

South Middleton Township

Serving our Community with Pride

July 14, 2023

Keystone FC
Attn: Sean Cochran
PO Box 1332
Mechanicsburg, PA 17055

Re: **Wolf Farm Soccer Fields
Conditional Use
SMT Plan No. 20230017**

Dear Applicant,

Enclosed are the Township's comments from the review for plan #20230017. The Project has been placed on the agenda of the Planning Commission for its July 18, 2023 meeting.

If you would like to display your presentation on the TV screens, please bring your own equipment and someone to run the presentation.

Should you have any questions, please contact me at the Township office.

Sincerely,



For Timothy D. Duerr, AICP, BCO
Director of Community Development and Planning
Zoning Officer
South Middleton Township

Enclosures

Cc: Chris Chiampi, ASLA – FSA, Inc. (via email)
Brian O'Neill, P.E. – Township Engineer (via email)
Cory Adams – Township Manager (via email)
Bryan Salzmänn, Esq. (via email)
Plan File #20230017

South Middleton Township

520 Park Drive, Boiling Springs, PA 17007

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| www.smiddleton.com

MEMORANDUM

DATE: 6/15/2023

TO: Planning Commission

FROM: Timothy Duerr, AICP, BCO, Director of Community Development and Planning/Zoning Officer, Brian O'Neill, Township Engineer

RE: #20230017 - WOLF FARM SOCCER FIELD

PLAN TYPE: Conditional Use

Description:

The applicant is requesting conditional use approval to develop the parcel into soccer fields with support design features such as parking lots, access drives, fieldhouse and stormwater management bmps. The property is located at 842 York Road, Carlisle (AC District).

Zoning Ordinance:

Section 2001 - The following comments/conditions should be considered by the Planning Commission/Board of Supervisors when reviewing this application for approval:

1. There shall be no more than (x) tournaments within any given year.
2. The applicant shall provide additional screening details in accordance with the requirements of the SALDO.
3. The applicant must address roadway improvements resulting from additional traffic anticipated by soccer field use. The applicant has eliminated the driveway entrance onto Ridge Road. The only entrance to the facility is now located on Springville Road, with a majority of the traffic entering from York Road. The traffic study indicates that a traffic signal is warranted at Springville Road/York Road/Shughart Road. As the traffic signal is necessary for the ingress and egress to the property and located on the property abutting the subject property, it is considered an onsite improvement. The installation of the traffic signal should be required as part of this plan.
4. The driveway on the west side of Springville Road (for the residence at 644 E Springville Road) is not shown. The driveway needs to be shown, and the distance between access points needs to be provided to verify the proposed entrance meets access spacing requirements.

5. Sewer and water shall be provided to the site by a means acceptable to the Township. (Board of Supervisors may wish to consider if permanent restrooms need to be provided).
6. The applicant must meet all Uniform Construction Codes (International Building Code), specifically pertaining to accessibility requirements and any other state or federal American with Disabilities Act (ADA) regulations.

Subdivision & Land Development Ordinance:

N/A

Fire Code:

1. Section 503.1.2 - Secondary emergency access road is required.
2. Section 503.2 - Roads shall be designed with enough clearance to safely maneuver first due truck throughout the complex. Please refer to the attached Fire Apparatus dimensions' and turning performance analysis sheet.

Post Approval Items:

N/A