

June 5, 2023

Mr. Tim Duerr, AICP
Director of Community Development
South Middleton Township
520 Park Drive
Boiling Springs, PA 17007

RE: Conditional Use Review Application – Wolf Farm Soccer Fields

Dear Mr. Duerr,

Attached to this letter is the application and supporting documents for a conditional use review for the Wolf Farm Soccer Fields located at 842 York Road. The applicant, Keystone FC, is the equitable owner of this property situated in the Agricultural and Conservation District (AC) and intends to purchase the property, subdivide and develop the land into soccer fields. The purchased lot (49.3 acres) will be the result of a subdivision of parcels 40-10-0638-025 and 40-10-0638-029A as shown in the separately submitted Lot Addition – Final Subdivision for these properties. The remaining lands (19.35 acres) will remain in ownership of the current owners William Crock and Pamela Hendrickson. The proposed total of impervious surface coverage for the parking lots and access drive will be approximately 6 acres and stormwater management bmp's will be designed to mitigate additional site runoff.

Below is a list that addresses Conditional Use Objectives from Section 2001 of the Zoning Ordinance:

- *The proposed use shall be of such location, size and character that, in general, it will be in harmony with the appropriate and orderly development of the District in which it is proposed to be situated and will not be detrimental to the orderly development of adjacent properties in accordance with the zoning classification of such properties.*
 - The Keystone FC is proposing multiple soccer fields with supporting parking, stormwater facilities and proposed building with concession, private restrooms, offices and storage. Most fields will be traditional turf grass and 3 fields will be synthetic turf to include lighting for extended hour usage.
 - The proposed development is larger in size but very minimal when it comes to development and added impervious coverage. This will match the lesser developed neighboring properties of the agricultural and conservation district. Less than half of the approximate 40 acre disturbed area for the project will be constructed with a surface other than natural lawn and grass supporting the low-density, low-impact development.

- *The location and height of buildings, the location, nature and height of walls and fences, and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings.*
 - Please see Conditional Use plan for building locations on the property.
 - There are no existing buildings on the property. The height of the proposed office and storage building will be less than 35 ft. The proposed building is approximately 300 ft. from the nearest property line which will be the newly created shared property line to the east. The next closest property line is the southern property line which is over 600 ft. from the proposed building.
 - Also, there's a storage shed and portable restroom enclosure located along the main drive aisle. The shed would be no larger than 24 ft. x 24 ft. and the enclosure 10 ft. x 30 ft. The storage will be for a mower, water wheel (for watering fields), Gator for moving goals and equipment, soccer balls, goals, nets, and other miscellaneous equipment (field liners, paint, etc.).

Below is a list that addresses the Development Plan from Section 2005 of the Zoning Ordinance:

- *The location, boundaries, dimensions and ownership of the land.*
 - For lot dimensions, layout, existing features, property owners, etc., please see the Conditional Use plan.
- *In the case of commercial or industrial development, a general description of the activities to take place as may be appropriate such as maximum employment, working hours, customer traffic, delivery services, development schedule staging plan.*
 - The proposed development will cater to local soccer organizations for weekend games, weekday practices with the occasional regional tournament. These events will mainly take place over weekends with one proposed entrance on East Springville Road. 619 parking spaces are proposed on-site to accommodate visitors which is an average of 68.7 spaces for each of the 9 proposed fields. See the included Precedent Project Narrative for similar projects of size, scope and design to see how this compares.
 - There could be up to 2-3 regular employees on-site day-to-day. The coaches for the teams will be on-site during practices or games and regular maintenance crews will be present on-site as well. Hours of operation are typically Monday through Friday 4:45 pm until 8:30 pm and Saturday and Sunday 9:00 am until 7:00 pm. Usage of the field with lights, when used after dark, would not last later than 10:00 pm. Weekday usage consists of youth teams practicing in the evenings. Weekend usage typically consists of youth soccer games, with Keystone FC occasionally running weekend tournaments. Youth games run during the late summer (August – September) through the fall (October – November). Use of the artificial turf would allow of the fields in the winter (December – March), but this is very limited. Youth games start again in Spring (March – June). Tournaments are scattered through the year and are typically on weekends where youth games are not played. Keystone FC does hold meetings and other gatherings from year to year, but impact would be minimal from a traffic standpoint.

- The walking loop trail around the site will be available to the public during operating hours and this trail will also be utilized for ADA access for all the fields.
- *The location, use, and ground area of such proposed building and other structure.*
 - The location of the proposed office and storage building can be found on the attached Conditional Use Plan.
 - This building will be used for typical concession for sporting events, storage for equipment, office space, meeting room, small team locker rooms used on 8-10 occasions during the summer and small, private restrooms to serve staff and Keystone members only. Restrooms would not be available to the general public through the year.
 - For public restrooms, Keystone FC currently works with Walter's Services Inc. They currently rent 4-6 portable restrooms throughout the year being used at various locations where games and practices occur. The plan would be to have a 3-4 portable toilets available from August through November, reduce that number to 1 in the winter months (December through mid-March) and then increase that number to 3-4 during Spring (mid-march through early June), before reducing the number to 2 in the Summer months (June & July). For tournaments we would bring in additional toilets for those weekends, most likely an additional 2 toilets for those weekends, for a total of 5-6 portable toilets. A structure for the portable restrooms is located next to the storage shed.
- *The capacity arrangement and controls for all areas to be used for automobile access, parking, loading and unloading in sufficient detail to demonstrate that satisfactory arrangements will be made to facilitate traffic movement from the street or highway.*
 - The applicant intends to connect for driveway access in one location. This entrance will not be gated but a traffic control plan will be utilized for larger events on-site. This control plan could be working with Mt. Holly or Carlisle Fire Police Departments which are utilized for other larger events in South Middleton Township requiring traffic control. Also included are sight distance worksheets calculating the required and provided safe sight distance for the driveway. All of the parking lots are located for ease of access and drop off for the soccer fields.
 - Applicant is also providing an alternate/secondary plan in which the applicant intends to connect for driveway access in two locations; one drive along East Springville Road and the other at South Ridge Road. These entrances will not be gated but a traffic control plan will be utilized for larger events on-site. This control plan could be working with Mt. Holly or Carlisle Fire Police Departments which are utilized for other larger events in South Middleton Township requiring traffic control. Also included are sight distance worksheets calculating the required and provided safe sight distance for each driveway. Both parking lots are centrally located for ease of access and drop off for the soccer fields.

- *The character of the buffer area and screening devices to be maintained including the dimensions and arrangements of all areas devoted to planting, lawns, trees or similar purposes.*
 - There is no existing screening but there is a plan to include proposed buffering. This screening will consist of a dense mix of coniferous and deciduous trees which will provide a year-round visual and noise barrier. The screening is proposed along all property boundaries and will be installed in phases with the proposed phasing of development.

- *A description of the proposed methods of control of development in sufficient detail to indicate the noise glare, air pollution, water pollution, fire hazards, traffic congestion, and other safety hazards to be produced.*
 - There will be minimal noise from the site during the week as it will mainly be intermittent practices. Weekend games will result in the typical noise levels attributed from recreational development like this. The proposed screening, as mentioned above, will help dampen noise levels.
 - Exterior lighting has been noted on the plan to be installed as to not point or provide any unwanted glare or illumination for adjacent property owners. Parking lot lights would be on a timer set to turn off at 10:00 pm but would be able to be controlled via smartphone app. The same would be true for the field lighting which they'll be set to turn off at 10 pm each evening they are in use. These would also be controlled by a smartphone app.
 - In reference to water pollution, stormwater management facilities will be provided to alleviate any additional site runoff from the newly built parking lot, synthetic turf fields and access drives.

- *A description of the methods to be used for water supply treatment and disposal of sewage, wastes, refuse, and storm drainage.*
 - The current lot is not served for water or sewage. The proposed office and storage building will be connected to a private well and septic system. The property has been previously tested for a septic system and the results supported this type of sewage facility. Current testing is underway for additional sewage testing.
 - Trash collection would be minimal early in the project. For weekdays and weekend games, trash cans would be placed near the parking lot areas with trash collection taking place at the conclusion of the week (Thursday/Friday) and then again on Sunday afternoons. Trash would be minimal with the majority of the trash being plastic water bottles. These would be collected and disposed of by Keystone FC Staff. On tournament weekends where additional trash might occur portable trash cans would be set-up around fields and collection would occur at the conclusion of each day. Keystone FC currently has access to two different dumpsters and any tournament waste would be placed in these dumpsters, but once again the trash would be minimal.
 - The proposed stormwater locations will help treat and manage the expected runoff on-site. The synthetic turf fields will be managed by a subsurface bmp. Most of the

anticipated runoff will be from the drive aisles which will be managed by surface bmp's which are located on the plan. The plan is to explore reinforced turf for portions of the parking lots as well to reduce runoff which will be managed subsurface, similar to the synthetic turf fields. Any sinkholes discovered on-site will be repaired according to Geotechnical suggestions which will help control groundwater entering the water table within this region.

- *The names and addresses of all adjoining property owners.*
 - Please see the below table for the addresses and owners of adjacent properties:

Owner	Property ID #	Address
William and Tracy Clements	40-10-0638-102	820 York Road
Richard Hilleary	40-10-0638-101	842 York Road
Howard and Barbara Custer	40-10-0638-104	South Ridge Road
William Crock and Pamela Hendrickson	40-10-0638-029A	842 York Road

Below is a list that addresses the conditions associated with Non-municipal recreational facilities and organizations such as playgrounds, fishing and hunting clubs, swimming clubs, golf clubs, tennis courts and similar activities from Article VI Section 602.3 of the Zoning Ordinance:

- a) *Such use shall occupy a lot with an area of not less than five (5) acres.*
The proposed, subdivided lot will be over 49 acres.
- b) *That exterior lighting, other than that essential for the safety and convenience of the users of the premises shall be prohibited. All exterior lighting shall be shielded from adjacent properties.*
All proposed lighting will point down and inward towards the site and not spill or glare onto adjoining properties. All lights for the fields will directed towards the fields and not towards the property perimeter. As stated previously, the parking lot lighting and field lighting will be on timers and controlled by smartphone app. The parking lights will turn off at 10 pm and field lights off at 10 pm each evening they're in use. See photometric plans for details.
- c) *Along all property lines adjacent to a residential use, screening shall be provided.*
Screening is included along all property lines for the full, development property. Each phase will consist of screening along the nearest property lines and will be planted at the time that phase is constructed.
- d) *A parking and circulation pattern shall be established to assure that ingress and egress does not negatively impact upon adjacent roads and that accessibility by emergency vehicles is provided.*
There will be 1 proposed entrance for the site to offer ingress and egress onto the property as well as access for emergency vehicles. Also, this entrance point is located at the high point along East Springville Road to provide best visibility possible.
Applicant is providing an alternate/secondary plan in which there will be 2 proposed entrances for the site to offer better ingress and egress onto the property as well as easier access for emergency vehicles approaching on either E. Springville Road and S. Ridge Road. Also, these

entrance points are located at high points along each road to provide the best visibility possible at each location.

- e) *The applicant shall submit a plan and supporting documentation to establish compliance with the standards herein in accordance with Article XX.*
See attached conditional use plan submitted.

Below is a list that addresses conditional use objectives from Article XX Section 2001 in the Zoning Ordinance:

- 1) *That all proposed structures, equipment, or material shall be readily accessible for fire and police protection.*

Accessibility for emergency services will be available on-site. With regards to the alternate/secondary plan accessibility for emergency services will be available on-site from two different sides of the property. There are proposed entrances on both E. Springville Road and S. Ridge Road which provides opportunity for emergency vehicles to approach from both roads to each side of the property.

- 2) *That the proposed use shall be of such location, size and character that, in general, it will be in harmony with the appropriate and orderly development of the District in which it is proposed to be situated and will not be detrimental to the orderly development of adjacent properties in accordance with the zoning classification of such properties*

The intended use is considered a conditional use already within the Agricultural and Conservation District. The proposed features will match the character of this district since there is a minimal amount of proposed impervious surface being proposed. Most of the development will consist of grass/lawn for the sports fields which matches the surrounding less development landscape.

- 3) *That, in addition to the above, in the case of any use located in, or directly adjacent to, a Residential District:*

- a. *The location and size of such use, the nature and intensity of operations involved in or conducted in connection therewith, its site layout and its relation to access streets shall be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous or inconvenient to, or incongruous with, said Residential District or conflict with the normal traffic of the neighborhood.*
- b. *The location and height of buildings, the location, nature and height of walls and fences, and the nature and extent of South Middleton Township 314 landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings.*

Both sections above do not pertain to the proposed development since it does not exist within or directly adjacent to a residential district.

Thank you for your consideration. Please feel free to contact me with questions. You can reach me by phone at (717) 701-8111 or by email at JDoty@fsa-inc.com.

Sincerely,

FREDERICK, SEIBERT AND ASSOCIATES, INC.



Justin Doty, P.E.
Vice President



Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Pennsylvania, License No. PE080613, Expiration Date: 09-30-2023