

March 2, 2016:
Planning Commission Meeting Minutes

Meeting called to order at 7:01 pm

Members present: Nevin Smith, Chris Reed and Bryan Pauling

Members absent: Tony Salvatori

Also in attendance: Robin Fox, Central Keystone COG

Agenda:

Regular Meeting to review a Minor Land Development Plan for CI Realty, LLC (Dolly's 2 Restaurant).

Robin Fox explained that the plan was reviewed by David Hines of Central Keystone COG. Robin discussed David's report, which provided the Planning Commission with a few comments to be considered. The comments are as follows:

- Possible need for a traffic study
- No stormwater management is required
- Plan was not yet reviewed by Lycoming County
- Plans are officially received on March 2nd, which starts the 90 day clock accordingly

Robin informed the group that the plan was not yet reviewed by Lycoming County. Plans have been provided to the County and the review should be completed soon.

Michael Rempel, of Michael Rempel Architects was in attendance to describe the project and present the plans. The intention of the project is to add a Drive-Thru to the existing restaurant/coffee shop.

Bryan Pauling questioned the approach for the staging of vehicles that are waiting in line. Due to the configuration of the site, the drive-thru window will be placed at the front of the building and vehicle will stage in the parking lot. There are 3 existing entrances into the existing parking lot, which may cause traffic conflicts. Michael Rempel addressed these conflicts by proposing that the middle entrance be closed off to traffic.

Bryan Pauling questioned if there as a concern with pedestrians interacting with the vehicles in line at the drive-thru. Michael Rempel explained that the parking lot has extra parking spaces and that the drive-thru traffic will be lined up in the overflow parking lot, which should reduce the concerns.

Chris Reed questioned if there was a concern that the proposed drive-thru would cause an increase or back-up of traffic on Claire Road. Michael Rempel explained that he was unable to find guidance on how to determine the potential for increased traffic. Based on that, he designed the site to allow adequate space in the parking lot for vehicles to wait, instead of being out on the street. Michael Rempel also explained that there was enough space to add a second staging lane, if needed.

After a brief discussion, the Planning Commission recommended 3-0 in favor of the proposed plan with the following additional conditions/comments.

- Temporarily close off Entrance #2 (middle one). At the appropriate time (assume 12 months maximum) permanently close of the entrance by adding curbing, sidewalk and landscaping.

- Improve the design of Entrance #3 (closest one to intersection of Clair Road and Chestnut Street) to accommodate 2 way traffic
- Include site signing to direct traffic to the drive-thru entrance
- Review the criteria for parking lot lighting and incorporate if required.

Meeting adjourned at 7:40 pm.

Respectfully,

Bryan Pauling, Chairman