

TOWNSHIP OF MIDDLETOWN
PLANNING COMMISSION MEETING
September 12, 2017

Present: Anthony Mirenda, Greg Reitze, William Moran, Peter Schettler, Mark Bradson, Eric Janetka (Engineer, Kelly & Close) and Donald Petrosa, Esq. (Solicitor)

A. Call to Order

Chairman Mr. Schettler called the meeting to order at 7:30 P.M.

B. Approval of Minutes - August

Mr. Moran made a motion to approve the minutes. Mr. Bradson seconded the motion and the Commission approved unanimously with a vote of 5-0.

C. Old Business

None

D. New Business

Preliminary Subdivision and Land Development, Granite Parcel Plus State Police Barracks, 1318 W. Baltimore Pike, Proposed mixed use development per SU-1-A Mixed Use district zoning. This application is for the Granite Parcel (12.72 acres) and State Police Barracks (3.14 acres) and Printers Way and Donovan Drive, which is a part of the three (3) parcels of the overall 173.8 acres Franklin Mint Tract with SU-1-A Zoning.

Mr. Stephen J. Polaha, Esq., representing the applicant, introduced individuals making the presentation before the Commission. He stated the applicant is requesting a recommendation of approval from the Planning Commission with respect to a number of items, one being the road system which consists of Donovan Drive and Printers Way. The second is the Pennsylvania State Police Barracks. The third are pad sites for a hotel and three restaurants. Mr. Polaha turned the presentation over to Mr. Archambault.

Mr. Barry Archambault, P.E., Project Engineer, presented a map of the project. Mr. Archambault pointed out this project is the third development on the Franklin Mint tract. He stated the residential section is further down Baltimore Pike towards the future SEPTA station. He pointed out where the Wawa was located which was approved over a year ago. He stated the site is being cleared with grading to commence in approximately three or four weeks. He stated the Granite parcel is a 12 acre parcel with a hotel, pad retail and restaurant in front. He pointed out the existing State Police Barracks building. He stated the entire tract is tied together with a road called Printers Way which comes off Pennell Road past the Wawa and adjoining property owners onto the Granite parcel and continuing on to the land owned by Pond's Edge and then on to the State Police Barracks, where it comes to an intersection with entrance on Baltimore Pike at the Granite Farms Estates. He explained the project is located in the SU1-A Zoning District. The tract is 173.8 acres and consists of three parcels, the Franklin Mint parcel is 151.7 acres, the Granite parcel is 12.7 acres and where the hotel will be located and the Pennell Road parcel where the Wawa is

located is 9.4 acres. Mr. Archambault stated on the Granite parcel parking requirements are 248 spaces but they are providing 316. He stated on the State Police parcel the parking requirements are 50 spaces and they are providing 135 spaces. He stated the State Police parking is separated into three different lots. The first lot is the visitors' lot, which is closest to Baltimore Pike, the second is the employee and state vehicle lot and there is also an impound lot. He stated there will not be junk cars, but cars from when one is arrested while operating a vehicle. Mr. Archambault stated he received a review comment letter from Mr. Matson in early September. He stated Mr. Matson had 29 comments, 22 of which will be complied with. He stated they are requesting 3 modifications. He stated he has answers for the other 7 comments. Reading from the comment review letter from Mr. Matson, number 1: Zoning is asking that all buildings shall be located, oriented, designed and constructed to further the amenities of light and air, and to maximize energy efficiency. Mr. Archambault responded to this comment that designs were reviewed for feasibility prior to design and submission. He stated all he does is Franklin Mint and comes up with the best designs based on information from the client and when the tenants come in. He stated he feels they have met the objective for the hotel and the State Police Barracks. He stated the State Police Barracks was interesting since they have a great amount of site constraints and requirements for their building in order to ensure the safety of their employees and the general public. The restaurant pads are still conceptual in nature and will be reviewed further when tenants are selected. He stated comment number 4 is discussing a modification requested concerning a primary road. Intersections of roads involving a minor road with a major or local primary road shall be located not less than 800 feet apart. He stated the intersection of Donovan Drive and Printers Way is only 356 feet center-line to center-line with Baltimore Pike. He stated, based on traffic analysis completed by McMahon and Associates, even at the maximum 95 percentile vehicular queue northbound along Donovan Drive at Baltimore Pike, upon the complete build-out of the Franklin Mint and Ponds Edge Development, is only 183 feet, therefore there is enough room so they won't be queuing traffic at the internal intersections shown. Comment number 14 regarding the layout of the proposed fast food restaurant causing pedestrian and vehicle conflicts, Mr. Archambault responded the restaurant pads are conceptual in nature and the layout will be reviewed when tenants are selected. Comment number 16 concerns the location of the trash enclosure at pads 2, 3 and 4 which will be difficult to access. He stated as tenants are known and come on-line he will work with each tenant individually to understand their unique site characteristics and work with them to find a reasonable solution for dumpster enclosures. Comment number 20 concerns the applicant has indicated a Preliminary Transportation Study will be submitted under separate cover. Comment number 28 concerns the Sewer Planning Module submitted to PADEP on June 26, 2015 and the final approval of the Planning Module submitted to PADEP on May 16, 2017. He stated in the 22 month span some of the scope changed so the initial submission in 2016 is not 100% accurate as to what the final approval states. The final approval has all supplemental documentation for all of the revisions for the two-year period. He stated they are acknowledged on sheet one of the PADEP letter. Mr. Archambault stated the modifications requested are for the intersection of Printers Way and Donovan Drive being 356 feet from Baltimore Pike and the other modification is the intersection to the driveway to the hotel, the Township Code requires 100 feet minimum spacing. He stated his plan shows 85 feet. He stated had he adhered to the 100 foot requirement, he would have lost all of the parking in the back of the hotel which would not meet the Township's requirements for parking. Mr. Archambault stated he deems this to be a reasonable modification request. The third and last modification request concerns

storm sewer pipelines. He stated this request was done on the Wawa project where in the streets they would adhere to the Township's requirement using reinforced concrete pipe but in the parking area would like to use high-density polyethylene pipe which is lighter, cheaper to transport, install and maintain. PADOT form 498 specifications list HDPE as an acceptable pipe material in regards to the reinforced concrete pipe.

Ms. Lisa Thomas, Land Planner, stated she has read the comments from Mr. Comitta. She stated there are 36 comments of which 27 will be complied with. She stated 4 will be addressed when the future development of the pad sites get detailed. She stated there are 2 architectural comments. She stated there is a pedestrian access comment that they are coordinating with Mr. Comitta. She stated there is also a light level comment. Ms. Thomas stated the lighting consultant, Stubbe Consulting LLC, asked to raise the level of light. She stated they will comply. She stated the State Police require a higher level of light and she will focus on this property to increase the lighting for safety purposes. She stated they are supplying street scaling, landscaping, buffering around parking lots and the street scaling along Baltimore Pike will be enhanced in accordance with the Ordinance to provide benches, sidewalks, specialty lighting and street trees. A question was asked if there will be a shooting range at the State Police Barracks. The answer was no. A question was asked if there will be any modification to the radio system. The answer was they believe there will be no changes.

Ms. Nicole Kline, McMahon Associates, Inc. gave a brief overview of the traffic plan. She stated the plan allows the applicant to provide continuous roadway known as Printers Way all the way from the existing signalized intersection at Granite Farms Estates, which will serve the State Police all the way through the property to Rt. 452. Ms. Kline stated with the Wawa development, there are accesses along Rt. 1 along with the access from Rt. 452. There will be a separate project which will permit the existing signalized intersection at Thomas Chevrolet to provide a fourth leg to Donovan Drive. She stated she heard very clearly from the Township and PADOT this interconnected roadway system is very important. She stated it is very important for the circulation of traffic and to keep a lot of traffic off Rt. 1. She stated between the existing signals there are some proposed limited access roads. She stated Ponds Edge Road will serve the State Police and be connected with Printers Way and beyond to serve the Ponds Edge development. Ms. Kline stated the intersection on Rt. 452 as proposed with this development will provide for left-in, right-in and right-out and will be an un-signalized access initially, but has been located in close coordination with the Township to connect with the loop-road project where the intersection will become a full movement signalized intersection. She stated she wanted to clarify, in coordination with the Township Engineer, staff and PADOT to submit a combined traffic impact study that covers the Franklin Mint tract as well as Pond's Edge development. She stated the study was submitted to PADOT and McCormick Taylor at the beginning of September and are awaiting the review. Once they are received they will continue to work through the review.

Kathryn McKee Black, The McKee group, stated it was decided that it would be helpful to explain why the State Police decided to locate on the proposed site. She explained the Department of General Services puts out a RFP. Anyone who meets the site criteria specified in the RFP can respond. She stated there are a number of site visitations and ultimately Harrisburg makes a decision. She stated along with the site selection there is a very short construction window. She stated the State Police would like to be in the

building by December 2018. Ms. Black stated they are doing everything they can to meet this deadline.

Mr. Schettler asked if there are any questions from members of the audience.

Mr. McGinley, Lenni Road, asked what the speed limit would be on Printers Way. Ms. Kline stated the speed limit will be 25 miles per hour. He asked about access to the property for construction vehicles. He was shown locations on the plan where construction vehicles will have access. Mr. Schettler asked for a motion for recommendation, keeping in mind this is a preliminary application.

Mr. Bradson made a motion to recommend approval of the Preliminary Plan application with conditions that all comments be in compliance. Mr. Miranda seconded the motion and the Planning Commission approved the recommendation with a vote of 5-0.

There being no further business, the meeting was adjourned.

Transcribed by,


Sharon Browne, Recorder