Storage Spaces (Boats/RV's) & 185 Enclosed Units – Business Park District. They will address the concerns, clean up the plan, and come back before the Planning Commission at a later date.

c. Deardorff/Warner Agricultural Security Area Application – 141.79 acres

Application from 5150 Biesecker Road (Deardorff) & 4601 Shady Dell Road (Warner) to be added to the Agricultural Security Area. This would bring the current enrolled acreage to 7,237.65 acres.

Recommendation by Miller, seconded by Love, to recommend that the application from 5150 Biesecker Road (Deardorff) & 4601 Shady Dell Road (Warner) be accepted into the Agricultural Security Area to the Board of Supervisors. All members voted aye.

IV. Public Comment

None

V. Correspondence

a. Krug/Solar Renewable Energy (Harmony Grove Road) Withdrawal Letter

The applicant has withdrawn their application and has decided not to pursue the project based on the fees for PPL's upgrades.

VI. Next Meeting

The next Planning Commission meeting will be held on Wednesday, March 6th, 2024, at 7:00 PM.

VII. Adjournment

Chairman Hoffman adjourned the meeting at 9:19 PM. **Motion** by Bigham, seconded by Love. All members voted aye; motion carried.



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Respectfully Submitted by,

Tina Wagner
Recording Secretary