

**MINUTES OF DUBLIN BOROUGH  
PLANNING COMMISSION MEETING  
MONDAY, MAY 6, 2019**

1. **CALL TO ORDER:** The May 6, 2019 meeting of the Borough Planning Commission was held at Dublin Fire Hall, 194 N. Main St., Dublin, PA. Chairman, Eugene Miller called the meeting to order at 7:31 p.m.

**PLANNING COMMISSION MEMBERS PRESENT:**

Eugene Miller  
Brent Smith  
Robert Pellegrino  
Robert Morris  
Thomas Rymdeika

**APPOINTED OFFICIALS PRESENT:**

Borough Manager:	Angela P. Benner
Borough Solicitor:	Michael Kracht, Esq.
Borough Engineer:	Thomas F Zarko, P.E.
Borough Planner:	Judy Stern Goldstein
Borough Traffic Engineer:	Joe DeSantis

\*Not Present

\*\*Late Arrival

2. **Pledge of Allegiance:** Mr. Miller lead the Planning Commission and audience in the Pledge of Allegiance.
3. **Announcements from Chairman:** There were no announcements at this time.
4. **Approval of Minutes:**
- 4.1. **Minutes of Meeting of March 18, 2019:**

**MOTION:** A motion was made by Mr. Morris, seconded by Mr. Smith and unanimously approved to accept the March 18, 2019 minutes as written.

5. **Discussion:**

**5.1. Zoning Amendment Ordinance No. 324:** Ms. Benner presented Ordinance No. 324 to the Planning Commission and stated that the amendment includes: Re-Zoning of Tax Map Parcel #10-004-075 from TC-1, Town Center to TC-2, Town Center; Re-Zoning of Tax Map Parcels #10-002-011 and #10-002-012 from R-2 Residential to TC-2 Town Center; revised the existing Mixed-Use Building Definition to not require a residential component but to still allow for one; amend the minimum lot width to 20 feet; allow the C20 Athletic Facility use as part of the D4 Mixed Use; delete section 27-505.F(F2)(2)(c), which requires effective apertures with fences over 5 feet, in its entirety; revise Section 27-614.4.B to require handicap parking to be as required by the Americans with Disabilities Act; to revise the minimum building spacing to 15 feet; to delete Note 4 of the TC-2 Town Center District – Table of Area and Dimensional Requirements, in its entirety; revise section 27-505.D(D3)(1) to state that lighting on pole fixtures shall not exceed 15 feet in height; revise section 27-614.5.C to allow parking in front of the minimum building setback line in the TC-2 Town Center District only; and to require a 5 foot side yard for the B12 Townhouse Use.

Susan Coburn-Barndt of S. Main Street expressed her concern with density with the townhomes and asked if the zoning was being amended because of the Dublin Town Center Project. Mr. Pellegrino stated that density

was contemplated in the draft comprehensive plan and vision plan. It creates synergy for the business environment and people who live in downtown are part of a community with shopping. When the zoning was originally amended it was intended to be this way.

**5.2. Borough Traffic Study Presentation:** Mr. Miller introduced Mr. DeSantis with McMahon Associates, who was hired for a Borough-wide traffic study and part of that study is to initially focus on the impact of the Dublin Town Center (DTC) project and provide recommendations for improvements.

Mr. DeSantis stated for the study they looked at 14 intersections, traffic counts generated by other potential parcels that could be developed in the future and looked at the DTC project. They started with the existing traffic volumes that were obtained in February 2019. Mr. DeSantis also stated that they looked at historic data and found that traffic was generally the same, but they adjusted their volumes to include the highest recorded amount by the Pennsylvania Department of Transportation (PADOT) and the Delaware Valley Regional Planning Commission (DVRPC). The result was that main street carries about 1,500 cars during peak hours of 7:00 a.m. – 9:00 a.m. and 4:00 p.m. – 6:00 p.m. Mr. DeSantis stated that most traffic is on Main Street and Elephant Road with Elephant carrying about 300 cars in the peak hours. Saturdays the count drops on Main Street to 1,200 cars and Elephant Road stays the same. Mr. DeSantis also stated that they look at the level of service at the intersection with current traffic and with the proposed increase in traffic.

Mr. DeSantis reported that the DTC project would add approximately 150 cars, with the main impact being on Main Street. How do we mitigate the impact of the traffic from the DTC project? Mr. DeSantis stated that they are recommending widening on Main Street to add a center turn lane through the area of the DTC Project and widening the northbound lane on Main Street at the intersection of Maple Avenue, Main Street and Elephant Road, to allow for a left hand turn onto Maple Avenue. Although the turn lane doesn't solve the traffic problem that exists today, it does mitigate the impact that the DTC project would have on the intersection. Mr. DeSantis also stated that there is the possibility that the one intersection of Road C and Main Street could require a traffic light and it would be his recommendation to have the developer escrow money for the traffic signal.

Mr. DeSantis stated that when the Borough-Wide Traffic Study is finalized that it will include additional recommendations for the Borough to address traffic concerns.

Mr. Smith asked if the study factors in the comprehensive road (Road B) that is proposed as part of the project and Mr. DeSantis stated that it was factored into the analysis and does provide some relief but doesn't mitigate what PADOT needs to see. Mr. Smith stated that the recommendations seem reasonable, but could we do those improvements without the proposed project. Mr. DeSantis stated that PADOT won't allow the turn lane on Main Street without the development project.

Mr. Harris of S. Main Street stated that last time Council asked PADOT to put turning lanes in, they wouldn't entertain the idea because there was not enough room for it. Mr. Pellegrino stated that there wasn't enough room because we didn't own the property and the Borough didn't want to take the property. This project allows for this to happen. Mr. Hayes asked what affect the widening of Main Street to allow for the left turn lane would have on property owners. Mr. DeSantis stated that a sidewalk easement would need to be obtained from the corner property owner (Maple and Main).

Mr. Zarko asked if the road widening proposed in front of the DTC Project would work all the way down to the Main/Maple/Elephant intersection. Mr. DeSantis stated that cart way is only 30 feet and at one-point pinches at 28 feet, so there is not enough room to allow for that.

Mr. Mast asked if the study takes into account any other developments that could happen in the area, like the Super Wawa. Mr. DeSantis stated that they are obligated to include any development in the area that is planned, and they did speak with the surrounding municipalities to ensure everything is included in the study.

Mr. Hayes asked if the Comprehensive Road doesn't solve the problem of traffic on Main Street, is there

something about this road or is this a common issue. Mr. DeSantis stated that traffic will take the main route through town until it is impassible, and then they will find the alternate route, so it is good to have the comprehensive road if you can. Mr. Miller stated that traffic isn't just in Dublin Borough, it is coming through Dublin Borough, which is part of the problem. The Comprehensive Road will provide the community the ability to use the alternate route.

Mr. Dale Meyers of Elephant Road stated that it seems like everything is being done for pass through traffic and wants to know what is being done for the residents who are already spending time in the traffic. Mr. Meyers added that this is going to put the traffic on Elephant Road through the roof. Mr. DeSantis stated that delays on Main Street are high and results in unsafe condition with the ques. The goal is to move the traffic without hurting Maple Avenue and Elephant Road. Mr. Meyers asked what is being done to address the increased delay on Elephant Road. Mr. DeSantis stated that they will be improving the timing of the signals, which will improve the traffic on Main Street and help with the delay on Elephant Road.

Ms. Jennifer Dyer of Elephant Road asked if there were any plans to do a future study to re-analyze the traffic after the DTC project is done. Mr. Pellegrino stated that the Borough can't go back to a developer and/or traffic engineer after a project is complete and say we have a problem and they have to pay for it. That is why we have to look at all options now, and if the traffic light is not warranted now, but could be after the project is complete, we need to require the developer to escrow for that traffic light.

Mr. Chet Walker of Elephant Road stated that this development is for max profit only and stated that he didn't understand why it had to be so big. Mr. Pellegrino stated that this project was part of the vision plan from 10 years ago.

At this time there were no more questions or comments about the traffic study and Mr. Miller thanked Mr. DeSantis for his presentation.

**5.3. Dublin Town Center Preliminary / Final Plan Submission:** Mr. Miller stated that at this time the Planning Commission is going to go through the review letters with the applicant.

**5.3.A. Boucher and James Review Letter:** The applicants Engineer, Greg Glitzer, reviewed the items of the Boucher and James Review Letter dated March 12, 2019. Mr. Glitzer stated that the proposed mixed-use building will only occupy 7,600sf of commercial space on the first floor and will provide garage parking on the rest of the first floor for apartment tenants only. There is not a parking garage proposed as part of this project. Mr. Glitzer also clarified that they will be identifying where all trash enclosures will be. Mr. Glitzer also stated that they will be updating the parking tabulation to address the discrepancies with the parking comments. Mr. Smith asked if the concept for calculating parking shared parking precludes parking with the Grandview Health Building. Mrs. Stern Goldstein stated that they could if permitted internally. Mr. Glitzer stated that there is a concern with having to pave the extension to the shopping center, it becomes a place where people will go and have to back up from. Mr. Zarko asked if Mr. Loughery would provide escrow to finish the road to his property line. Mr. Loughery agreed to escrow up to his property line to finish in the future. Mr. Pellegrino stated that the road should be paved to the shopping center line to provide additional parking. Mrs. Stern Goldstein expressed a concern with traffic turning around. Mr. Loughery stated it would be a road to nowhere and attract trash and problems and be unattractive. Mrs. Stern Goldstein stated that if the road isn't taken to the property line then it should be disclosed to the end townhouse(s) that there will be a future road there.

Mr. Glitzer provided handouts to the Planning Commission members to review the proposed public space amenities. Mrs. Stern Goldstein asked if the intent that once Borough Council weighs in to include something on the plan to ensure that what they are proposing will get done and be part of the land development plan. Mr. Kracht added the spaces should also be priced and escrow to the extent that they are in public space. Mr. Mast asked if the public spaces are dedicated to specific buildings and/or resident and asked who will own and maintain the public spaces. Mrs. Stern Goldstein said that the public spaces are not being dedicated to the Borough, so it would be most likely the Homeowners Association that would be responsible. Mr. Kracht asked if Mrs. Stern

Goldstein thought that the proposed public space amenities meet the view of the ordinance and general feeling. Mrs. Stern Goldstein stated that they do meet the intent and policy of the ordinance as it was proposed, they have captured the essences of the ordinance and policy. Mr. Pellegrino asked if there will be crosswalks at the driveways and alleys. Mr. Glitzer stated that yes, and the internal crosswalks will be decoratively stamped crosswalks but that has not been finalized for the ones along Main Street.

Mr. Smith asked if there are any elevations or new renderings for the townhomes. Mr. Loughery stated that nothing has changed since the last meeting, and they do not have a final elevation. He wants to find a product with more brick incorporated in the townhomes.

Mr. Meyers of Elephant Road asked if anyone gave consideration to the fact that there is already a Station 23 in the Borough, the Fire House. Mr. Loughery stated that yes, the gas station was built in 1923 and thought it would be interesting to play off the fire house. Mr. Meyers expressed his concern with having two locations in the Borough being called Station 23.

**5.3.B. CKS Review Letter:** The applicants Engineer, Greg Glitzer, reviewed the items of the CKS Engineers Review Letter dated March 15, 2019. Mr. Glitzer stated that they have met with the Borough's Engineer and determined that they will assemble a zoning compliance plan that annotates each major block. Mr. Zarko stated that the overall concept is condo's instead of individual lots, which is why the zoning compliance plan would be beneficial. Mr. Zarko expressed concern with the spillover parking provided, would like to see green with the parking instead of the sea of parking. Mr. Zarko stated that the loading areas need to be identified on the plan. Mr. Glitzer stated that everything will be clarified on future plan submissions. Mr. Glitzer stated that they have met with Emergency Services and have the truck turning templates. Mr. Zarko stated that he had suggested in his review letter to have the design of the sanitary sewer system re-evaluated toward Elephant Road verses Main Street. Since then, Gilmore and Associates have provided preliminary information that CKS is currently reviewing.

Mrs. Susan Coburn-Barndt asked if the impervious surface requirements are being met. Mr. Zarko stated that the plan is in compliance with the zoning ordinance for impervious surface requirements.

**MOTION: A motion was made by Mr. Pellegrino, seconded by Mr. Smith and unanimously carried to recommend Council approve the preliminary / final plan dated January 31, 2019 subject to the following conditions:**

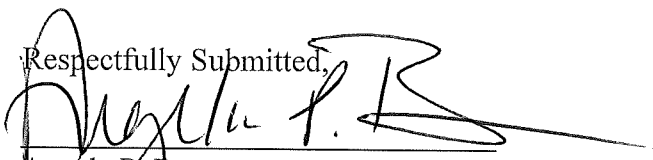
- 1. Compliance with the items noted in the Boucher & James, Inc review letter dated March 12, 2019**
- 2. Compliance with the items noted in the CKS Engineers, Inc review letter dated March 15, 2019**
- 3. Compliance with the items noted in the Suburban Lighting Consultants review letter dated April 24, 2019, particularly as it relates to "cut off" fixtures to eliminate spillover lighting**
- 4. Compliance with the recommendations from McMahon Associates for traffic system improvements related to the project, subject to PADOT Approval**
- 5. The resolution of any differences noted between CKS Engineers review letter and the Boucher & James review letter concerning zoning matters by the Zoning Officer and/or Borough Council**
- 6. Submission of elevation plans, showing architectural features for all proposed structures for approval by the Borough**
- 7. Number, type and spacing of required street trees to be approved by the Borough Planner and/or Borough Council**
- 8. Submission of specific plans for the proposed public spaces to be approved by the Borough**
- 9. All crosswalks on Main Street intersecting with the proposed project street be of a decorative type consistent with other decorative crosswalks in the Borough.**

**6. Public Comment:** There was no public comment at this time.

**7. Other Business:** There was no other business at this time.

**8. Adjournment:** Upon motion by Mr. Smith, seconded by Mr. Pellegrino, the meeting adjourned at 10:05 p.m.

Date Approved: 9/16/2019

Respectfully Submitted,  
  
Angela P. Benner,  
Manager/Secretary/Treasurer