



**EAST PETERSBURG BOROUGH PLANNING COMMISSION
MEETING MINUTES
October 15, 2020**

Meeting began at 7:05 P.M.

This meeting was held remotely through Webex.

Roll Call: John Schick Chairman(Absent), David Keener Vice-Chairman, Rory Buckwalter(Absent), John Kerchner, William Pfautz, Marvin Stauffer(Absent), John Wolf, and Zoning Officer/Borough Engineer Michael Bingham

Approval of Minutes:

It was moved and seconded (J. Wolf / J. Kerchner) with unanimous approval, to approve the minutes of the August 20, 2020 meeting

Visitors: Joel Young - Rettew, Terry Cain – Fulton Financial Corp.

Public Comments: None

Old Business: None

New Business:

1. **Review waiver for Fulton Bank – ASC, walking trail and parking lot modifications**

Mr. Bingham explained that a few years ago Fulton Bank was going to do an expansion of the parking lot and install a walking trail. They have rescinded and closed out that permit and they are no longer going to do that project.

They are still going to reconfigure their parking lot and install a mulch walking trail for employees. The amount of the impervious is less than the amount that the state requires to be permitted, but greater than the stormwater exemption that East Petersburg has. This plan is actually a reduction in impervious area. Mr. Bingham explained that while technically it meets the threshold to require a major stormwater plan, they are actually reducing the overall impervious and theoretically, they are reducing the overall runoff from the site. They are here to ask for a waiver of Article 3 and Article 4 of the stormwater ordinance; requiring major plan sets to be prepared and stormwater calculations, infiltration testing, installation of BMP's, and other stormwater structures. Mr. Bingham said he feels these things would be redundant and not needed because they are actually reducing the overall runoff as is.

Joel Young added the main purpose of this project is to resurface and repair the parking lot and add in a few extra parking spaces to make it more efficient. They will also be adding a walking trail, so the employees have a place to walk during lunch or break times. Pavement will be removed on the eastern end of the site and replaced with a landscaped area, which will be offset by paving added on the northern side of the parking lot. This will allow the parking lot to be set up more efficiently. The net result is a decrease of 1500 square feet of impervious coverage.

Mr. Bingham explained that they are not reducing coverage to become compliant, it is more for functionality of the site. They are over on the earth disturbance that is why an E&S plan set was required for this project. This was reviewed/approved by the county and ARRO. They do not want to go through the rest of the stormwater ordinance requirements that are really only applicable for sites that have increased impervious area.

It was moved and seconded (J. Wolf / W. Pfautz) with unanimous approval by the Board, to recommend granting the waiver request for the Fulton Bank AFC property, of Article 3 and Article 4 in the Stormwater Management Ordinance, rules and regulations for stormwater standards

Joel Young said that although they do have the approval from Lancaster County and ARRO for the E&S plan. They are concerned because it is a paving project and we are in the middle of October; they would like to get the work done before the weather gets too cold. Mr. Young asked if he could get the immobilization in place. Mr. Bingham explained that planning commission can only give the recommendation for the waivers and Council will have to give the final approval to grant the waivers. Mr. Bingham said that this will be put on the agenda for Council to review the waivers next Thursday. Mr. Bingham said that he would be able to bring the equipment on site, put silt sock in, and set up the perimeter controls, but he said to hold off on any earth movement until the waivers are approved by Council. A rock construction entrance will be set up during the project, but they will need to wait for the approvals before starting this.

Adjournment: 7: 20 p.m.

Announcement: Next meeting will be held November 19, 2020

Respectfully Submitted,
Kim Strayer, Recording Secretary