

they are requesting is for volume control because the ground is unable to infiltrate, and ELA Group has recommended approval of that waiver. The other waiver is for waiver to allow the filling of a preliminary/final plan and ELA Group also recommends approval of that waiver.

Mr. Sterchak also stated that they have applied for a HOP from PennDOT for right in, right out access on North Decatur Street and will be meeting with them in early May. This additional driveway is not required to be in compliance with our Ordinances. Chuck Haley noted that the submitted plan does not reflect the driveway connection to North Decatur Street and if they do receive approval from PennDOT to install it, the applicant will have to come back to revise the plan. Ken Johnson asked and Mr. Sterchak agreed that if they do receive permission from PennDOT for the additional driveway from North Decatur Street that they will include a sidewalk along that driveway as well to provide additional ease of pedestrian access.

Ken Johnson stated that the Fire Company did review the submitted plan and they did not have any concerns.

Mr. Sterchak stated that they did design the storm system to be larger than necessary to accommodate additional impervious coverage which could include the additional driveway to North Decatur Street. Mr. Sterchak described the storm system as shown on the plans in detail.

Mr. Sterchak stated that they will be providing sidewalks on North Decatur Street, striping non-sidewalk areas, and installing yield to pedestrian signs. Chuck Haley stated that this plan did not include sidewalks on North Decatur Street where they are proposing the driveway but he stated that one of their comments is that they do need to plan to install them and if the other driveway is approved, since they have to revise the plan anyway, they can be eliminated in that location during that resubmittal. Chuck Haley is also recommending they be required to install the sidewalk up the access driveway and believed it is a safety issue.

Mary Dresser noted that she didn't believe the street tree planting plan provided met the ordinance of one every 40 feet. Mr. Sterchak stated he will review the ordinance and bring the plan into compliance. Mary Dresser noted that even though the Linden is an approved street tree, they tend to be defoliated by Japanese beetles for about the first ten years and they may want to consider choosing a variety other than the Linden. It was the consensus to revise the approved tree list the next time the SALDO is updated. Mary Dresser questioned whether the proposed landscape planting beds complied with Zoning Ordinance, Section 312, and Mr. O'Donnell stated that because the building is a bank, they purposely do not plant trees or large shrubs that people can hide behind, and they have heard positive comments from police officers for that for other locations they have constructed. Mr. O'Donnell stated that they try to make it as pleasing as possible without making it a security risk. Mary Dresser stated that if they are unable to meet the ordinance that they should seek a waiver from that requirement. Mary Dresser will have the Tree Committee review the plan at their next meeting and stated that as long as the correct number of trees are shown on the plan that the varieties can be discussed.

The Zoning Officer did not have any additional plan comments other than those already addressed by ELA Group and Solicitor.

The lighting plan was reviewed. Dominick Di Bella noted that the typical light fixture design was not included. Mr. O'Donnell showed them on his phone what they are proposing and will include that on the revised plan.

Bob Marshall made a motion, seconded by Mary Dresser and passed unanimously to recommend Borough Council approve the waiver from Section 301, Preliminary Plan Processing, of the Subdivision and Land Development Ordinance, accepting the plan as submitted to be considered the Final Plan.

Mary Dresser made a motion, seconded by Dominick Di Bella and passed unanimously to recommend Borough Council approve the waiver from Section 302, Volume Control, of the Stormwater Management Ordinance, because they are unable to meet the volume requirements because of poor infiltration rates and the geotech does not recommend infiltration because the Karst topography could result in sink holes, and as recommended by the Lancaster Conservation District.

Mary Dresser made a motion, seconded by Bob Marshall and passed unanimously to recommend Borough Council approve the Final Plan for the Ephrata National Bank Plan, subject to:

1. Comments and conditions of the Borough solicitor,
2. Comments and conditions of the Borough engineer,
3. Review the Zoning Ordinance Section 312 regarding the planting requirements and either bring the plan into compliance or seek appropriate variances,
4. Comply with Subdivision and Land Development Ordinance section regarding street tree placement with one street tree every 40 feet, and add to the plan that the varieties of trees are either as noted or as recommended by the Tree Committee,
5. Install, as required by the Subdivision and Land Development Ordinance Section 604, internal sidewalks on the access drive and if they receive PennDOT approval for the access drive off of North Decatur Street that it should also include sidewalks which is interconnecting sidewalks from the adjacent properties.
6. The applicant stated that they agreed to these conditions.

Mr. O'Donnell stated that they estimate a 22 week timeframe from construction start to finish.

OTHER BUSINESS: The Borough Manager stated that upcoming agenda items include possibly reviewing the Official Map at the May meeting and a possible meeting in June or July to discuss MS4.

CITIZEN COMMENTS: None.

ADJOURNMENT: Bob Marshall made a motion, seconded by Dominick Di Bella and passed unanimously to adjourn the meeting at 8:06 p.m.

Respectfully submitted,

Lisa M. Boyd
Borough Manager