

**FREEDOM TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
December 4, 2019  
7:00 P.M.**

**PLANNING COMMISSIONERS**

Kim Beckett, Secretary  
John Sica  
Edward Buchheit, Jr.

**TOWNSHIP OFFICIALS PRESENT**

Zachary Gulden, Township Manager  
Dominic Picarelli, KPI Technology

**MEMBERS OF THE PUBLIC PRESENT**

Robert Sharrah

**CALL TO ORDER**

Secretary Beckett called the Planning Commission's Meeting to order at 7:00 p.m.

**PUBLIC COMMENT**

None

**APPROVAL OF MINUTES**

Mr. Sica made a **MOTION** to approve the Minutes of the November 6, 2019 meeting. The **MOTION** was **SECONDED** by Mr. Buchheit. The motion carried unanimously (3-0).

**OLD BUSINESS**

None

**NEW BUSINESS**

**A. Gettysburg Nature Alliance**

Mr. Buchheit stated that the parking spaces should be 20' x 10' minimum per the zoning regulations, and the plans show 20' x 8'. Mr. Sharrah stated that the parking spaces are 20' x 10'; however, the standard ADA detail on the plan shows 20' x 8'. Mr. Buchheit asked if the building will have a sprinkler system. Mr. Sharrah said the building is small enough that it does not require sprinklers. Mr. Buchheit said he would like to see the rain water that comes off of the roof stored in a cistern, which could be used to feed a dry hydrant for fire protection. Mr. Sharrah said he does not think enough water comes off the roof for that use, and that the water will be going into a rain garden. Mr. Buchheit said the building is about a thousand feet off of the road, so he

is concerned with fire protection. If a fire breaks out, it would be a problem.

Mr. Sica stated that the application states only 6 vehicle trips per day, and he asked if that was an average over the year. Mr. Sharrah said yes. They expect a few school buses to come to the site once a week or so, and the other days it will not be used. Mr. Sica asked if the building will be open year round. Mr. Sharrah said no. Mr. Sica asked if it's a paid admission. Mr. Sharrah said it's a non-profit organization, but he is not sure about fees. Mr. Sica asked if anything was going to be done at the existing cul-de-sac near the bridge, because it is a mess during rain and snow events. Mr. Sharrah said the owner, Tim Shields, is concerned with the mud runoff pollution into the creek, so they may come back before the Board with a proposal at a later date to address that concern.

Mr. Sica made a **MOTION** to recommend approval of waiving Section 303 of the Subdivision and Land Development Ordinance. The **MOTION** was **SECONDED** by Mr. Buchheit. The motion carried unanimously (3-0).

Mr. Buchheit made a **MOTION** to recommend approval of a modification to Section 306.A.9. of the Subdivision and Land Development Ordinance. The **MOTION** was **SECONDED** by Mr. Sica. The motion carried unanimously (3-0).

Mr. Sica made a **MOTION** to recommend approval of the Gettysburg Nature Alliance Environmental Learning Center land development plan with the following conditions:

1. Sewage facilities planning approval is required (304.B.1).
2. An executed owner's acknowledgement is required.
3. The following note should be placed on the plan:
  - a. "No construction requiring Township building permits shall begin until approval of the Final Plan and any other required governmental authorizations are obtained."
4. A separate Memorandum of Stormwater Management and Erosion & Sedimentation comments will be provided.
5. An approved NPDES permit is required (301.E).
6. Post-development peak discharge drainage rates exceed pre-development rates for the 1 and 100 year storms. The design should be revised to address this (305.A.).
  - a. Pre and post development drainage area maps should be provided, clearly indicating the drainage areas mentioned in the PCSWM routing calculations.
  - b. The time of concentration path should have the same starting point, given that

the drainage area is the exact same for pre and post development, and the starting point is undisturbed.

- c. The report indicated 'meadow' cover will be utilized in post-development for all disturbed non-impervious areas. The plan should clearly indicate that those areas are to be maintained as meadow, otherwise modeling should reflect lawn. Also, the O & M is conflicting in that it mentions sod placement as permanent stabilization and other lawn O & M measures are present.
7. Plan drawings of all SWM BMPs are needed (402.A.15).
    - a. Details of the Landscape Restoration Area are needed. It was mentioned on the plans that chestnut trees will be planted. A planting plan should be provided, indicating the proposed locations of the trees, minimum caliper sizes, spacing, tree planting detail, etc.
    - b. Worksheet 3 indicated disconnected impervious areas, but those areas are not clearly identified on the plans, along with DIA flow paths. It appears that the areas designated Vegetated Filter Strip may be intended to treat the DIA runoff; VFS areas should be clearly identified on the plans, along with typical downspout/splash block details.
  8. Anti-clogging and outlet protection provisions should be provided for the outlet drain pipe. Also, it appears that the Basin Outlet Profile did not display correctly, making it difficult to read details/notes.
  9. Calculations/measures should be provided to ensure that flow over the berm will be stable, and the berm adequately protected.
  10. Provisions for permanent access for Township inspection need to be provided (402.A.30).
  11. O & M agreement is required (502.A).

The **MOTION** was **SECONDED** by Mr. Buchheit. The motion carried unanimously (3-0).

**OTHER BUSINESS**

None

**PUBLIC COMMENT**

None

**ADJOURNMENT**

There being no further business Secretary Beckett made a **MOTION** to adjourn. The Motion was **SECONDED** by Mr. Sica. Secretary Beckett adjourned the meeting at 7:15 p.m.