

**PLANNING COMMISSION
MINUTES OF MONTHLY MEETING
OCTOBER 2, 2007**

The monthly meeting of the Longswamp Township Planning Commission was held at the Longswamp Township Municipal Building, 1112 State Street, Longswamp Township, Mertztown, Pennsylvania, 7:30 p.m., prevailing time as previously advertised and posted.

ROLL CALL

Officials Present: Dick Meier, Chairman, Cathi Kratzer, Secretary, Bruce Godfriaux, Michael Radcliffe, Stanley Bauman, David River and Frank Karoly. Also in attendance were Jill Smith, Hanover Engineering; Richard Orwig, Esquire, Solicitor; and Barbara Ebert, Recording Secretary.

ATTENDANCE

Scott Unger, SSM, and Frank Hanson, Atlas Minerals and Chemicals; Stephen Price, William P. Gross, Sr., William P. Gross, Jr., Peg McClain, Frank Chiccitano, Matt Davenport, Jim Dimmerling and Doug Kramer (Gross Bus); Supervisors Bruce Hall and Steve Wyka; and several interested residents.

CALL TO ORDER

Chairman Dick Meier called the meeting to order at 7:30 p.m.

APPROVAL OF MINUTES

Stanley Bauman made a **motion** to approve the Planning Commission Minutes for the September 4, 2007, meeting; Mike Radcliffe seconded that motion. All in favor.

ENGINEER'S REPORT – Jill Smith

Board of Supervisors Meeting of September 11, 2007:

1. The Board of Supervisors granted waivers of SALDO Sections 302.C, 402.C, 402.D and 617.A.3; Ordinance No. 228, Article IV, Section 3.C; Ordinance No. 232, Article IV, Section 5.B.8; and Ordinance No. 236, Section 4.C.3, as requested by the Developer and recommended by the Planning Commission for the Bear Creek Parking Lot Expansion Project. The Board of Supervisors granted conditional Preliminary/Final approval for the land development plan based on the Township Engineer's review letter dated August 29, 2007.
2. The Board of Supervisors passed a motion granting a waiver of SALDO Section 301.B for submitting a land development plan for the Picnicers (Dining Room) Addition at Bear Creek. This waiver was requested by the Developer and recommended by the Planning Commission.
3. The Board of Supervisors passed a motion to accept the Michael Rhode Minor Subdivision Final Plans for Recording. The plans will be signed by the Township and can be released to the Developer for recording once all outstanding fees have been paid.
4. The Board of Supervisors tabled action on the time extension for the Atlas Minerals and Chemicals Land Development Plan until the next meeting for confirmation from the Developer regarding the extension date.

5. The Board of Supervisors passed a motion recommending that the Township Planning Commission review and consider changes to the Longswamp Township Zoning Ordinance relative to the Planned Industrial Overlay District and the uses currently permitted by right.

Board of Supervisors Meeting of September 25, 2007:

- a. The Board of Supervisors passed a motion accepting the time extension for the Atlas Minerals and Chemicals Land Development Plan to November 14, 2007 as provided by the Developer.
- b. The Board of Supervisors passed a resolution to accept the right-of-way on Pine Street and Magnolia Drive offered for dedication for the Boyd Minor Subdivision. The Township Solicitor will forward the deed of dedication to the Developer for signing.

NEW BUSINESS

Atlas Minerals and Chemicals Expansion

Drawing dated December 6, 2006, and last revised September 7, 2007. Reviewed by our Engineer with comments contained in Hanover Engineering's letter dated September 26, 2007.

Mr. Unger submitted a waiver for Section 402.B.20 – provision of schematic architectural drawings of proposed industrial buildings.

Bruce Godfriaux made a **motion** recommending to the Board of Supervisors that they grant a waiver to Atlas Minerals and Chemicals for Longswamp Township SALDO Section 402.B.20 (Provision of schematic architectural drawings of proposed industrial buildings); Cathi Kratzer seconded the motion. All in favor.

In response to a question from Mr. Godfriaux, Mr. Unger explained that the containment dike has the capacity to hold four 100 year storms preventing contamination of neighboring groundwater.

Our Engineer confirmed that a traffic impact study is in process and should be completed soon.

The PC stressed their requirement of baseline air quality reports. Mr. Hanson noted that these should already be in the Township office.

Mr. Hanson explained that the DEP has given design approval and will perform compliance testing within six months of achieving maximum output at the new facility.

In reference to General Comments, Question #2 requesting clarification of the triangular area adjacent to Chestnut Street noted as "Overlay of Title", Mr. Unger explained that the area in question is owned by the church and the tract boundary will be changed on the plan.

David River made a **motion** recommending that the Board of Supervisors grant Preliminary Plan Approval subject to Hanover Engineering's letter dated September 26, 2007 and submission of a 2006 AIMS Report; Bruce Godfriaux seconded the motion. All in favor.

Gross School Bus Land Development

Representing Gross School Bus: Stephen Price, William P. Gross, Sr., William P. Gross, Jr., Peg McClain, Frank Chiccitano, Matt Davenport, Jim Dimmerling and Doug Kramer (Gross Bus).

Gross Bus Company, in all their operations, own approximately 500 buses and vans; their oldest equipment being 2006 models. Plans for the proposed facility in Longswamp Township include 72

spaces, although current needs require the use of approximately 55 vehicles (30 diesel buses and 25 vans/small buses, some gas, some diesel).

Mr. Price noted that noise readings will be taken at the Gross School Bus facility in Bechtelsville by Spotts Stevens McCoy.

A ten-minute recess was taken for the PC and interested residents to tour a bus of the type that will be parked at the proposed facility.

Jim Dimmerling presented the results of a traffic impact study done at the site. The study was conducted at peak hours, and approximated the impact of 80 vehicles (more than are planned for the project) arriving and leaving the site within one hour.

The results showed that the proposed driveway operates at an acceptable Level "C" at both AM and PM peak hours. A future analysis predicted that the driveway intersection would continue to operate at Level "C" in 2017. No operational problems are anticipated, and the queue length on State St. during the AM and PM peak times should be less than one vehicle.

Mr. Dimmerling reported that he has spoken with PennDOT about the possibility of a left turn lane; however they did not deem it necessary for the anticipated traffic flow with peaks twice a day, five days a week, nine months a year. The developer does plan to widen the shoulder area providing a bypass area to alleviate any waiting traffic.

Mr. Chiccitano spoke for the developer on the issue of emissions. He noted that Gross will be using the cleanest burning diesels available today (cleaner than automobiles) – 0.0 particulates and 0.0 nitrous oxide.

Matt Davenport of McCarthy Engineering addressed the issue of Stormwater management, noting that they have applied for an NPDES permit. On the issue of runoff from the property, Mr. Davenport stated that the grass perimeter will be maintained, and a swale will move clean water around the impervious surface of the parking area into the catch basin. An oil/debris separator will be located at the inlet box which will filter the water prior to entering the detention pond. If the area is designated a hot spot by DEP due to the fueling station, additional provisions will be made as required.

The Chairman reminded the developer that any storm drainage will be running into Toad Creek which is a high quality stream. The Township will be very diligent in checking to see that approvals are obtained from all agencies involved.

Our Engineer also noted some concern about the use of a gravel surface in regard to the possible leaking of contaminants and the clear marking of spaces.

Again, the developer encouraged visits to the Gross Bechtelsville facility to satisfy any concerns about environmental safety. He also noted that Mr. Ludwig, property owner of the Woodland Mobile Home Park, has agreed to supply access to public sewer and water currently provided by Topton Borough. A single male/female bathroom facility will not generate more usage than a residential facility. Any extension of public water and sewer would require approval from Topton Borough. Requests should be submitted to the Township for forwarding to the Borough.

A concerned resident noted that there are some existing problems with rain water runoff in the area of the planned driveway intersection and he requested that those problems be resolved. Another area of concern

involved a possible spillage of fuel, he requested assurance that the Township work closely with DEP. Lastly, he inquired about the use of heaters in the diesel engines and was told that the newer buses do not have plug in heaters.

The Chairman briefly discussed zoning for the project area – Rural with planned industrial overlay. He noted that emphasis is placed on the basic use (Rural) and the “use by right” provided by the overlay district is permitted, but should not interfere with the basic use and character of the surrounding properties/neighborhood.

Mike Radcliffe made a **motion** recommending that the BOS grant a time extension to December 30, 2007 to the Gross School Bus Land Development; Stanley Bauman seconded the motion. All in favor.

Zoning Ordinance

The PC held a brief discussion regarding possible changes to the “By Right” uses currently allowed in the Planned Industrial overlay District of the Zoning Ordinance.

Bruce Godfriaux made a **motion** authorizing the Engineer and Solicitor to review the Planned Industrial overlay District uses permitted by right and provide recommendations at the next PC meeting; David River seconded the motion. All in favor.

PUBLIC COMMENTS

None at this time.

ADJOURNMENT

Bruce Godfriaux made a **motion** to adjourn the meeting at 9:34 p.m.; Cathi Kratzer seconded that motion. All in favor.

Respectfully submitted,

Barbara K. Ebert
Recording Secretary