

APPROVED

**SPRINGETTSBURY TOWNSHIP  
PLANNING COMMISSION  
DECEMBER 16, 2010**

**MEMBERS IN**

**ATTENDANCE:** Alan Maciejewski, Chairman  
Mark Robertson  
Charles Wurster  
Mark Swomley  
John Lutz

**ALSO IN**

**ATTENDANCE:** Jim Baugh, Director of Community Development  
John Luciani, First Capital Engineering  
Charles Rausch, Solicitor  
Sue Sipe, Stenographer

**1. CALL TO ORDER**

**A. Pledge of Allegiance**

Chairman Maciejewski called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

**2. ACTION ON THE MINUTES**

**A. NOVEMBER 18, 2010**

**MR. SWOMLEY MOVED FOR APPROVAL OF THE MEETING MINUTES OF NOVEMBER 18, 2010 AS PRESENTED. MR. WURSTER SECONDED. MOTION UNANIMOUSLY CARRIED.**

**3. BRIEFING ITEMS – None**

**4. ACTION ITEMS**

**A. SD-07-09 – Waltersdorff Preliminary/Final**

Casey Deller, C.S. Davidson

This subdivision plan is proposing to divide a 4.811 acre property into two lots to be used for an existing single family home and an additional single family residence.

The Applicant is requesting a recommendation of Approval from the Planning Commission to the Springettsbury Township Board of Supervisors for the following Waivers:

1. SALDO (289-10.A.2.F) Traffic Impact Study.
2. SALDO (289-11.B.19) All existing streets within 400 feet.
3. SALDO (289-11.B.24) Include elevation drawings.
4. SALDO (289-27.A) Widen Parkview Road.

5. SALDO (289-31.B) Install curbing and gutters.
6. SALDO (289-32.A.2) Install sidewalks.
7. SALDO (289-36) Street lights along public roadways.
8. SALDO (289-41.A.3) Widen Parkview Road.
9. SALDO (289-41.C) Minimum Street Right of Way and Cartway widths. Parkview Road.
10. SALDO (289-46.A) Water Supply
11. STORMWATER (281-7.A.4.B) Post-development Stormwater management.

The following Outstanding Items may be considered as Conditions of Approval:

1. SALDO (289-10.A.2.g, -11.C.7 & -19.B) Preliminary plans; procedure. Applicant must submit the letter of approval from YCCD when received.
2. SALDO (289-11.B) Preliminary plans; specifications. The preliminary plan shall be drawn on Mylar material.
3. SALDO (289-11.B.5) Preliminary plans; specifications. The name seal and signature of the registered surveyor responsible for any property line or monument locations and/or name and signature of registered professional engineer is required on the plan.
4. SALDO (289-11.B.26) Preliminary plans; specifications. The preliminary plan shall include a notarized statement to the effect that the applicant is the owner of the land proposed to be developed and that the land development shown on the preliminary plan is made with his or their free consent.
5. SALDO (289-11.B.27) Preliminary plans; specifications. Applicant must provide correspondence from the Township Recreation Board's review of the subdivision.
6. SALDO (289-11.C.8) Preliminary plans; specifications. An email from Ed Sowers must be provided regarding the Township's Chapter 94 report.
7. SALDO (289-12.C) Final plans; procedure. Before the recording of an approved final plan, the Board of Supervisors shall be assured by means of a proper completion guarantee as provided in 289-38.
8. SALDO (289-49.A) Recreation Dedication. The amount of land required to be provided for public recreational purposes for singles-family, detached, residential subdivisions or land development plans shall be a minimum of 0.02 acres per lot or dwelling unit.
9. SALDO (289-76) Fees. All engineering, legal or administrative costs will be paid prior to approval of the final plan.
10. STORMWATER (281-2.A) Any person engaged in the subdivision, alteration or development of land that may affect stormwater runoff characteristics in the watershed shall implement such measures as are reasonably necessary to prevent injury to health, safety or other property. **Proposed swale #2 appears to be directing runoff directly onto the property of Richard B. & Candy L Shuster.**
11. STORMWATER (281-6.A) General. Applicant shall use appropriate runoff "c" coefficients for swale calculations.
12. GENERAL. Applicant shall revise note #24 to state that the Township is responsible for inspections of the on-site stormwater management facilities during construction, the property owner is to inspect and maintain them once construction has ceased.

Mr. Deller indicated the plan was previously presented as a briefing item. He noted this is a two lot subdivision creating one new lot off the existing tract for a single family residence. The parent tract lies between Northview and Park View Roads and is tied into public water and sewer. There are several waiver requests and administrative outstanding comments. They have two minor stormwater comments leftover that have been discussed with the township engineer. He asked them to modify a contour line and change a co-efficient in their routing table. It will not impact their overall outcome or overall proposed stormwater.

Mr. Luciani discussed the swale that routes water around the house and currently flows to the street. He noted they did not finish the swale and will need to make an adjustment in order for it not to divert to the

adjoining lot. Their water flow is on a diagonal through the middle of the parcel. The current lot is 4.8 acres and the new lot they are creating at the bottom of the trap will be a smaller lot consisting of .518 acres.

Mr. Deller stated they need to pull one of the contour lines back and will add a note to the plan that says “ensure all water from this property stays on and does not spill onto the neighbor’s property”.

Concern was expressed about water draining through to the other properties. It was recommended that the developer assure that water from the Waltersdorf property is contained on the lots and not diverted to a neighboring lot.

Mr. Baugh stated that in lieu of the note, Mr. Luciani will need to verify the plan shows that the swale will work and he will inspect it in the field prior to the time an occupancy permit is issued.

Clarification was provided on how the swale is constructed. Mr. Deller confirmed the existing conditions as Mr. Luciani described concerning the steep slope property that flattens out towards the road. He noted it is a minor flow of water compared to other residential lots because most of the upstream area, while steeply sloped, is very heavily wooded so there is not a lot of water coming down the hill. Mr. Deller confirmed the change the Township is requesting is acceptable and that he considered it a clarification rather than a change to the plan.

Mr. Rausch recommended a condition be added as a note on the deed referring to a maintenance agreement for the storm water swale and 15 ft. easement.

It was noted that the County comments have previously been addressed dated January 14, 2008.

An Environmental Impact Study was provided.

Waivers were reviewed as noted on the plan. A discrepancy was noted with the waivers as noted on the drawing compared to how they are listed on the plan summary. It was determined the waivers on the drawing reflect the old Ordinance. They are listed correctly with the new Ordinance on the plan summary. The applicant was advised to update the waivers on their plan so they are reflected with the current Ordinance.

A question was raised regarding the two waivers listed relating to widening Parkview Road. Mr. Baugh explained that they relate to two different sections of the SALDO ordinance, so both are correct.

It was noted that the waiver for preliminary plan needed to be added to the waiver requests.

A question was raised regarding the waiver for water supply. Mr. Luciani indicated there was a cost estimate to extend the water main, however, it was determined the property is not in the Mt. Zion water district and therefore no requirement for connection to the water main is necessary.

Discussion was held regarding the condition for 0.02 acres for recreation dedication. It was determined that in accordance with the Recreation Board the applicant could provide a fee in lieu of land for recreation dedication.

Chairman Maciejewski asked if there was anyone in attendance who had an interest in the plan. Hearing none, he called for a motion.

**MR. ROBERTSON MOVED WITH REFERENCE TO SD-07-09, WALTERSDORFF PRELIMINARY/FINAL TO RECOMMEND THAT THE BOARD OF SUPERVISORS GRANT THE FOLLOWING WAIVERS:**

- 1. SALDO (289-10.A.2.F) TRAFFIC IMPACT STUDY.**
- 2. SALDO (289-11.B.19) ALL EXISTING STREETS WITHIN 400 FEET.**
- 3. SALDO (289-11.B.24) INCLUDE ELEVATION DRAWINGS.**

4. SALDO (289-27.A) WIDEN PARKVIEW ROAD.
  5. SALDO (289-31.B) INSTALL CURBING AND GUTTERS.
  6. SALDO (289-32.A.2) INSTALL SIDEWALKS.
  7. SALDO (289-36) STREET LIGHTS ALONG PUBLIC ROADWAYS.
  8. SALDO (289-41.A.3) WIDEN PARKVIEW ROAD.
  9. SALDO (289-41.C) MINIMUM STREET RIGHT OF WAY AND CARTWAY WIDTHS. PARKVIEW ROAD.
  10. SALDO (289-46.A) WATER SUPPLY
  11. STORMWATER (281-7.A.4.B) POST-DEVELOPMENT STORMWATER MANAGEMENT.
  12. SALDO (289-11.A) PRELIMINARY PLAN.
- SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

**MR. ROBERTSON MOVED WITH REFERENCE TO SD-07-09, WALTERSDORFF PRELIMINARY/FINAL TO RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE PRELIMINARY/FINAL PLAN WITH THE FOLLOWING CONDITIONS:**

1. SALDO (289-10.A.2.G, -11.C.7 & -19.B) PRELIMINARY PLANS; PROCEDURE. APPLICANT MUST SUBMIT THE LETTER OF APPROVAL FROM YCCD WHEN RECEIVED.
2. SALDO (289-11.B) PRELIMINARY PLANS; SPECIFICATIONS. THE PRELIMINARY PLAN SHALL BE DRAWN ON MYLAR MATERIAL.
3. SALDO (289-11.B.5) PRELIMINARY PLANS; SPECIFICATIONS. THE NAME SEAL AND SIGNATURE OF THE REGISTERED SURVEYOR RESPONSIBLE FOR ANY PROPERTY LINE OR MONUMENT LOCATIONS AND/OR NAME AND SIGNATURE OF REGISTERED PROFESSIONAL ENGINEER IS REQUIRED ON THE PLAN.
4. SALDO (289-11.B.26) PRELIMINARY PLANS; SPECIFICATIONS. THE PRELIMINARY PLAN SHALL INCLUDE A NOTARIZED STATEMENT TO THE EFFECT THAT THE APPLICANT IS THE OWNER OF THE LAND PROPOSED TO BE DEVELOPED AND THAT THE LAND DEVELOPMENT SHOWN ON THE PRELIMINARY PLAN IS MADE WITH HIS OR THEIR FREE CONSENT.
5. SALDO (289-11.B.27) PRELIMINARY PLANS; SPECIFICATIONS. APPLICANT MUST PROVIDE CORRESPONDENCE FROM THE TOWNSHIP RECREATION BOARD'S REVIEW OF THE SUBDIVISION.
6. SALDO (289-11.C.8) PRELIMINARY PLANS; SPECIFICATIONS. AN EMAIL FROM ED SOWERS MUST BE PROVIDED REGARDING THE TOWNSHIP'S CHAPTER 94 REPORT.
7. SALDO (289-12.C) FINAL PLANS; PROCEDURE. BEFORE THE RECORDING OF AN APPROVED FINAL PLAN, THE BOARD OF SUPERVISORS SHALL BE ASSURED BY MEANS OF A PROPER COMPLETION GUARANTEE AS PROVIDED IN 289-38.
8. SALDO (289-49.A) A FEE IN LIEU OF RECREATION DEDICATION.
9. SALDO (289-76) FEES. ALL ENGINEERING, LEGAL OR ADMINISTRATIVE COSTS WILL BE PAID PRIOR TO APPROVAL OF THE FINAL PLAN.
10. STORMWATER (281-2.A) ANY PERSON ENGAGED IN THE SUBDIVISION, ALTERATION OR DEVELOPMENT OF LAND THAT MAY AFFECT STORMWATER RUNOFF CHARACTERISTICS IN THE WATERSHED SHALL IMPLEMENT SUCH MEASURES AS ARE REASONABLY NECESSARY TO PREVENT INJURY TO HEALTH, SAFETY OR OTHER PROPERTY. PROPOSED SWALE #2 APPEARS TO BE DIRECTING RUNOFF DIRECTLY ONTO THE PROPERTY OF RICHARD B. & CANDY L SHUSTER.
11. STORMWATER (281-6.A) GENERAL. APPLICANT SHALL USE APPROPRIATE RUNOFF "C" COEFFICIENTS FOR SWALE CALCULATIONS.
12. GENERAL. APPLICANT SHALL REVISE NOTE #24 TO STATE THAT THE TOWNSHIP IS RESPONSIBLE FOR INSPECTIONS OF THE ON-SITE STORMWATER

**MANAGEMENT FACILITIES DURING CONSTRUCTION, THE PROPERTY OWNER IS TO INSPECT AND MAINTAIN THEM ONCE CONSTRUCTION HAS CEASED.”**

**13. A NOTE ADDED TO THE DEED REFERRING TO THE MAINTENANCE AGREEMENT AND 15 FOOT EASEMENT AS NOTED ON THE PLAN.**

**14. WAIVERS LISTED ON THE PLAN MUST MATCH THE APPROVED WAIVERS LISTED ON THE PLANNING COMMISSION PLAN SUMMARY.**

**CONDITIONS 10, 11 AND 13 MUST BE ADDRESSED PRIOR TO THE BOARD OF SUPERVISORS MEETING.**

**SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.**

**B. SD-07-04 Ridge View Heights**

Attorney Stacey MacNeal

Josh George, Site Design Concepts

This subdivision plan is proposing to create 9 residential building lots on Deininger Road. It was first submitted to the Township on April 19, 2007 and is therefore being reviewed under our prior ordinances. There are road widening, curb and sidewalk improvements that are required in conjunction with this plan.

The Applicant is requesting a recommendation of Approval from the Planning Commission to the Springettsbury Township Board of Supervisors for the following Waivers:

1. SALDO (289-13) The final plan shall be drawn at a scale of either 50 feet to the inch or 100 feet to the inch. Applicant shall draw plan at a scale of 60 feet to the inch to allow the entire site to fit on one plan sheet. Granted 5/13/2010.
2. SALDO (289-15.F) Traffic Study. Applicant shall not conduct a traffic study due to the amount of traffic generated by this project being negligible and therefore not having a significant impact on the adjacent roadway network. PENNDOT recently completed intersection improvements at Mt. Zion Road and Deininger Road. Granted 5/13/2010
3. SALDO (289-27) Street Lights. Applicant shall not construct street lights since there are no street lights in the vicinity of the project and that several existing residents of the area expressed opposition to them. Granted 5/13/2010.
4. SALDO (289-32.a.3) Road improvements prior to dedication. Applicant shall limit roadwork to restoration in the eastbound lane of the development plan, since the road will not be fully improved to Township standards on the westbound lane (outside of development) by the township in the near future.
5. SALDO (2389.22.B) Curbing. Applicant shall post financial security in lieu of installing curbing until the grade, alignment and/or width of the street has been firmly established. **REMOVED**
6. STORMWATER (281-6.B) Inlet Placement. Applicant shall allow 5.5 cfs directed to an inlet based on offsite flow from across Deininger Road.
7. STORMWATER (281-7.G) Minimum Bottom Slope. Applicant shall construct bio-retention areas in accordance with PA DEP standards. Granted 5/13/2010.
8. STORMWATER (281-7.I) Side Slopes. Applicant shall construct a steeper side slope in order to minimize existing tree removal and to plant the side slopes with low maintenance vegetation. Granted 5/13/2010.

The following Outstanding Items may be considered as Conditions of Approval:

13. SALDO (289-11.B.) the preliminary plan shall be drawn on Mylar material.
14. SALDO (289-11.B.5) Name, seal and signature of the registered surveyor responsible for any property line or monument location on all subdivision plans and/or name of signature of registered professional engineer is required.

15. SALDO (289-11.B.25) Provide a notarized statement to the effect that the applicant is the owner of the land proposed to be developed and that the land development shown on the preliminary plan is made with his or their free consent.
16. SALDO (289-11.C.7) Applicant must submit a copy of the letter of adequacy from YCCD when it is received.
17. SALDO (289-12.c) before the recording of an approved final plan, the Board of Supervisors shall be assured by means of a proper completion guarantee as provided in 289-29.
18. SALDO (289-12.I) A developer's agreement will be required prior to the final approval of the preliminary plan if additional off-site improvements are required.
19. SALDO (289-68.D) No plan shall be recorded unless all fees for engineering, legal and/or administration costs have been paid in full.
20. STORMWATER (281-5) The plan and report accompanying all land development and subdivision plans shall be sealed by a professional engineer. The engineer shall certify that the plan and report meet the minimum design requirements of this article.
21. STORMWATER (281-11.A.1) In lieu of completion of the installation of the required stormwater management facilities, the Township shall accept deposit with the Township of financial security in an amount equal to 110% of the cost of such facilities.

Attorney MacNeal stated they have been working with Township Staff to resolve outstanding issues. Two waiver requests remain – one related to the roadway improvements and the second is a stormwater issue which she noted they have made some modifications in order to meet Township requirements.

Attorney MacNeal discussed the issue of how they are going to handle the traffic situation in the vicinity of the development. She indicated the issue is with the longitudinal slope. The last plan indicated no changes to the longitudinal slope. On previous plans they were able to get close to 1% requirement. This plan has a minimum of .75% longitudinal slope which provides enough slope that they were able to put the curbing back in the plan as requested by the Township. She felt the .75% while not meeting the 1%, does meet the minimum standards for both PennDOT and Ashco. In discussions with Staff they felt that this would be the best improvement given the current situation and would satisfactory provide an improved safe roadway.

Mr. Luciani indicated the road will be rebuilt with the sewer construction. The issue was trying to coordinate the eastbound lane and the westbound lane. He noted the applicant did an abbreviated traffic study during the period of July 7-10, 2010. They addressed the volume of traffic on Deininger Road, along with times and speed of traffic.

Discussion was held regarding how the applicant will address the construction on the road and the traffic impact. Mr. George stated the sewer construction will be backfilled completely at the end of the workday, in order for the road to be opened up for two-way traffic. The sewer was designed specifically to minimize any impact of the roadway, so it is set close to the existing edge of the roadway. The street will be widened approximately 3½ feet from the face of the proposed curb to where the sewer will be located. He further noted that during construction it will be one lane so it will be flagged.

Discussion was held regarding the stormwater runoff and how to manage it. Attorney MacNeal stated as of the last plan they were resolved on the storm water issues. They did not have curbs and were considering drainage swales. However they are back to the plan submitted prior to that so curbing has been added with traditional piping and then it is managed on the lots the same way it had been on this plan previously with individual stormwater detention basins. She noted they are also entering into a stormwater maintenance management agreement with the Township to address the ongoing maintenance of those facilities.

Mr. Baugh clarified that Waiver #6 281-6.B inlet Placement should be added to the waiver request list. The others listed have already been granted.

Discussion was held regarding making sure that a note is on the plan to maintain traffic access to the east end of the site to allow for emergency vehicles.

Chairman Maciejewski asked if there was anyone in attendance who had an interest in the plan.

Public comment:

Richard Schiding 2013 Mt. Zion Road

Mr. Schiding stated his property shares a common border with the property on the southern boundary from end to end. He stated they are concerned about the stormwater runoff in view of the fact that curbs have been added. They are concerned that this will cause the runoff hitting the curb and spilling to each end of the curb. He noted they did not realize a new plan was submitted. (Mr. George provided the drawing to Mr. Schiding to review.)

Mr. George provided Mr. Schiding with explanation regarding the results of the perc test performed and also reviewed the stormwater maintenance agreement. Attorney MacNeal further noted the agreement runs with the land and will record the lot owner responsibility for the maintenance. It also gives the township rights to enforce the maintenance by inspecting the facilities and carrying out abatement costs.

Chairman Maciejewski called for a motion.

**MR. SWOMLEY MOVED WITH REFERENCE TO SD-07-04, RIDGE VIEW HEIGHTS, TO RECOMMEND THAT THE BOARD OF SUPERVISORS GRANT THE FOLLOWING WAIVERS:**

- 1. SALDO (289-32.A.3) ROAD IMPROVEMENTS PRIOR TO DEDICATION. APPLICANT SHALL LIMIT ROADWORK TO RESTORATION IN THE EASTBOUND LANE OF THE DEVELOPMENT PLAN, SINCE THE ROAD WILL NOT BE FULLY IMPROVED TO TOWNSHIP STANDARDS ON THE WESTBOUND LANE (OUTSIDE OF DEVELOPMENT) BY THE TOWNSHIP IN THE NEAR FUTURE.**
- 2. STORMWATER (281-6.B) INLET PLACEMENT. APPLICANT SHALL ALLOW 5.5 CFS DIRECTED TO AN INLET BASED ON OFFSITE FLOW FROM ACROSS DEININGER ROAD.**

**SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.**

**MR. SWOMLEY MOVED WITH REFERENCE TO SD-07-04, RIDGE VIEW HEIGHTS TO RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE PRELIMINARY PLAN WITH THE FOLLOWING CONDITIONS:**

- 1. SALDO (289-11.B.) THE PRELIMINARY PLAN SHALL BE DRAWN ON MYLAR MATERIAL.**
- 2. SALDO (289-11.B.5) NAME, SEAL AND SIGNATURE OF THE REGISTERED SURVEYOR RESPONSIBLE FOR ANY PROPERTY LINE OR MONUMENT LOCATION ON ALL SUBDIVISION PLANS AND/OR NAME OF SIGNATURE OF REGISTERED PROFESSIONAL ENGINEER IS REQUIRED.**
- 3. SALDO (289-11.B.25) PROVIDE A NOTARIZED STATEMENT TO THE EFFECT THAT THE APPLICANT IS THE OWNER OF THE LAND PROPOSED TO BE DEVELOPED AND THAT THE LAND DEVELOPMENT SHOWN ON THE PRELIMINARY PLAN IS MADE WITH HIS OR THEIR FREE CONSENT.**
- 4. SALDO (289-11.C.7) APPLICANT MUST SUBMIT A COPY OF THE LETTER OF ADEQUACY FROM YCCD WHEN IT IS RECEIVED.**

5. **SALDO (289-12.C) BEFORE THE RECORDING OF AN APPROVED FINAL PLAN, THE BOARD OF SUPERVISORS SHALL BE ASSURED BY MEANS OF A PROPER COMPLETION GUARANTEE AS PROVIDED IN 289-29.**
6. **SALDO (289-12.I) A DEVELOPERS AGREEMENT WILL BE REQUIRED PRIOR TO THE FINAL APPROVAL OF THE PRELIMINARY PLAN IF ADDITIONAL OFF-SITE IMPROVEMENTS ARE REQUIRED.**
7. **SALDO (289-68.D) NO PLAN SHALL BE RECORDED UNLESS ALL FEES FOR ENGINEERING, LEGAL AND/OR ADMINISTRATION COSTS HAVE BEEN PAID IN FULL.**
8. **STORMWATER (281-5) THE PLAN AND REPORT ACCOMPANYING ALL LAND DEVELOPMENT AND SUBDIVISION PLANS SHALL BE SEALED BY A PROFESSIONAL ENGINEER. THE ENGINEER SHALL CERTIFY THAT THE PLAN AND REPORT MEET THE MINIMUM DESIGN REQUIREMENTS OF THIS ARTICLE.**
9. **STORMWATER (281-11.A.1) IN LIEU OF COMPLETION OF THE INSTALLATION OF THE REQUIRED STORMWATER MANAGEMENT FACILITIES, THE TOWNSHIP SHALL ACCEPT DEPOSIT WITH THE TOWNSHIP OF FINANCIAL SECURITY IN AN AMOUNT EQUAL TO 110% OF THE COST OF SUCH FACILITIES.**
10. **STORMWATER MAINTENANCE AGREEMENT WITH THE TOWNSHIP.**
11. **ACCESS MAINTAINED TO THE EAST END OF THE SITE THROUGH THE DURATION OF THE CONSTRUCTION ON THE ROAD SURFACE.**
12. **CORRECT THE WAIVERS ON THE PLAN COVER WHICH INCLUDES REMOVING THE REFERENCE TO THE TRAFFIC STUDY AND ADDING THE WAIVER REGARDING INLET PLACEMENT.**

**SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.**

5. **WAIVER RECOMMENDATIONS - None**

6. **OLD BUSINESS**

**A. Energy Conservation Systems Ordinance**

Mr. Baugh indicated that Ms. Hull presented the proposed Energy Conversion Systems Ordinance and supporting Zoning Ordinance amendments to the Board of Supervisors at their December 9, 2010 meeting. The following comments were sent from the Board of Supervisors.

- Standards for solar systems should make it clear that the ordinance is addressing both hydronic and photo voltaic. **Agreed by the Planning Commission.**
- The Board expressed concern about the current chimney heights for the outdoors and suggested a minimum clearance above the roofs of a single story building by two feet. **Agreed by the Planning Commission.**
- Regarding acreage for large scale windmill and solar uses in the Rural Residential district, the Board was concerned that 20 acres was not large enough. They generally agreed that 75 acres was too large. **The Planning Commission decided on a compromise of 40 feet.**
- The Board was concerned about how to ensure that the provisions of the ordinance are enforceable. **The Planning Commission agreed that the Township will need to look into this more closely.**

Mr. Baugh indicated that the Board authorized proceeding with submitting the proposal to all parties concerned, as well as to the York County Planning Commission. He noted he was informed that Randy

Beck, the Energy Expert, had reviewed it and will be discussing it with the YCPC. Mr. Baugh stated he would report on the results of that discussion.

**7. NEW BUSINESS – None**

**8. ADJOURNMENT**

**CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 7:30 P.M.**

Respectfully submitted,

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP  
PLANNING COMMISSION  
NOVEMBER 18, 2010**

**MEMBERS IN**

**ATTENDANCE:** Alan Maciejewski, Chairman  
Mark Robertson  
Mark Swomley  
Charles Wurster  
John Lutz

**ALSO IN**

**ATTENDANCE:** Jim Baugh, Director of Community Development  
John Luciani, First Capital Engineering  
Nicole Ehrhart, Solicitor  
Sue Sipe, Stenographer

**1. CALL TO ORDER:**

**A. Pledge of Allegiance**

Chairman Maciejewski called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

**2. ACTION ON THE MINUTES**

**A. AUGUST 19, 2010**

**MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF AUGUST 19, 2010 AS PRESENTED. MR. SWOMLEY SECONDED. MOTION UNANIMOUSLY CARRIED.**

**B. OCTOBER 21, 2010**

**MR. WURSTER MOVED FOR APPROVAL OF THE MEETING MINUTES OF OCTOBER 21, 2010 AS PRESENTED. MR. SWOMLEY SECONDED. MOTION UNANIMOUSLY CARRIED.**

**3. BRIEFING ITEMS – NONE**

**4. ACTION ITEMS**

**A. SD-06-11 – 3308 Druck Valley Road**

Jerry Stahlman, Stahlman & Stahlman

The Applicant is requesting a recommendation of Approval from the Planning Commission to the Springettsbury Township Board of Supervisors for the following Waivers:

1. SALDO (289-31.A) Curbs and gutters.
2. SALDO (289-32.A) Sidewalks.
3. SALDO (289-32) Sidewalks. Applicant shall not install sidewalks due to the location and nature of the project.
4. SALDO (289-41.A.3) Improvements to abutting streets of improper width.
5. SALDO (289-27) Streets and aprons.

The following Outstanding Items may be considered as Conditions of Approval:

1. SALDO (289-38.C.4) Performance requirements. The amount of financial security to be posted for the completion of the required improvement shall be equal to 110% of the cost of completion estimated as of 90 days following the date scheduled for completion by the developer.
2. SALDO (289-44.E) Lots. Applicant must provide a guarantee that the existing trees will remain through construction and must include security estimates.
3. SALDO (289-49) Recreation dedication. Applicant must pay a fee in lieu of in an amount as determined in 289-49.L. Any fees in lieu of recreation dedication must be approved by the rec. board.
4. STORMWATER (281-A.2) Applicant shall provide financial security in an amount equal to 110% of the cost of stormwater facilities.
5. STORMWATER (281-19.A) Applicant must submit YCCD approval when received.
6. GENERAL. A PennDOT permit will be required for the sanitary sewer crossing of Druck Valley Road. (S.R. 1014)

Mr. Stahlman stated this case was previously presented as a briefing item. It was also before the Planning Commission to discuss the issue of several improvements and gain support for waivers. Mr. Stahlman noted Reistville Builders own the two lots. There is a structure on the existing lot. The purpose of the subdivision is to adjust the property line. There is one large lot as noted on the drawing that also fronts along Mt. Zion Road. The smaller trapezoidal of this lot on Druck Valley Road is suitable for a single family building lot as is. The owner could build on that lot and adjust his property line so that the two lots are equal, necessitating the reason for the waiver for the improvements along Druck Valley Road. Mr. Stahlman noted they have added the six month note on the drawing concerning the possible future widening of Druck Valley Road. He indicated they have addressed all issues of Staff and agree to the conditions noted, several of which involve the final plan. He also noted they have obtained their Highway Occupancy Permit for the driveway. The sight distance was checked by PennDOT and confirmed it was adequate.

Mr. Luciani confirmed that the applicant met with Staff. He noted the applicant provided storm water easements and that they will need to extend the public sewer. The rest of the outstanding issues are administrative only.

Discussion was held regarding the existing trees on the property. Mr. Stahlman stated when the driveway goes in some of the trees at the driveway will need to be removed. It was noted the applicant will need to add to the plan the total quantity of trees required for the 35 ft. buffer yard.

It was noted that the applicant is dedicating right of way on Druck Valley Road.

It was confirmed that County comments were addressed.

Chairman Maciejewski asked if there was anyone in attendance who had an interest in the plan. Hearing none, he called for a motion.

**MR. LUTZ MOVED WITH REFERENCE TO SUBDIVISION PLAN SD-06-11, 3308 DRUCK VALLEY ROAD, TO RECOMMEND GRANTING OF THE FOLLOWING WAIVERS TO THE TOWNSHIP BOARD OF SUPERVISORS:**

1. SALDO (289-31.A) CURBS AND GUTTERS.
2. SALDO (289-32.A) SIDEWALKS.
3. SALDO (289-32) SIDEWALKS. APPLICANT SHALL NOT INSTALL SIDEWALKS DUE TO THE LOCATION AND NATURE OF THE PROJECT.
4. SALDO (289-41.A.3) IMPROVEMENTS TO ABUTTING STREETS OF IMPROPER WIDTH.

**5. SALDO (289-27) STREETS AND APRONS.  
SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.**

**MR. LUTZ MOVED WITH REFERENCE TO SUBDIVISION PLAN SD-06-11, 3308 DRUCK VALLEY ROAD TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:**

- 1. SALDO (289-38.C.4) PERFORMANCE REQUIREMENTS. THE AMOUNT OF FINANCIAL SECURITY TO BE POSTED FOR THE COMPLETION OF THE REQUIRED IMPROVEMENT SHALL BE EQUAL TO 110% OF THE COST OF COMPLETION ESTIMATED AS OF 90 DAYS FOLLOWING THE DATE SCHEDULED FOR COMPLETION BY THE DEVELOPER.**
- 2. SALDO (289-44.E) LOTS. APPLICANT MUST PROVIDE A GUARANTEE THAT THE EXISTING TREES WILL REMAIN THROUGH CONSTRUCTION AND MUST INCLUDE SECURITY ESTIMATES TO INSURE A 35 FT. BUFFER, TYPE 1.**
- 3. SALDO (289-49) RECREATION DEDICATION. APPLICANT MUST PAY A FEE IN LIEU OF IN AN AMOUNT AS DETERMINED IN 289-49.L. ANY FEES IN LIEU OF RECREATION DEDICATION MUST BE APPROVED BY THE REC. BOARD.**
- 4. STORMWATER (281-A.2) APPLICANT SHALL PROVIDE FINANCIAL SECURITY IN AN AMOUNT EQUAL TO 110% OF THE COST OF STORMWATER FACILITIES.**
- 5. STORMWATER (281-19.A) APPLICANT MUST SUBMIT YCCD APPROVAL WHEN RECEIVED.**
- 6. GENERAL - A PENNDOT PERMIT WILL BE REQUIRED FOR THE SANITARY SEWER CROSSING OF DRUCK VALLEY ROAD. (S.R. 1014)**

**SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.**

**B. LD-09-03 – Rail Trail**

Casey Deller, C.S. Davidson

This project is proposing a 2 ½ mile pedestrian trail that will be constructed for the York County Rail Trail. It is an extension of the Heritage Rail Trail. The trail will begin just south of US 30. There will be a parking lot located at the trailhead that will allow access from Loucks Mill Road at which the trail will follow the east bank of the Codorus Creek. Along the east bank the trail will follow an existing levee, sanitary sewer alignment and old spur/railroad alignment that are parallel to the Codorus. There will be two stream crossing and a pedestrian bridge that crosses into Manchester Township.

Plan Background: This plan is presented as an action item. The applicant was granted approval from the Zoning Hearing Board for:

Case Z-10-03. A special exception for the use, to permit it in the floodway. (Regular meeting, March 4, 2010)

Case Z-10-05. A variance to not install lighting in the proposed parking lot. (Regular meeting, April 1, 2010)

The Applicant is requesting a recommendation of Approval from the Planning Commission to the Springettsbury Township Board of Supervisors for the following Waivers:

1. SALDO (289-11.A) Preliminary Plan; specifications. Applicant shall submit only a final plan.
2. SALDO (289-11.B.13) Preliminary plans; specifications. Applicant shall show only appropriate boundary lines due to the large size of the project.
3. SALDO (289-32) Sidewalks. Applicant shall not install sidewalks due to the location and nature of the project.
4. SALDO (289-35) Landscaping and buffer yards. Applicant shall not be required to install additional buffering beyond what currently exists.

5. SALDO (289-36) Streetlights. Applicant shall not install streetlights.
6. SALDO (289-41.C,E & F.5) Proposed street system. Street widths, vertical curves and intersection design.
7. SALDO (289-47.E) Storm drainage. Applicant shall include easement information on “Memorandum of Understanding” and not on the plans.
8. STORMWATER (281-F.1) Percolation Testing. Applicant shall use published percolation values instead of measured values.
9. STORMWATER (281-7.A.4(a&b)) Design Criteria Pre to Post-Development Runoff Comparison. Applicant shall not reduce post development runoff to below 50% of pre-development levels.
10. STORMWATER (281-7.A.5) Design Criteria Hydrograph Routing.
11. STORMWATER (281-A.7) Design Criteria Stormwater Basin Bottom Slope. Applicant shall install a flatter bottom to promote infiltration.
12. STORMWATER (281-7.B.5) Loading Ratio.

The following Outstanding Items may be considered as Conditions of Approval:

1. SALDO (289-11.B) Preliminary plans; specifications. The preliminary plan shall be drawn on Mylar material.
2. SALDO (289-11.B.4) Preliminary plans; specifications. Plan must be signed by all affected property owners.
3. SALDO (289-11.B.5) Preliminary plans; specifications. Name, seal and signature of the registered surveyor must be included on the plan.
4. SALDO (289-11.B.26) Preliminary plans; specifications. Approval from Mr. Carter is needed.
5. STORMWATER (281-5) The plan and report accompanying all land development and subdivision plans shall be sealed by a professional engineer.
6. GENERAL. Applicant must provide a copy of the property line exhibit that was discussed at staff meeting.

Mr. Deller stated he is representing York County Rail Trail Authority for the northern extension Phase II Land Development Plan. He noted they have worked through numerous issues on the plan since the last time he presented, i.e., reorganized some of their layout and removed a section of trail that was in conflict. Primarily they have worked through all of the technical issues on the plan, leaving mainly the administrative items to be completed. Mr. Deller noted they are under a timing constraint due to the grant from PennDOT which has an expiration date in early 2011.

Mr. Deller stated they removed the section of trail that runs through the S&A Homes Development along Sheridan Road. The trail will continue from the Route 30 Bridge and the parking lot northeasterly along the creek. At the location of the S&A development the trail will terminate with a barricade with signage stating “end of trail”. The trail will continue on the opposite side of Mundis Mill Road coming from the Christ Field side at the Pleasureville Boys Club. It will extend across the Mundis Mill Bridge by expanding the bridge to get over to the Carter property running easterly, then across to the signal light at Mundis Mill Road, leaving the section along Sheridan Road out at this time.

Mr. Deller stated since the last time they had submitted their traffic impact study for the Loucks Mill driveway access, they worked through some comments with First Capital Engineers. They submitted their traffic impact assessment to PennDOT for independent review, who responded in support of the assessment and also the location of the driveway. Part of the concern was the turning movements of vehicles traveling northbound from York City to Route 30. The location of the proposed driveway is on the north side of the bridge and the road narrows slightly. There was a safety concern for a stopped vehicle waiting to turn left into that driveway with other vehicles coming up behind it, and also how to manage trucks coming from the industrial sites in the area. The resolution determined is to prohibit left

turns into the parking lot from Loucks Mill Road. Discussion was held regarding if this would adequately address the situation.

Discussion was held regarding the agreement with Mr. Carter for an easement. Mr. Deller stated Mr. Carter has agreed to grant the Rail Trail Authority rights for pedestrian access across the front of his property. He noted Mr. Carter is waiting for a resolution of his subdivision plan filed with the township asking for waivers of curb and sidewalk and widening of Mundis Mill Road across his frontage, as well as the reconfiguration of his property from two lots into three.. Part of his justification for those waiver requests is utilizing the rail trail as pedestrian access across his property frontage. Mr. Deller indicated they are asking that be a condition of the plan approval.

Discussion was held regarding the ramifications of Mr. Carter proceeding with his side of the property. It was determined that the recommendation to the Board is not contingent upon the agreement between the Rail Trail Authority and Mr. Carter.

Chairman Maciejewski asked if there was anyone in attendance who had an interest in the plan. Hearing none he called for a motion.

**MR. SWOMLEY MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-09-03, RAIL TRAIL, TO RECOMMEND APPROVAL OF THE PRELIMINARY/FINAL PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING WAIVERS:**

- 1. SALDO (289-11.A) PRELIMINARY PLAN; SPECIFICATIONS. APPLICANT SHALL SUBMIT ONLY A FINAL PLAN.**
- 2. SALDO (289-11.B.13) PRELIMINARY PLANS; SPECIFICATIONS. APPLICANT SHALL SHOW ONLY APPROPRIATE BOUNDARY LINES DUE TO THE LARGE SIZE OF THE PROJECT.**
- 3. SALDO (289-32) SIDEWALKS. APPLICANT SHALL NOT INSTALL SIDEWALKS DUE TO THE LOCATION AND NATURE OF THE PROJECT.**
- 4. SALDO (289-35) LANDSCAPING AND BUFFER YARDS. APPLICANT SHALL NOT BE REQUIRED TO INSTALL ADDITIONAL BUFFERING BEYOND WHAT CURRENTLY EXISTS.**
- 5. SALDO (289-36) STREETLIGHTS. APPLICANT SHALL NOT INSTALL STREETLIGHTS.**
- 6. SALDO (289-41.C,E & F.5) PROPOSED STREET SYSTEM. STREET WIDTHS, VERTICAL CURVES AN INTERSECTION DESIGN.**
- 7. SALDO (289-47.E) STORM DRAINAGE. APPLICANT SHALL INCLUDE EASEMENT INFORMATION ON “MEMORANDUM OF UNDERSTANDING” AND NOT ON THE PLANS.**
- 8. STORMWATER (281-F.1) PERCOLATION TESTING. APPLICANT SHALL USE PUBLISHED PERCOLATION VALUES INSTEAD OF MEASURED VALUES.**
- 9. STORMWATER (281-7.A.4(A&B)) DESIGN CRITERIA PRE TO POST-DEVELOPMENT RUNOFF COMPARISON. APPLICANT SHALL NOT REDUCE POST DEVELOPMENT RUNOFF TO BELOW 50% OF PRE-DEVELOPMENT LEVELS.**
- 10. STORMWATER (281-7.A.5) DESIGN CRITERIA HYDROGRAPH ROUTING.**
- 11. STORMWATER (281-A.7) DESIGN CRITERIA STORMWATER BASIN BOTTOM SLOPE. APPLICANT SHALL INSTALL A FLATTER BOTTOM TO PROMOTE INFILTRATION.**
- 12. STORMWATER (281-7.B.5) LOADING RATIO.**

**MR. WURSTER SECONDED. MOTION UNANIMOUSLY CARRIED.**

**MR. SWOMLEY MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-09-03, RAIL TRAIL, TO RECOMMEND APPROVAL OF THE PRELIMINARY/FINAL PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:**

1. **SALDO (289-11.B) PRELIMINARY PLANS; SPECIFICATIONS. THE PRELIMINARY PLAN SHALL BE DRAWN ON MYLAR MATERIAL.**
  2. **SALDO (289-11.B.4) PRELIMINARY PLANS; SPECIFICATIONS. PLAN MUST BE SIGNED BY ALL AFFECTED PROPERTY OWNERS.**
  3. **SALDO (289-11.B.5) PRELIMINARY PLANS; SPECIFICATIONS. NAME, SEAL AND SIGNATURE OF THE REGISTERED SURVEYOR MUST BE INCLUDED ON THE PLAN.**
  4. **SALDO (289-11.B.26) PRELIMINARY PLANS; SPECIFICATIONS. APPROVAL FROM MR. CARTER IS NEEDED.**
  5. **STORMWATER (281-5) THE PLAN AND REPORT ACCOMPANYING ALL LAND DEVELOPMENT AND SUBDIVISION PLANS SHALL BE SEALED BY A PROFESSIONAL ENGINEER.**
  6. **GENERAL. APPLICANT MUST PROVIDE A COPY OF THE PROPERTY LINE EXHIBIT THAT WAS DISCUSSED AT STAFF MEETING.**
  7. **MODIFICATION TO PROVIDE SIGNAL PERMIT WITH PENNDOT.**
- MR. WURSTER SECONDED. MOTION UNANIMOUSLY CARRIED.**

**5. WAIVER RECOMMENDATIONS - None**

**6. OLD BUSINESS**

**A. Energy Conservation Systems Ordinance**

Marion Hull, Township Planner was in attendance to present the Energy Conservation Systems ordinance changes, explaining what is involved, what needs to be done to change the zoning to implement it and next steps.

She noted the present zoning ordinance permits as an accessory use in all districts, the idea of energy conversion systems, i.e., solar, wind and geothermal as an alternative energy source. She noted currently there are no standards in the ordinance which outline the details. She pointed out there is significantly more interest in these types of systems today because of changes in cost of energy, changes in national energy policy, environmental issues, etc.

She pointed out that simple home systems can be complex and can put energy back into the grid, resulting in the need for more defined regulations. Also, because of varied circumstances in which a system may be owned by the property or by another supplier, it is important to understand the provisions and then regulate them effectively for health, safety, welfare and other issues that would affect the township.

Ms. Hull reviewed the following: (Detailed information can be viewed in the October 21 minutes.)

- Solar energy specifications.
- Active as well as passive solar systems.
- Fuel cells – powered by natural gas.
- Geothermal.

Ms. Hull noted the energy conversion ordinance is a stand alone ordinance which regulates the process installation, dimensions of the system and system management. It includes definitions and provisions for solar, wind, geothermal and outdoor furnaces. She also noted there are several zoning changes needed to implement the ordinance which address specific areas where the different types of systems are permitted.

Ms. Hull reviewed proposed changes since the October presentation:

- Outdoor furnaces were determined to be more appropriate for the rural residential district in terms of types of setbacks needed.
- Solar – permits roof top or ground mounted systems as well as small systems that generate less than 20 kilowatts a day as a permitted use in every single district in the township.
- Large systems in the draft are permitted as accessory use in the commercial highway district, flexible development district and the general industrial district. They are also permitted as a primary use in the flexible district, (but not a flexible development overlay), the general industrial district and rural residential on lots of 20 acres or more.
- Proposed wind regulations. Recommending prohibiting large wind farms since the Springettsbury Township area is not ideal for wind farms.
- The sound of the wind mills will be regulated through the zoning ordinances performance standards.
- A standard requirement will be established to set up a specific decommissioning process.
- Proposing traditional horizontal style blades.
- For systems in the rural residential district on very large lots 10 acres or more, the maximum height recommendation is 115 ft. and a setback from another property line of at least 5 times the height of the windmill, which is standard in the wind industry model ordinances. The windmill could be as close as 1.1 times its height to any building on the property where it is located.
- Small scale windmill systems - 1.2 kilowatts. Permit vertical and small scale horizontal and regulate according to the height limitations in the underlying zoning district. Maximum turbine height is either 50 ft. or lower if the maximum height in that district is lower. They are not permitted in the R-7 district because the minimum lot size is 7000 sq. ft. They are proposing 10,000 sq. ft. minimum lot size with one turbine on lots up to 20,000 sq. ft. Two turbines on 20,000 sq. ft. to an acre and then two per acre for each acre thereafter.
- Geothermal regulations – this is more of construction standards similar to what is in the subdivision ordinance that references industry standards. It requires PA license.
- Outdoor furnace regulations – new in Springettsbury as a suburban community – were not sure if these were a good idea. Change permits it as an accessory use in the rural residency district. Limits use to Phase II hydronic heaters. These are the most recent regulations from EPA except for a brief transitional period. Limit it to the new technology. Propose a 75 ft. minimum setback from the property line, 100 ft. from the nearest house. 10 ft. chimney height required by state law.

Discussion was held regarding wind farms, specifically in relation to the Rocky Ridge Park area. Ms. Hull stated that area would not be eligible for funding. It would also not be supported by the state or the federal government at this time.

Discussion was held regarding how to regulate as opposed to prohibiting wind mills. It was noted regulation would be based on an inference to technology, safety, and the ability to maintain it.

It was noted that a change in language is necessary to change the wording for rated capacity from “per day” to “kilowatt.”

Mr. Hull noted because there is not much potential for large scale wind mills with today’s technology, they proposed keeping the regulations to a 100 kilowatt hour rating on 10 acres or more in the rural residential district. The Planning Commission recommended changing it to 20 acres or more.

Ms. Hull reviewed next steps:

- Propose some changes in the wind system, but will make it consistent with what is in the large scale solar. Rural residential, minimum lot size of 20 acres, rely on the setbacks that are already in the ordinance to make it work.
- Will remove the time period and replace it with kilowatts in the ordinance.
- Will draft the changes and resubmit to the Planning Commission in order to refer it to Board of Supervisors. The zoning changes will require the 30 day MPC process.

Discussion was held regarding the timing to expedite the zoning changes due to expiration of funding by year end.

**MR. ROBERTSON MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE THE ZONING CHANGES FOR THE ALTERNATIVE ENERGY ORDINANCE. MR. SWOMLEY SECONDED. MOTION UNANIMOUSLY CARRIED.**

**7. NEW BUSINESS - None**

**8. ADJOURNMENT**

**CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 8:00 P.M.**

Respectfully submitted,

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP  
PLANNING COMMISSION  
OCTOBER 21, 2010**

**MEMBERS IN**

**ATTENDANCE:** Mark Robertson, Acting Chairman  
Mark Swomley  
Charles Wurster

**ALSO IN**

**ATTENDANCE:** Jim Baugh, Director of Community Development  
John Luciani, First Capital Engineering  
Angela Liddick, Community Development Coordinator  
Nicole Ehrhart, Solicitor  
John Holman, Township Manager  
Sue Sipe, Stenographer

**NOT PRESENT:** Alan Maciejewski  
John Lutz

**1. CALL TO ORDER:**

**A. Pledge of Allegiance**

Acting Chairman Robertson called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

**2. ACTION ON THE MINUTES**

**A. JULY 15, 2010 AND AUGUST 19, 2010**

**THE MINUTES FOR JULY 15 AND AUGUST 19, 2010 WERE TABLED DUE TO LACK OF QUORUM.**

**3. NEW BUSINESS**

**A. ENERGY CONSERVATION SYSTEMS ORDINANCE**

Marion Hull, Township Planner reviewed the Energy Conversion Ordinance. A draft had been distributed to the members. She noted this is referenced in the zoning ordinance as an accessory use for every district that is permitted energy conversion systems, i.e., solar, wind and geothermal. She provided a summary of what items are being considered for regulation in the Township, as far as what the ordinance provisions are and proposed zoning amendments.

Ms. Hull discussed the timing constraints on the zoning decisions in order to be able to meet the 30 day review period.

Mr. Robertson expressed concern with the proposed zoning amendments noting that he has had involvement through his company with energy conversion and conservation. Mr. Robertson also noted caution should be exercised with defining and imposing regulations, especially as it relates to state grant monies.

Ms. Hull concurred and noted that while the zoning ordinance permits these energy conversion systems as an accessory use, it does not include direction as to what those are.

Ms. Hull reviewed the following energy forms being evaluated:

#### Solar

- Looking at rooftop and ground mounted.
- Large scale - looking at a rate of capacity of more than 20 kilowatts per day, i.e., a commercial user generating power, who may also be selling it back into the network.
- Both applications can sell energy back into the grid.

#### Wind

- Industry recommendations are for tall wind generators, avoiding 5, 10 or 15 ft. above the rooftop or trees since there is too much turbulence for it to be effective.
- Consider limiting applications of this in some zoning districts to those lower level applications, knowing they will not be as effective in generating energy.

Discussion was held regarding vertical wind generators vs. horizontal wind generators. This included discussing factors for denying a windmill, based on public safety and health issues, including noise factors and light flicker.

Ms. Hull noted the draft is written to address performance standards for all of these factors in the zoning ordinance. She stated she would obtain more research on the vertical applications.

#### Geothermal

- Heating and cooling systems that use the earth's constant steady temperature to either cool or heat air to a certain temperature.
- Installation requires drilling.
- There are both open and closed looped systems. Ms. Hull cautioned about open loop system in the environment because of the potential for contamination and other issues. The ordinance has been drafted for closed loop systems.
- The regulations in the draft ordinance are based on engineering design and referencing industry standards to make sure this is done correctly.

#### Outdoor furnaces

- Burn various products, i.e., wood, pellets or corn to generate heat.
- Very cost effective way to heat a house, however, may not be applicable for the township's suburban environment.
- The requirement is a minimum of 100 ft. setback from a structure and a 300 ft. setback is ideal.
- There are also chimney height requirements.
- These are the manufacturers' recommendations in terms of best practices for using these heaters.

Ms. Hull stated they will do more research and review specs as well as proposed standards for how these would be addressed if it was decided to incorporate them. She noted that the draft has been written as a stand alone ordinance, which regulates the process of installation and the system management, particularly in the case of wind. It includes definitions, a solar section, wind and geothermal.

Discussion was held regarding the following issues:

- Proposed solar system regulations for permitting rooftop or ground mounted systems, and how to define the impermeable surface.
- Proposed regulations for small systems of 20 kilowatts or less a day to be permitted as an accessory use in any district.
- Recommendation for larger solar systems to be permitted as an accessory use in the commercial highway district and the flexible development district, but not in the flexible overlay or the general industrial.

- Permit solar regulations as a primary use in the flexible district, the general industrial district and the rural residential district.
- Lot size as it relates to small systems vs. solar farm application. Recommendation would be minimum lot size 20 acres or less for rural residential.
- Proposed wind system relating to vertical systems, noting that small systems are permitted as an accessory use in the rural residential district. May want to consider permitting it more broadly in the township.
- Horizontal wind systems relating to pole height of 100 ft. with the sound regulated through the zoning ordinance performance standards, and decommissioning required if not used for six months or more.
- Geothermal system requirements – providing design and engineering parameters in the ordinance. Industry standards require a licensed driller in the state of PA to do the work, prohibit open loop systems and permitted as an accessory use in all districts.
- Currently there are no standards for biomass burners. Will take a closer look at industry specs vs. the best management practices to determine whether they should be allowed in the rural residential district or on very large lots. Fuel cells need to be evaluated.

Ms. Hull reviewed the issues discussed that will be researched:

- Vertical wind systems and understanding whether there is broader application for wind in the township with the vertical systems.
- Clarifying the industry documentation specs for the bio-mass heaters in terms of distance from structures.
- Review solar as a primary use in the rural residential district to take it down from 75 acres to 20 acres.
- Regarding wind systems, review smaller lot applications on a vertical system.
- Review fuel cell packages.

Ms. Hull confirmed that the zoning changes with the energy conversion will be cross-referenced with the other stand alone ordinance.

It was noted that the terms for referring to small, medium and large systems needs to be more defined and specific.

Discussion was held regarding maintaining a balance between what can be permitted and what is prohibited in the township.

It was recommended to table the discussion to allow Ms. Hull time to research the issues and review again at the November meeting.

## **B. Zoning Ordinance Amendments**

Mr. Baugh indicated the amendments are provided for informational purposes and will be covered in more detail at a later meeting.

4. **BRIEFING ITEMS - None**
5. **ACTION ITEMS – None**
6. **WAIVER RECOMMENDATIONS – None**
7. **OLD BUSINESS – None**
8. **OTHER BUSINESS**

**A. Letter from the Historic Preservation Committee regarding advocacy for the Township Farmhouse**

Mr. Baugh noted the Committee submitted the letter advocating to the Township to maintain the Township farmhouse. No action was required.

**9. ADJOURNMENT**

**ACTING CHAIRMAN ROBERTSON ADJOURNED THE MEETING AT 7:15 P.M.**

Respectfully submitted,

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP  
PLANNING COMMISSION  
AUGUST 19, 2010**

**MEMBERS IN**

**ATTENDANCE:** Mark Robertson, Acting Chairman  
Mark Swomley  
John Lutz

**ALSO IN**

**ATTENDANCE:** Jim Baugh, Director of Community Development  
John Luciani, First Capital Engineering  
Nicole Ehrhart, Solicitor  
Sue Sipe, Stenographer

**NOT PRESENT:** Alan Maciejewski  
Charles Wurster

**1. CALL TO ORDER:**

**A. Pledge of Allegiance**

Acting Chairman Robertson called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

**2. ACTION ON THE MINUTES**

**A. JULY 15, 2010**

**THE MINUTES WERE TABLED DUE TO LACK OF A QUORUM.**

**3. NEW BUSINESS - None**

**4. BRIEFING ITEMS**

**A. LD-09-03 – Rail Trail**

Jeff Shue, C.S. Davidson

Mr. Shue provided an update on the project. He noted a parking lot is proposed at the location of Route 30 and Loucks Mill Road, with access from Loucks Mill Road. The proposed trail will run 2.6 miles from this location to the S&A development. Sheridan Drive is designated as a public right of way and backs up to the Carter property into a section of Christ Field.

Mr. Shue reviewed the waivers being requested as outlined on the Tracking Sheet.

The following points were presented and discussed:

- The proposed trail will be a combination of gravel going to a paved section 4.5 miles.
- Placement of the trail is within the flood way, which will require slight grading and fill.
- Permits are being obtained from PennDOT for structural adequacy in the area of the bridge.
- Reference was made to the letter received from the Chief of Police. The Rail Trail will adhere to his recommendations.
- Dismount signs for bikers will be erected on the Carter property as well as the approach to Sheridan Manor.
- There will be signs to restrict horse traffic through that area.

- A sign will be posted on Sheridan Road to alert motorists to watch for bikers.
- Possibility of changing the speed limit on Sheridan Road.
- A right of way was obtained through S&A Builders in regards to the sewer to the south.
- Landscaping will be done on the two roads.
- Storm water to be addressed – they need to obtain a permit from DEP.

Discussion was held regarding the location of the parking area which is on the southwest corner of the intersection of the Route 30 Bridge on the west side of Loucks Mill Road. The parking area begins where Mill Creek comes into the Codorus. The current parking area is chained off and has signage for the Army Corp of Engineers. There will be 29 additional parking spaces including handicap accessible spaces. The Rail Trail has agreed to restrict movement of vehicles to right in, right out, to prevent left turns. A push button for pedestrians will be added.

John Seitz from TRG provided information on the traffic study with trip generation to determine traffic counts and ATR counts. He also noted the HOP was submitted and approved for the site.

Mr. Shue stated that the case was presented to the Zoning Hearing Board at their April meeting requesting a variance to not be required to install lighting in the driveway and parking lot. He noted this was approved by the ZHB with the condition that they adhere to the recommendations of the police chief and submit a hold harmless letter to the Township.

**5. ACTION ITEMS – None**

**6. WAIVERS - None**

**7. OLD BUSINESS – None**

**8. OTHER BUSINESS – None**

**9. ADJOURNMENT**

**ACTING CHAIRMAN ROBERTSON ADJOURNED THE MEETING AT 6:45 P.M.**

Respectfully submitted,

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP  
PLANNING COMMISSION  
JUNE 17, 2010**

**MEMBERS:** Alan Maciejewski, Chairman Present  
Mark Robertson Present  
Mark Swomley Present  
John Lutz Present

**ALSO PRESENT:** Jim Baugh, Director of Community Development  
John Luciani, First Capital Engineering  
Nicole Ehrhart, Solicitor  
Jean Abrecht, Stenographer

**NOT PRESENT:** Charles Wurster

**1. CALL TO ORDER:**

**A. Pledge of Allegiance**

Chairman Maciejewski called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

**2. ACTION ON THE MINUTES:**

**A. MAY 20, 2010**

**MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF MAY 20, 2010 AS PRESENTED. MR. SWOMLEY SECONDED. MOTION UNANIMOUSLY CARRIED.**

**3. NEW BUSINESS - None**

**4. BRIEFING ITEMS**

**A. SD-06-11 – 3308 Druck Valley Road**

Jerry Stahlman

Mr. Baugh stated the property is located in the rural residential zone, the southeast corner of Druck Valley and Mt. Zion Road intersection. There are two lots involved. The developer would like to take the existing lot line and move it. An aerial of the site was shown.

Mr. Stahlman noted there is an existing dwelling on the corner and a tree row to the east which is an existing property line. The proposal is to move the property line westerly to pivot it in order that the lot for the new dwelling would be 3.68 acres. He noted Mr. Deamer attended a Staff meeting and proposed the existing smaller triangular shaped lot to go on the lot. It was agreed that he would hook up to public sewer which is located across Druck Valley Road. The driveway would line up with the existing street, Valley Vista Drive. Mr. Stahlman stated there are three waivers requested: 31A – Curbs and Gutters; 32A Sidewalks; 41A Improvements to abutting streets all in proper width. Mr. Stahlman noted that they have applied for the driveway permit from PennDOT to allow access to Druck Valley Road.

Discussion was held on the following items:

- The existing residence that is on the lot now will remain.
- The lot is hooked to public water and sewer currently.
- This will be done as a minor subdivision.
- The condition of the swale which was enclosed by PennDOT.
- The present residents have two entranceways – one that is paved on to Rt. 24 and one unpaved on to Druck Valley Road.

It was clarified that the waiver request for curbs, sidewalks and gutters would be handled with a six month note on the plan.

## 5. ACTION ITEMS

### A. LD-05-18 Market Street Commons Add On Lots

Mr. Jerry Stahlman

The following was approved at the June 18, 2009 meeting:

This lot subdivision and land development plan proposes to develop three lots along Commons Drive between Market Street and Eastern Boulevard. Two of the lots are in the Commercial-Highway District and one is in the Apartment-Office District under the old ordinances. The development of the Apartment-Office parcel will consist of 30 townhouses (single family attached). The development of the Commercial-Highway parcels will consist of a 1,500SF retail sales building on one lot and 247 mini-storage units on the second lot. Included in this plan are the required buffering, landscaping, sidewalks, street lights, interior lighting and a request to re-locate an existing township sanitary sewer line to go around the proposed retail store.

This plan is a revised version of what was approved that reflects the relocation of a storm water basin.

Mr. Baugh recommended viewing the plans as they relate to the proposed Holiday Inn Express. They are both located southwest of the intersection of East Market Street and Locust Grove Road, in the Commercial-Highway Zone. An overview was shown of Market Street Commons Old and Market Street Common Add-Ons. On the Market Street Commons amended plan the proposal is for a storm water basin to replace the proposed office building in this area with the hotel. An overview of the site plan for the hotel was presented which is 3 stories and 77 rooms.

Mr. Stahlman stated they presented their briefing a month ago. He noted the detention basin is proposed to be relocated to Lot #16 as shown on the drawing. He noted they are proposing to relocate the detention basin from the back of Lot #10 across the street to Lot #16. Mr. Stahlman also stated that they submitted a new E&S plan to the York County Conservation Districts which had been approved.

Mr. Luciani stated there are no outstanding issues.

Chairman Maciejewski asked if there was anyone in attendance who had an interest in the plan. Hearing none, he called for a motion.

**MR. SWOMLEY MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-05-18, MARKET STREET COMMONS ADD ON LOTS (REVISED), THAT THE BOARD OF SUPERVISORS APPROVE THE REVISED PRELIMINARY PLAN. MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.**

**B. LD-10-01 Holiday Inn Express**

Jim Snyder, Snyder, Secary & Associates.  
Consulting Engineers for Hospitality at York, LLC

This plan is proposing to construct a 72 room three story hotel (Holiday Inn Express). Parking facilities and related site improvements will be required in conjunction with this plan. There was a variance granted to allow the hotel to exceed the maximum building length by 19 feet.

The Applicant is requesting a recommendation of Approval from the Planning Commission to the Springettsbury Township Board of Supervisors for the following Waivers:

1. SALDO (289-11.A) Preliminary Plan; specifications. Applicant shall submit only a final plan.
2. SALDO (289-13.A) Final plans; specifications. Applicant shall submit plans at a scale of 1 inch = 20 feet.
3. SALDO (289-21) Traffic Impact Studies. Applicant shall not submit a traffic impact study due to the already reviewed traffic impact study associated with the subdivision for Market Street Commons. This study included an assumed use for lot #10.
4. SALDO (289-41.1.3.d) Proposed street system. Applicant shall reconstruct an existing access drive within the Cinema Drive right of way.
5. SALDO (289-41.L.4) Proposed street system. Applicant shall construct an access drive with an 8% slope within 25 feet of the Cinema Drive right of way.

*The following Outstanding Items may be considered as Conditions of Approval:*

1. SALDO (289-13.B.3) Final plans; specifications. Applicant must provide a profile of the sanitary sewer line and the pipe sizes and location of valves and fire hydrants for the water distribution system.
2. SALDO (289-26) Monuments. Concrete monuments must be placed at all four property corners.
3. SALDO (289-35) Landscaping and buffer yards. Applicant must relocate a Red Maple so that it is not in the way of the south access drive safe site triangle.
4. SALDO (289-38.C.4) Performance Requirements. Applicant shall provide an estimate for the required improvements.
5. SALDO (289-76) Fees. All engineering, legal or administrative costs will be paid prior to the approval of the final plan.
6. STORMWATER (281-11.A.2) In lieu of completion of the installation of the required stormwater management facilities, the Township shall accept deposit of financial security in an amount equal to 110% of the cost of such facilities.
7. Applicant must revise the plan to add the edge of the pavement line to the legend.
8. Applicant must correct the labeling of sheet 6 to read "of 11" instead of "of 10".
9. Applicant must provide a document granting the grading easement shown on sheet 5 of 11.
10. Applicant must add detail of paving in the Cinema Drive cartway to the plan and clear sight triangle at the intersection of existing shared access drive and Cinema Drive.

Mr. Snyder presented a rendering of the hotel which is on Lot #10. It is a 2.1 acre property zoned Commercial-Highway. The plan is for a 77 room, 3-story hotel with 81 parking spaces. This was previously presented as a briefing item. One of the items to be resolved was a variance from the Zoning Hearing Board which was approved for building length. The plan has been reviewed by Staff and most comments addressed. There are several minor comments still outstanding. Five waivers are presented on the plan summary. One is relative to a traffic study associated with the prior subdivision plan which will not need to be redone since this is a lesser traffic intensity. Other waivers are relative to a driveway on Cinema Drive. They are realigning one of the driveways to align with an existing street across Cinema Drive which is in closer proximity to the property line than the ordinance allows. There is also a waiver request for the slope of the driveway. Mr. Snyder stated this plan will also provide access to lot #9

internally instead of providing another driveway onto Cinema Drive and it also uses internal access that was planned previously as part of the subdivision as its secondary means.

Mr. Snyder stated that they are in agreement with the comments and have already amended the plan accordingly which will be submitted to the Township next week.

Discussion was held regarding the following:

- The original traffic study conducted for a previous anticipated use which would have generated a greater quantity of trips in and out of the site. Since their access will be off of Cinema Drive and Western Drive, the traffic issues are not relevant.
- Mr. Luciani noted that erosion control has been resolved. The storm water was master planned as part of the Cinema Drive subdivision. Mr. Pasch agreed to an easement in order that grading on his adjoining lot can be done in order to capture some of the stormwater.
- Mr. Baugh stated Staff requested a sidewalk to be installed all the way from Eastern Blvd. to Market Street as part of the hotel construction. Mr. Pasch agreed to install sidewalk in a remaining small area between the hotel and the Turkey Hill.
- Mr. Pasch noted that he received a copy of the E&S approval.
- Question regarding the 8% slope on the access drive - Mr. Snyder stated it is a short distance due to the elevations of trying to align the driveway with the street across Cinema Drive and also provide access to the adjacent lot. As a result the driveway got steeper than ordinance permits within a certain distance of the right of way.
- The plan was reviewed by the Fire Chief. There are two fire hydrants – one to the south and one to the north. There is also adequate turning radius for fire equipment.
- Question regarding the total percentage of landscaping provided as to meeting the 15% criteria as stated in the Ordinance. Mr. Snyder indicated that they do meet the criteria and it is on the plan. He noted that it is a 5% criterion for interior parking landscaping, but a greater percentage on the site.
- It was noted the building material is brick and efface with the back of the building being the same material.
- In regards to the dumpster the applicant provided a turning exhibit to confirm the approach to the dumpster by the garbage truck was adequate.
- It was recommended that the applicant provide more detailed renderings for presentation to the Board of Supervisors.
- It was recommended that the applicant address the 10 outstanding conditions prior to submittal to the Board of Supervisors.

Chairman Maciejewski asked if there was anyone in attendance who had an interest in the plan. Hearing none he called for a motion.

**MR. SWOMLEY MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-10-01, HOLIDAY INN EXPRESS, TO RECOMMEND APPROVAL OF THE PRELIMINARY/FINAL PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING WAIVERS:**

1. **SALDO (289-11.A) PRELIMINARY PLAN; SPECIFICATIONS. APPLICANT SHALL SUBMIT ONLY A FINAL PLAN.**

2. SALDO (289-13.A) FINAL PLANS; SPECIFICATIONS. APPLICANT SHALL SUBMIT PLANS AT A SCALE OF 1 INCH = 20 FEET.
3. SALDO (289-21) TRAFFIC IMPACT STUDIES. APPLICANT SHALL NOT SUBMIT A TRAFFIC IMPACT STUDY DUE TO THE ALREADY REVIEWED TRAFFIC IMPACT STUDY ASSOCIATED WITH THE SUBDIVISION FOR MARKET STREET COMMONS. THIS STUDY INCLUDED AN ASSUMED USE FOR LOT #10.
4. SALDO (289-41.L.3.D) PROPOSED STREET SYSTEM. APPLICANT SHALL RECONSTRUCT AN EXISTING ACCESS DRIVE WITHIN THE CINEMA DRIVE RIGHT OF WAY.
5. SALDO (289-41.L.4) PROPOSED STREET SYSTEM. APPLICANT SHALL CONSTRUCT AN ACCESS DRIVE WITH AN 8% SLOPE WITHIN 25 FEET OF THE CINEMA DRIVE RIGHT OF WAY.

**MR. LUTZ SECONDED. MOTION UNANIMOUSLY CARRIED.**

**MR. SWOMLEY MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-10-01, HOLIDAY INN EXPRESS, TO RECOMMEND APPROVAL OF THE PRELIMINARY/FINAL PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:**

1. SALDO (289-13.B.3) FINAL PLANS; SPECIFICATIONS. APPLICANT MUST PROVIDE A PROFILE OF THE SANITARY SEWER LINE AND THE PIPE SIZES AND LOCATION OF VALVES AND FIRE HYDRANTS FOR THE WATER DISTRIBUTION SYSTEM.
2. SALDO (289-26) MONUMENTS. CONCRETE MONUMENTS MUST BE PLACED AT ALL FOUR PROPERTY CORNERS.
3. SALDO (289-35) LANDSCAPING AND BUFFER YARDS. APPLICANT MUST RELOCATE A RED MAPLE SO THAT IT IS NOT IN THE WAY OF THE SOUTH ACCESS DRIVE SAFE SITE TRIANGLE.
4. SALDO (289-38.C.4) PERFORMANCE REQUIREMENTS. APPLICANT SHALL PROVIDE AN ESTIMATE FOR THE REQUIRED IMPROVEMENTS.
5. SALDO (289-76) FEES. ALL ENGINEERING, LEGAL OR ADMINISTRATIVE COSTS WILL BE PAID PRIOR TO THE APPROVAL OF THE FINAL PLAN.
6. STORMWATER (281-11.A.2) IN LIEU OF COMPLETION OF THE INSTALLATION OF THE REQUIRED STORMWATER MANAGEMENT FACILITIES, THE TOWNSHIP SHALL ACCEPT DEPOSIT OF FINANCIAL SECURITY IN AN AMOUNT EQUAL TO 110% OF THE COST OF SUCH FACILITIES.
7. APPLICANT MUST REVISE THE PLAN TO ADD THE EDGE OF THE PAVEMENT LINE TO THE LEGEND.
8. APPLICANT MUST CORRECT THE LABELING OF SHEET 6 TO READ “OF 11” INSTEAD OF “OF 10”.
9. APPLICANT MUST PROVIDE A DOCUMENT GRANTING THE GRADING EASEMENT SHOWN ON SHEET 5 OF 11.
10. APPLICANT MUST ADD DETAIL OF PAVING IN THE CINEMA DRIVE CARTWAY TO THE PLAN AND CLEAR SIGHT TRIANGLE AT THE INTERSECTION OF EXISTING SHARED ACCESS DRIVE AND CINEMA DRIVE.

**MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.**

6. WAIVER RECOMMENDATIONS - None
7. OLD BUSINESS – None

**8. OTHER BUSINESS - None**

**9. ADJOURNMENT**

**CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 6:45 P.M.**

Respectfully submitted,

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP  
PLANNING COMMISSION  
MAY 20, 2010**

**MEMBERS IN**

**ATTENDANCE:** Alan Maciejewski, Chairman  
Mark Robertson  
Charles Wurster  
Mark Swomley  
John Lutz

**ALSO IN**

**ATTENDANCE:** Jim Baugh, Director of Community Development  
John Luciani, First Capital Engineering  
Nicole Ehrhart, Solicitor  
Sue Sipe, Stenographer

**1. CALL TO ORDER:**

**A. Pledge of Allegiance**

Chairman Maciejewski called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

**2. ACTION ON THE MINUTES**

**A. APRIL 15, 2010**

**MR. LUTZ MOVED FOR APPROVAL OF THE MEETING MINUTES OF APRIL 15, 2010 AS PRESENTED. MR. WURSTER SECONDED. MOTION CARRIED. (1 ABSTENTION DUE TO ABSENCE.)**

**3. NEW BUSINESS – None**

**4. BRIEFING ITEMS**

**A. LD-10-02 Patient First**

Barbara Hendricks, Mid-Atlantic Realty  
Jason Brenneman, Jim Holley & Assocs.

Ms. Hendricks noted that Mid-Atlantic Realty has been chosen as the preferred developer for Patient First, This is a primary and urgent care medical services provider which is proposing to build a facility at the site of 2960 East Market Street which is currently an empty Midas building. She noted they will present the land development plan next month. The property is under contract, contingent on due diligence. Patient First has 28 centers in Washington, Richmond, VA and the Baltimore area. They are based in Richmond, Va. They started offering these services in 1981.

Ms. Hendricks presented the site plan from the land development submittal package that was put together from Mr. Brenneman, the engineer. The Patient First building is approximately 6900 sq. ft. with 12 patient rooms and offices. There are 36 parking spaces and it is currently in the town center overlay zoning so it will be one of the first properties that is developed under that overlay.

Discussion was held regarding the following:

- The orientation of the building as to why the side of the building faces Market Street, rather than situated in an east-west direction. Ms. Hendricks explained it was done that way due to a cross easement they are seeking through the Citizens Bank so there would be access through the Citizens Bank parking. She also indicated the building fits better in that position and Patient First likes to orient their buildings with the front door to oncoming traffic. They also have looked at the intersection and there is heavy traffic in that location.
- Ms. Hendricks stated the facility is open at 8:00 a.m. in the morning until 10:00 p.m. every day of the year.
- Location of the rental apartments located behind the property in relation to adequate screening being provided. It was also noted there is a swale that runs through the property. Ms. Hendricks stated they are working with Todd Seitz in regards to a drainage and slope easement behind the property in order to have a more aesthetic edge condition and are planning to plant evergreens 2½ ft. apart with grass.
- Requirement for two entrances - It was noted that the Ordinance states that 250 daily trips or greater requires two entrances. Mr. Luciani noted that based on the square footage initially submitted by the applicant, their numbers are 249 daily trips so they would not be required to have a second entrance.
- Waste disposal – The applicant was asked to provide information on how disposal of biomedical hazard waste would be handled for this facility.
- Patient transportation by ambulance to the site – The applicant was asked to provide details on how this will be handled in regards to access to the site and from a parking standpoint.
- Also need to provide lighting details on the site.

Mr. Luciani notated a staff meeting was held with the applicant and they are working through comments. They will need several waivers.

## **5. ACTION ITEMS**

### **A. SD-09-02 Michael and Charlene Harvey SD**

Attorney Stacey MacNeal

Joe Brown

Jason Snyder

This subdivision plan is proposing to create 6 separate lots that will each house detached single family dwellings. The size of the lots will range from .234 acres to .418 acres. There is also a proposed seventh lot (lot 2A) that will correct a driveway encroachment from the adjoining property. This plan was first submitted to the Township on March 30, 2009 and as a briefing item on May 21, 2009.

The Applicant is requesting a recommendation of Approval from the Planning Commission to the Springettsbury Township Board of Supervisors for the following Waivers:

1. Waiver of SALDO (289-13.A) Final Plans; specifications. Applicant shall draw the plan at a scale of 1"=30' for legibility.
2. Waiver of SALDO (289-26.B) Monuments. Applicant shall be permitted to set two (2) concrete monuments within sight distance due to the small size of the site and shared property corners.
3. Waiver of SALDO (289-32.B.2) Sidewalks. Applicant shall not be required to install sidewalks due to no other existing sidewalks located within 1,200 feet of the site.
4. Waiver of SALDO 289-10 & 11. Preliminary plans; procedure. Applicant shall submit a final plan only.

5. Waiver of STORMWATER (281-5.F.2) Plan and report requirements. Applicant shall be permitted to install seepage beds, pits or trenches due to the negligible increase in stormwater volume and no existing storm sewer in the area for connection.
6. Waiver of STORMWATER (281-7.a.4.B) Design criteria; stormwater management facilities. Applicant shall not be required to reduce the peak runoff rate by 50% due to the small site size and the reduction rate not being practical.
7. Waiver of STORMWATER (281-7.A.4.b) Design criteria; stormwater management facilities. Applicant shall use engineered infiltration structures instead of stone beds.
8. Waiver of SALDO (289-19) Historic Resource Impact Study.
9. Waiver of SALDO (289-21) Traffic Impact Study.
10. Waiver of SALDO (289-22) Public facilities and services impact studies.
11. Waiver of SALDO (289-31) Curbs and gutters. Applicant shall not install curbing due to no other existing curb within 1,200 feet of the proposed development.
12. Waiver of SALDO (289-36) Streetlights. Applicant shall not install streetlights due to no others existing in the surrounding neighborhood.
13. Waiver of SALDO (289-41.A.3 & 41.C) Proposed street system.

The following Outstanding Items may be considered as Conditions of Approval:

1. SALDO (289-11.C.9) Preliminary plans; specifications. All signatures and seals must be on the plan cover sheet prior to recording.
2. SALDO (289-12.C) Final plans; procedure. Applicant must provide the required improvements cost estimate for review.
3. SALDO (289-24) Feasibility report on sewer and water facilities. Applicant must complete the sewer module or exemption.
4. SALDO (289-38.C) Performance requirements. Applicant shall post financial security to the Township within 90 days of conditional approval of the final plan. The amount of financial security to be posted for the completion of the required improvement shall be equal to 110% of the cost.
5. SALDO (289-49) Recreation dedication. Applicant must pay a fee in lieu of land dedication.
6. SALDO (289-76) Fees. All legal, engineering and administration fees must be paid before approval of the final plans.
7. STORMWATER (281-5) Plan and report requirements. The plan and report accompanying all land development and subdivision plans shall be sealed and signed by a professional engineer.
8. STORMWATER (281-11.A) Financial guarantees and maintenance. Applicant must pay a fee in lieu of stormwater management facilities as listed in the bond review letter.
9. GENERAL COMMENT. Post-development bypass areas on sheet D-2 should be impervious = 0.04 Acres and grass = 0.14 acres. DA sheets must be included in the revised set.

Attorney MacNeal noted this is a small infill subdivision to create five building lots in the vicinity of the neighborhood located at Route 30, Whiteford Road and 11<sup>th</sup> Avenue. This is in the area heading north on Sherman Street at the small residential development to the right - the portion between Eberts Lane and Whiteford Road cutting out onto Route 30. The original farmhouse property has been in place since 1938. Mr. Harvey's mother lived there until about two years ago. Mr. Harvey is hoping to subdivide it in order to sell the house and some of the lots. This is an R-7 small lot, single family. In general the entire area is small lots and small homes. It is surrounded by roadways and industrial to the south. Attorney MacNeal noted this is a double frontage lot with the farmhouse bordering on Whiteford Road. Mr. Harvey is requesting to create one additional building lot on Whiteford Road and he is creating four building lots on Eleventh Avenue.

Attorney MacNeal indicated they are requesting a waiver from sidewalks and would like the ability to put the six month note on the plan. She noted there are no sidewalks anywhere in this residential neighborhood – with the nearest sidewalk on the western side of Sherman Street in the vicinity of the industrial land development done by Kinsley several years ago.

Attorney MacNeal provided an aerial view of the property as well as photos of the street frontage, noting the location of Whiteford Road and 11th Avenue eastbound and westbound. Whiteford Road is striped but does not currently have any curbing or sidewalks. 11th Avenue is more of an alley. It is a short roadway that goes from Eberts Lane over to Whiteford Road and is primarily used by the residents along that street.

Attorney MacNeal stated they have also requested waivers from curbs and road widening for the same reason. There are no other curbs in the neighborhood and the roadway width is already established. They do not feel those improvements should be added, because there will not be any other development in the area and only a small portion of the roadway would be improved. Additionally, they are only creating one building lot on Whiteford Road which will not create any impact at that location.

Two other features of note as shown on the plan include on the eastern most side of the lot heading from north to south, there is a Sun Petroleum pipeline and easement and they are attempting to avoid doing construction in that vicinity. On Eleventh Avenue they have an embankment which they would need to cut into if widening were required.

She noted the Township has recommended denial of the streetlight waiver, however, their plan does show two proposed luminaries (streetlights) which attach to the existing Met Ed poles. There are no other streetlights in this development.

It was noted that 11<sup>th</sup> Avenue has a 19 ft. cartway and Whiteford Road is a 24 ft. cartway.

Discussion was held regarding parking in that location. It was suggested that a parking restriction may be necessary to post in the vicinity.

Discussion was held regarding adding the 6 month note for the curbs, gutters, sidewalks and streetlights.

Mr. Baugh asked if the applicant would be willing to add to the sales agreement that these items have six month notes in order to have it as public record for potential buyers.

Discussion was held regarding the proposed street lights as to where the responsibility would lie for installation fees. The location of the lights as well as the necessity of lights in that area were also discussed.

Chairman Maciejewski asked if there was anyone in attendance who had an interest in the plan. Hearing none, he called for a motion.

**MOTION MADE BY MR. ROBERTSON WITH REFERENCE TO SUBDIVISION PLAN SD-09-02 HARVEY SD TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING WAIVERS:**

- 1. WAIVER OF SALDO (289-13.A) FINAL PLANS; SPECIFICATIONS. APPLICANT SHALL DRAW THE PLAN AT A SCALE OF 1"=30' FOR LEGIBILITY.**
- 2. WAIVER OF SALDO (289-26.B) MONUMENTS. APPLICANT SHALL BE PERMITTED TO SET TWO (2) CONCRETE MONUMENTS WITHIN SIGHT DISTANCE DUE TO THE SMALL SIZE OF THE SITE AND SHARED PROPERTY CORNERS.**
- 3. WAIVER OF SALDO 289-10 & 11. PRELIMINARY PLANS; PROCEDURE. APPLICANT SHALL SUBMIT A FINAL PLAN ONLY.**

4. **WAIVER OF STORMWATER (281-5.F.2) PLAN AND REPORT REQUIREMENTS. APPLICANT SHALL BE PERMITTED TO INSTALL SEEPAGE BEDS, PITS OR TRENCHES DUE TO THE NEGLIGIBLE INCREASE IN STORMWATER VOLUME AND NO EXISTING STORM SEWER IN THE AREA FOR CONNECTION.**
  5. **WAIVER OF STORMWATER (281-7.A.4.B) DESIGN CRITERIA; STORMWATER MANAGEMENT FACILITIES. APPLICANT SHALL NOT BE REQUIRED TO REDUCE THE PEAK RUNOFF RATE BY 50% DUE TO THE SMALL SITE SIZE AND THE REDUCTION RATE NOT BEING PRACTICAL.**
  6. **WAIVER OF STORMWATER (281-7.B.) LOADING RATIOS.**
  7. **WAIVER OF SALDO (289-19) HISTORIC RESOURCE IMPACT STUDY.**
  8. **WAIVER OF SALDO (289-21) TRAFFIC IMPACT STUDY.**
  9. **WAIVER OF SALDO (289-22) PUBLIC FACILITIES AND SERVICES IMPACT STUDIES.**
  10. **WAIVER OF SALDO (289-31) CURBS AND GUTTERS. APPLICANT SHALL NOT INSTALL CURBING ON OPPOSITE SIDES OF WHITEFORD ROAD AND 11<sup>TH</sup> AVENUE ONLY. \*SIX MONTH NOTE ON THE PLAN.**
  11. **WAIVER OF SALDO (289-32.B.2) SIDEWALKS. APPLICANT SHALL NOT INSTALL SIDEWALKS ON OPPOSITE SIDES OF WHITEFORD ROAD AND 11<sup>TH</sup> AVENUE ONLY. \*SIX MONTH NOTE ON THE PLAN.**
  12. **WAIVER OF SALDO (289-36) STREETLIGHTS. APPLICANT SHALL INSTALL STREETLIGHTS.**
- \* WAIVERS 10 AND 11 WILL HAVE A SIX MONTH NOTE ON THE PLAN.**

**MR. LUTZ SECONDED. MOTION UNANIMOUSLY CARRIED.**

**MOTION MADE BY MR. ROBERTSON WITH REFERENCE TO SUBDIVISION PLAN SD-09-02 HARVEY SD TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING MODIFICATION:**

**MODIFICATION OF SALDO (289-41.A.3 & 41.C) PROPOSED STREET SYSTEM. APPLICANT SHALL NOT WIDEN ROADWAY ON OPPOSITE SIDES OF WHITEFORD ROAD AND 11<sup>TH</sup> AVENUE ONLY. APPLICANT SHALL WIDEN THE ROADWAY ON THE DEVELOPMENT SIDE WHICH ABUTS THE PROPERTY TO MEET THE REQUIREMENTS OF THE TOWNSHIP ORDINANCE.**

**MR. WURSTER SECONDED. MOTION UNANIMOUSLY CARRIED.**

**MOTION MADE BY MR. ROBERTSON WITH REFERENCE TO SUBDIVISION PLAN SD-09-02 HARVEY SD TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE PRELIMINARY/FINAL PLAN WITH THE FOLLOWING CONDITIONS:**

**ADMINISTRATIVE –**

1. **SALDO (289-11.C.9) PRELIMINARY PLANS; SPECIFICATIONS. ALL SIGNATURES AND SEALS MUST BE ON THE PLAN COVER SHEET PRIOR TO RECORDING.**
2. **SALDO (289-12.C) FINAL PLANS; PROCEDURE. APPLICANT MUST PROVIDE THE REQUIRED IMPROVEMENTS COST ESTIMATE FOR REVIEW.**
3. **SALDO (289-24) FEASIBILITY REPORT ON SEWER AND WATER FACILITIES. APPLICANT MUST COMPLETE THE SEWER MODULE OR EXEMPTION.**
4. **SALDO (289-38.C) PERFORMANCE REQUIREMENTS. APPLICANT SHALL POST FINANCIAL SECURITY TO THE TOWNSHIP WITHIN 90 DAYS OF CONDITIONAL APPROVAL OF THE FINAL PLAN. THE AMOUNT OF FINANCIAL SECURITY TO BE POSTED FOR THE COMPLETION OF THE REQUIRED IMPROVEMENT SHALL BE EQUAL TO 110% OF THE COST.**
5. **SALDO (289-49) RECREATION DEDICATION. APPLICANT MUST PAY A FEE IN LIEU OF LAND DEDICATION.**

6. **SALDO (289-76) FEES. ALL LEGAL, ENGINEERING AND ADMINISTRATION FEES MUST BE PAID BEFORE APPROVAL OF THE FINAL PLANS.**
7. **STORMWATER (281-5) PLAN AND REPORT REQUIREMENTS. THE PLAN AND REPORT ACCOMPANYING ALL LAND DEVELOPMENT AND SUBDIVISION PLANS SHALL BE SEALED AND SIGNED BY A PROFESSIONAL ENGINEER.**
8. **STORMWATER (281-11.A) FINANCIAL GUARANTEES AND MAINTENANCE. APPLICANT MUST PAY A FEE IN LIEU OF STORMWATER MANAGEMENT FACILITIES AS LISTED IN THE BOND REVIEW LETTER.**

**DESIGN –**

9. **GENERAL COMMENT. POST-DEVELOPMENT BYPASS AREAS ON SHEET D-2 SHOULD BE IMPERVIOUS = 0.04 ACRES AND GRASS = 0.14 ACRES. DA SHEETS MUST BE INCLUDED IN THE REVISED SET.”**

**MR. WURSTER SECONDED. MOTION UNANIMOUSLY CARRIED.**

6. **WAIVER RECOMMENDATIONS - None**
7. **OLD BUSINESS – None**
8. **OTHER BUSINESS – None**
9. **ADJOURNMENT**

**CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 7:00 P.M.**

Respectfully submitted,

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP  
PLANNING COMMISSION  
APRIL 15, 2010**

**MEMBERS IN**

**ATTENDANCE:** Alan Maciejewski, Chairman  
Charles Wurster  
Mark Swomley  
John Lutz

**ALSO IN**

**ATTENDANCE:** Jim Baugh, Director of Community Development  
John Luciani, First Capital Engineering  
Angela Liddick, Community Development Coordinator  
Nicole Ehrhart, Solicitor  
Sue Sipe, Stenographer

**NOT PRESENT:** Mark Robertson

**1. CALL TO ORDER**

**A. Pledge of Allegiance**

Chairman Maciejewski called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

**2. ACTION ON THE MINUTES**

**A. MARCH 18, 2010**

**TABLED FOR NEXT MONTH DUE TO LACK OF QUORUM.**

**3. NEW BUSINESS – None**

**4. BRIEFING ITEMS**

**A. LD-10-01 – Holiday Inn Express**

Jim Snyder, Snyder & Assoc., Consulting Engineers

Mr. Snyder stated this is a land development plan that is being processed by the Township presently for a preliminary/final land development plan for a 72-room hotel with 77 parking spaces on Lot 10 on Cinema Drive. It has been filed and they met with Staff several times. He noted they appeared before the Zoning Hearing Board last month and asked for a variance which was granted to exceed the length of the hotel. The ordinance requires 200 ft. in length and at that time they asked for 206 ft. Subsequently, the prototype for the hotel has changed and that length has been increased to 218 ft. necessitating going back to the Zoning Hearing Board. Staff recommended the plan be introduced to the Planning Commission meeting to gain support for the additional variance request.

Mr. Snyder reviewed the plan as being a 3-story hotel with a porte-cochere in the front of the building, which is the prototypical state of the art for the hotel they are proposing to build.

Discussion was held regarding traffic. Mr. Snyder noted a trip generation analysis was conducted which revealed their volume is average daily and peak hour is less than what was anticipated for that location

which was a health club. They are maintaining the traffic study as is. Discussion was held regarding landscaping. Mr. Snyder noted they do not have an active traffic count for Cinema Drive, since it is in the category for a collector or arterial road which invokes a Type 2 Buffer requirement.

Discussion was held regarding whether there was any concern that other provisions in the plan would be materially affected, or if there were other requirements in the plan that would need significant deviations from the Ordinances because of the increased length from 205 to 218 ft., causing an additional variance request.

Mr. Snyder stated there would be no other variances necessary. The site plan indicates there is space between the building and sidewalk parking area so the proposed building length will fit into that envelope along with setbacks, coverage, etc. The plan will materially be the same as presented this evening, with more parking spaces and a slightly bigger building footprint. He noted once they get to that point in the planning they will make those plan revisions and will address the comments from Staff and Engineering and will be back to present the land development plan.

**MR. LUTZ MOVED WITH REFERENCE TO LD-10-01 THAT THE SPRINGETTSBURY TOWNSHIP PLANNING COMMISSION DOES NOT FIND ANY OBJECTIONS TO THE GRANTING OF AN ADDITIONAL VARIANCE EXTENDING THE LENGTH OF HOTEL FROM 205 FT. TO 218 FT. SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.**

**B. LD-05-18 Market Street Commons Add On Lots**

Jerry Stahlman

Mr. Stahlman stated the case that was previously presented affects this project since the detention basin of the hotel is on Lot #10. He referred to Sheet 5 of 16 which was taken from the existing plan that the Board of Supervisors previously approved, which is a modification of the original Market Street Commons plan, called the Add On Lots. This was townhouses in front with the storage buildings. On Lot 16 there was a 1500 sq. ft. professional office building. He noted the detention basin which was designed and put on the Market Street Commons section, Lot 10.

Mr. Stahlman stated they have a permit to put the box culvert in and a stream crossing, as well as a permit to put the sanitary sewer in to cross the stream. They also have a permit to discharge the stormwater into that box culvert. This plan involves moving the detention basin onto Lot #16. They are simply vacating Lot #10 so the hotel can be placed there without interfering with the original detention basin and the volume will move to Lot 16. They are sacrificing the building on that site and will have less impervious area since it is now a basin and was previously a building with a parking lot. They are crossing the stream at the same location of the sanitary sewer and discharging the storm water from this basin which is identical in volume to the box culvert. He noted they have submitted the revised E&S plan to the York County Conservation District and have their adequacy letter, with the approvals in place. They have met with staff several times and have responded to the engineer's comments on the plan.

Mr. Stahlman noted there would be no water coming from the other parking lots for the storage facility into that basin, as it only serves the add-on lot area. The basin is 5.42 ft. deep.

**5. ACTION ITEMS – None**

**6. WAIVER RECOMMENATIONS**

**A. SD-07-04 Ridge View Heights**

Attorney Stacey MacNeal  
Joshua George

This subdivision plan is proposing to create 10 residential building lots on Deininger Road. It was first submitted to the Township on April 19, 2007 and is therefore being reviewed under prior ordinances. There are road widening, curb and sidewalk improvements that are required in conjunction with this plan.

The Applicant is requesting a recommendation of Approval from the Planning Commission to the Springettsbury Township Board of Supervisors for the following Waivers:

1. Waiver of SALDO (289-10) Submission of a preliminary plan prior to the final plan is required. Applicant shall submit a preliminary/final plan.
2. Waiver of SALDO (289-13) The final plan shall be drawn at a scale of either 50 ft. to the inch or 100 ft. to the inch. Applicant shall draw plan at a scale of 60 ft. to the inch to allow the entire site to fit on one plan sheet.
3. Waiver of SALDO (289-15.F) Traffic Study. Applicant shall not conduct a traffic study due to the amount of traffic generated by this project being negligible and therefore not having a significant impact on the adjacent roadway network. PennDOT recently completed intersection improvements at Mt. Zion Road and Deininger Road.
4. Waiver of SALDO (289-27) Street Lights. Applicant shall not construct street lights since there are no street lights in the vicinity of the project and that several existing residents of the area expressed opposition to them.
5. Waiver of SALDO (289-32.a.3) Road improvements prior to dedication. Applicant shall limit roadwork to restoration in the eastbound lane of the development plan, since the road will not be fully improved to Township standards on the westbound lane (outside of development) by the township in the near future.
6. Waiver of SALDO (289-22.B) Curbing. Applicant shall post financial security in lieu of installing curbing until the grade, alignment and/or width of the street has been firmly established.
7. Waiver of STORMWATER (281-7.G) Minimum Bottom Slope. Applicant shall construct bio-retention areas in accordance with PA DEP standards.
8. Waiver of STORMWATER (281-7.I) Side Slopes. Applicant shall construct a steeper side slope in order to minimize existing tree removal and to plant the side slopes with low maintenance vegetation.

Attorney MacNeal indicated this is a 10-lot subdivision of a 14-acre parcel located on Deininger Road which is now zoned R-R, but was previously the R-4 district. This plan is proceeding under the Township's old Ordinance. The plan was originally presented Fall 2009. She indicated the developer is providing public water and sewer to the site. There will be no new streets since all of these lots access directly onto Deininger Road and they are 1/8 minimum lot sizes, with one 4-acre lot. Storm water management is being managed individually with on-site retention basins. Due to unique issues on the site and subsequent meetings with the Township, it was determined that a recommendation from the Planning Commission be obtained on the waiver requests before presenting the actual plan.

Attorney MacNeal reviewed the waiver requests as identified in the plan summary:

1. Submission of preliminary plan - Staff does not support this waiver and the applicant is prepared to withdraw the request and will submit that in writing.
2. Plan scale - Staff does support this waiver.
- 7 & 8. Minimum bottom slope and side slopes for the individual basins which are storm water management related. The waiver request was submitted since it is under the old Ordinance. The applicant is working with staff in order to develop a stormwater management solution for the sites, which will require these two waivers. Staff supports these waiver requests.
3. Traffic study – Attorney MacNeal indicated this plan was submitted in 2007 shortly after the intersection improvements occurred at Deininger Road and Mt. Zion Road, at which time a study was done in the area. Additionally the applicant did a trip generation for the site and a statement

from the traffic engineering group indicated that the impact overall would not be significant. They have not had previous discussion requesting a modified traffic study, and are not sure of the direction by Staff. They are looking to address the concern about how to conduct the construction with keeping the lane open and making sure it is not impacting on the traffic coming in and out with the construction which will occur on the roadway and the installation of utilities. They do not anticipate that a traffic study is necessary for this project because of the minimal amount of traffic that will be generated by the new lots.

It was suggested that this waiver be tabled until such time as the applicant meets with Staff to get a better understanding of their view. Attorney MacNeal indicated that while they would work with Staff on this issue, they were also looking for input from the Planning Commission.

Discussion was held regarding how construction would be handled during the project. Attorney MacNeal indicated the work would not be done during Christmas Magic at Rocky Ridge Park. She noted the developer knows they need to work around that construction and other activities going on at the park, recognizing the park is the primary traffic generator on that roadway. They are also working other hours that are acceptable to the Township. It was noted that after the construction crews leave for the evening that the road will be reopened. They will dig only slightly ahead to lay the pipe and then backfill the trench at the end of the working day to reopen.

Mr. George indicated they would require the contractor to adhere to certain times that no work would be performed during peak hours. A trip generation study done estimated as a result of the development in the AM peak that most trips would be 13 and in the PM peak the entering trips would be nine. Consequently, work would commence in the 9AM to 4 PM time period.

Discussion was held regarding fire safety for equipment to pass through the area. Attorney MacNeal indicated it is their intention to have a 12-foot lane open at all times for access. They have designed the sewer which is the deepest utility, to be as close to the edge of the pavement on the construction side of the street as possible, but still be in the public street to create as much lane width on that north side as possible.

4. Streetlights – Attorney MacNeal stated the justification for this waiver is that there are no other streetlights along Deininger Road. She noted when this was presented some time ago at ZHB one of the neighbors across the road specifically said she did not want streetlights. Because this is a rural residential district there is the need to be careful of light pollution. Staff is not recommending this waiver.
  
- 5 & 6. Road improvements prior to dedication and curbing - Attorney MacNeal stated that the road does not meet current Township Ordinance requirements in several ways:
  - Does not have the required right of way, or required cartway,
  - No required cross slope (at the crown) and does not have the required longitudinal slope which is up and down the roadway. The cross slope and the longitudinal slope are there to direct the stormwater so it is not ponding in the roadway. The Ordinance requires that they bring their portion of the roadway up to Township standards. The current plan shows widening to 13 ft. cartway and offering for dedication an additional 8-9 ft. of right of way to provide the 25 ft. right of way. They are also showing the minimum cross slope of 2% to make sure that the water is flowing properly off the roadway. The longitudinal slope presented an issue. The Township indicated that it is not on their project list to fund that project. The problem is there is a disparity between their level and gradient of the roadway and the gradient of the existing roadway so that in some situations the Township side of the roadway will be higher. Attorney MacNeal indicated their engineer's opinion is that creates an unsafe condition which is not acceptable and they are not willing to record a plan that would create an unsafe condition. They have discussed with Staff some other options, such as blending work. After investigating that further, it was determined not practical to do because it changes over the course of the roadway. There is no way to get a contractor in and concern with keeping the one lane open. There is also a concern from the engineering standpoint that there is no way to know if this will work.

Attorney MacNeal stated their recommendation is to allow them to do the work to improve the road now, widen it and give the additional right of way, as well as putting the cross slope on the road. They have asked for the modification from the longitudinal slope, which could be done at a later time when the entire road can be done together correctly.

She noted in regards to curbing, the longitudinal and the cross slope are there to direct stormwater. If curbs are present there is the potential for ponding of water. Consequently their recommendation would be not to install curbs at this time, but will do a swale and a sidewalk. The waters will sheet flow to the swale and be conveyed into the stormwater management at that point. Additionally, there is limited curbing along Deininger Road at this time. The lack of curb will not be out of keeping with the character of the rest of the roadway. They are offering to pay to the Township a fee in lieu of that work. The estimated cost of construction of the work that we are not going to be doing is approximately \$15,000.

Attorney MacNeal presented a drawing that illustrated the proposed roadway. She noted the north side of Deininger Road pointing out the existing right of way width is approximately 16½ ft.. The cartway width varies from 9 - 13 ft. There is no significant cross slope or longitudinal slope on the north side of the roadway. She outlined the roadway on the south side with a 13 ft. cartway. There is a 1 ft. grass strip to the swale and sidewalk on the other side. There is no other sidewalk along Deininger Road. However, they are currently showing sidewalk on the drawing.

Attorney Jeff Lobach indicated he represents Richard and Donna Schiding who are downstream of the proposed site. Their primary concern is stormwater with respect to potential for erosion and possible effect to private wells that are downstream of the site. He asked the members to keep in mind the implications the requirement of the curb and additional impervious surface and realignment of this roadway may have on the ability of the proposed stormwater system to handle the stormwater. He stated he was not entirely confident that the stormwater system is going to work.

Attorney MacNeal stated they are not adding any additional impervious surface. The facilities are designed to manage exactly what are presenting and all they are doing is changing slightly the collection method of the stormwater management. They are not changing the amount of stormwater, but are managing the actual facilities.

Attorney Lobach indicated they would like to know what implications the curb requirement might have on the ability to handle the water, which is an existing problem because of the rocky sub base in the area.

Mr. George stated the design for the stormwater management includes a facility on every lot and the runoff from the road widening and the water currently coming across Deininger Road now is managed and directed to one of those facilities on the lots, so there is no point at which any of that water is not detained. They have taken great effort to insure that there is a wide dispersal of that runoff.

Attorney MacNeal stated she will take back to the client the concern about the inlet system, to make sure the plan is set up in such a way that when the entire roadway is improved, it will be easy to change it over. They will take a look at the plan and determine if a note on plan or easements are necessary.

Mr. Shiding noted he has the property to the south which borders the property line of this location. Water runoff is a major concern. He stated his concern about the problem with the percolation as to how the seepage pits will handle all the water.

Mr. George indicated the design is built around the infiltration component so there is the ability to store water in the basin and it is being planted with vegetation that would uptake and withdraw

some of the water. The second part of the basin above that elevation is a traditional detention basin that manages the water via a small outlet structure for a 50-year storm.

Mr. George also noted part of the design was to try to keep all the homes and the retention facilities as close to the road as possible to create the widest possible buffer between where the facilities are located and Mr. Schiding's property to allow that water to disperse after it leaves the stormwater management basins before it gets down to his property line and home.

A question was raised in regards to the legal obligation of the Township with the water situation.

Attorney Ehrhart stated the legal obligation is the stormwater Ordinance and the facilities are supposed to be designed based on the Ordinance to retain the water, which would be signed off by the engineer. The Township would not have legal responsibility if the facilities meet the Ordinance and it is signed and sealed.

Attorney MacNeal state the plan does contain the Township standard note regarding maintenance of the facilities and if the Township needs to repair or do work on the facilities they have the right to either order the property owner to take care of the situation, or enter onto the property and correct the situation and lien the property for the cost of the correction.

Attorney Lobach stated they would like to have the stormwater management agreement apply and have it signed and recorded so that there is notice for the purchasers that these exist.

Attorney MacNeal indicated they have no objection to entering into such an agreement, noting there is no HOA plan since there are no common facilities.

Chairman Maciejewski called for a motion.

**MR. SWOMLEY MOVED WITH REFERENCE TO SD-07-04 RIDGE VIEW HEIGHTS TO RECOMMEND THAT THE TOWNSHIP BOARD OF SUPERVISORS GRANT THE FOLLOWING WAIVERS:**

- SALDO 289-13, PLAN SCALE
- STORMWATER 281-7.G, MINIMUM BOTTOM SLOPE
- STORMWATER 281-7.I, SIDE SLOPES

**SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.**

**MR. SWOMLEY MOVED WITH REFERENCE TO SD-07-04 RIDGE VIEW HEIGHTS TO RECOMMEND THAT THE TOWNSHIP BOARD OF SUPERVISORS NOT GRANT THE FOLLOWING WAIVERS SINCE IT WAS DETERMINED THAT ADDITIONAL INVESTIGATION AND FOLLOW UP IS NECESSARY BY THE APPLICANT:**

- SALDO 289-27, STREET LIGHTS
- SALDO 289-32.a.3, ROAD IMPROVEMENTS
- SALDO 289-22.B, CURBING
- SALDO 289-15.F, TRAFFIC STUDY

**SECONDED BY MR. LUTZ. MOTION CARRIED (1 NAY).**

**It was noted that SALDO 289-10, SUBMISSION OF PRELIMINARY PLAN was withdrawn by the applicant.**

6. OLD BUSINESS – None

7. OTHER BUSINESS - None

**8. ADJOURNMENT**

**CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 7:35 P.M.**

Respectfully submitted,

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP  
PLANNING COMMISSION  
FEBRUARY 18, 2010**

**MEMBERS IN**

**ATTENDANCE:** Alan Maciejewski, Chairman  
Mark Robertson  
Mark Swomley  
Charles Wurster  
John Lutz

**ALSO IN**

**ATTENDANCE:** Jim Baugh, Director of Community Development  
John Luciani, First Capital Engineering  
Nicole Ehrhart, Solicitor  
Sue Sipe, Stenographer

**1. CALL TO ORDER:**

**A. Pledge of Allegiance**

Chairman Maciejewski called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

Mr. Swomley welcomed members of Boy Scout Troup 17 attending to fulfill requirements of their Citizenship in the Community merit badge.

**2. 2010 Planning Commission Board Reorganization of Officers**

**A. MR. LUTZ PRESENTED THE FOLLOWING SLATE OF OFFICERS FOR 2010:**

**ALAN MACIEJEWSKI - CHAIRMAN  
MARK ROBERTSON – VICE CHAIRMAN  
MARK SWOMLEY – SECRETARY**

**SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.**

**3. ACTION ON THE MINUTES**

**A. JANUARY 21, 2010**

**MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF JANUARY 21, 2010 AS PRESENTED. MR. WURSTER SECONDED. MOTION UNANIMOUSLY CARRIED.**

**4. NEW BUSINESS - None**

**5. BRIEFING ITEMS - None**

**6. ACTION ITEMS**

**A. LD-09-04 Harley Addition (Building 3)**

Tim Bieber, NuTech Facilities Corp

This plan proposes relocating the West Campus manufacturing portion of the Harley Davidson property to the East Campus. There will be building additions along the East, West and North walls of the easternmost existing manufacturing building. Improvements will include relocated access drives, new parking lots, expansion of an existing stormwater management facility and a new stormwater management facility.

Plan Background: The plan is presented as an action item. It was presented as a Briefing item at the January 21, 2010 meeting. The Applicant is requesting a recommendation of Approval from the Planning Commission to the Springettsbury Township Board of Supervisors for the following Waivers:

1. Waiver of SALDO (289-11.B.19) Preliminary plans; specifications. Applicant shall show all existing streets on, adjacent to or within 400 feet of any proposed area to be developed on the tract, including name, right-of-way width and cartway width.
2. Waiver of SALDO (289-41.D.1) Proposed street system. Applicant shall show street centerline grades at 8%.
3. Waiver of SALDO (289-32.A) Sidewalks. Applicant shall provide sidewalk on the length of Eden Road impacted by the road widening and realignment and a 6-month note for potential future sidewalk construction.
4. Waiver of STORMWATER (281-7.A.2) Outflow determination. Applicant shall use existing conditions.
5. Waiver of STORMWATER (281-7.A(4)b) The 25-, 50- and 100- year post-development peak flows must be less than or equal to 50% of corresponding pre-development flows. Applicant shall only reduce the peak flows by 50% for the new development areas, not the entire drainage area.
6. Waiver of STORMWATER (281-7.A.7) Minimum basin slope. Applicant shall not design with a minimum bottom slope of 4% in unpaved areas and shall provide retention basins with slopes in accordance with the guidelines of the PA Stormwater BMP Manual.
7. Waiver of STORMWATER (281-7.A.8) Maximum depth. Applicant shall provide retention basins with depths in accordance with the guidelines of the PA Stormwater BMP Manual (approximately 9.5 feet deep) which include aquatic and safety benches as recommended.

The following Outstanding Items may be considered as Conditions of Approval:

1. Applicant must include on construction sequence the relocation of existing utilities and the removal of abandoned sanitary sewer. Also, the applicant must include the demolition of existing buildings and construction of new building.
2. Applicant must include a complete design of Eden Road in accordance with Township requirements.
3. SALDO (289-76.D) Fees. All engineering, legal and administrative costs in excess of the amount submitted prior to approval of the final plan, shall be paid by the developer upon being notified of same by the Township. Any excess paid over the amount actually required to cover such costs of the final plan shall be returned to the developer upon the completion of the required improvement.
4. STORMWATER (281-19.D & 281-20.E) Applicant must submit any necessary permits issued by DEP or YCCD.

Mr. Bieber indicated there are no significant changes to the plan. They addressed several technical issues with the Township Engineer upon review of the tracking sheet. Mr. Bieber recapped the project noting that it is a 300,000 sq. ft. addition which will be constructed in three different areas. Mr. Bieber stated this plan does not include the subdivision to be submitted at a later time. He reiterated that the IDA has entered into a purchase agreement to acquire that land for possible development.

Mr. Bieber reviewed the traffic plan, noting most traffic will enter through Gate 1. Trucks will enter the site through Eden Road at Gate 5, which will allow the separation of truck traffic from passenger vehicle

traffic and parking. Discussion was held regarding how the truck traffic would be managed on the site and restricting truck movements on Sherman Street.

Discussion was held regarding traffic control on Rt. 30 at the lights. Mr. Bieber noted Harley would be going to a two shift from a three-shift operation. This resulted in an adjustment to their traffic study.

Discussion was held regarding the waiver requests. Concerning curbing, Mr. Beiber noted there will be curbing from Gate 5 down along their entire frontage and also in the section that was previously constructed. Mr. Bieber stated they are proposing curb as part of the improvements that is being done on the other side up to the armory but not on the armory property. There is a drainage ditch that parallels part of Eden Road and Paradise Road which will not be developed; however, they would add a six-month note for curbing if required.

It was determined that a condition be placed on the plan for a 6 month note for future curb and sidewalk construction on Paradise Road, as well as a condition regarding truck sequencing at Gate 5.

Chairman Maciejewski asked if there was anyone in attendance who had an interest in the plan.

Mr. David Hogg

Mr. Hogg questioned whether Building 3 would be subdivided off in the west campus and was informed it would not be as part of this plan. It was also confirmed with Mr. Hogg that Harley would be entirely consolidated into the expanded Building 3.

Chairman Maciejewski called for a motion.

**MR. ROBERTSON MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-09-04, HARLEY DAVIDSON EXPANSION (BUILDING 3), TO RECOMMEND APPROVAL OF THE PRELIMINARY/FINAL PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING WAIVERS:**

- 1. WAIVER OF SALDO (289-11.B.19) PRELIMINARY PLANS; SPECIFICATIONS. APPLICANT SHALL SHOW ALL EXISTING STREETS ON, ADJACENT TO OR WITHIN 400 FEET OF ANY PROPOSED AREA TO BE DEVELOPED ON THE TRACT, INCLUDING NAME, RIGHT-OF-WAY WIDTH AND CARTWAY WIDTH.**
- 2. WAIVER OF SALDO (289-41.D.1) PROPOSED STREET SYSTEM. APPLICANT SHALL SHOW STREET CENTERLINE GRADES AT 8%.**
- 3. WAIVER OF SALDO (289-32.A) SIDEWALKS. APPLICANT SHALL PROVIDE SIDEWALK ON THE LENGTH OF EDEN ROAD IMPACTED BY THE ROAD WIDENING AND REALIGNMENT AND A 6 MONTH NOTE FOR POTENTIAL FUTURE SIDEWALK AND CURBING CONSTRUCTION, AS WELL AS A 6 MONTH NOTE FOR CURBING AND SIDEWALK ALONG PARADISE ROAD.**
- 4. WAIVER OF STORMWATER (281-7.A.2) OUTFLOW DETERMINATION. APPLICANT SHALL USE EXISTING CONDITIONS.**
- 5. WAIVER OF STORMWATER (281-7.A(4)B) THE 25-, 50- AND 100- YEAR POST-DEVELOPMENT PEAK FLOWS MUST BE LESS THAN OR EQUAL TO 50% OF CORRESPONDING PRE-DEVELOPMENT FLOWS. APPLICANT SHALL ONLY REDUCE THE PEAK FLOWS BY 50% FOR THE NEW DEVELOPMENT AREAS, NOT THE ENTIRE DRAINAGE AREA.**
- 6. WAIVER OF STORMWATER (281-7.A.7) MINIMUM BASIN SLOPE. APPLICANT SHALL NOT DESIGN WITH A MINIMUM BOTTOM SLOPE OF 4% IN UNPAVED AREAS AND SHALL PROVIDE RETENTION BASINS WITH SLOPES IN ACCORDANCE WITH THE GUIDELINES OF THE PA STORMWATER BMP MANUAL.**
- 7. WAIVER OF STORMWATER (281-7.A.8) MAXIMUM DEPTH. APPLICANT SHALL PROVIDE RETENTION BASINS WITH DEPTHS IN ACCORDANCE WITH THE**

**GUIDELINES OF THE PA STORMWATER BMP MANUAL (APPROXIMATELY 9.5 FEET DEEP) WHICH INCLUDE AQUATIC AND SAFETY BENCHES AS RECOMMENDED. SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.**

**MR. ROBERTSON MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-09-04, HARLEY DAVIDSON ADDITION (BUILDING 3), TO RECOMMEND APPROVAL OF THE PRELIMINARY/FINAL PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:**

- 1. APPLICANT MUST INCLUDE ON CONSTRUCTION SEQUENCE THE RELOCATION OF EXISTING UTILITIES AND THE REMOVAL OF ABANDONED SANITARY SEWER. ALSO, THE APPLICANT MUST INCLUDE THE DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF NEW BUILDING.**
- 2. APPLICANT MUST INCLUDE A COMPLETE DESIGN OF EDEN ROAD IN AC**
- 3. SALDO (289-76.D) FEES. ALL ENGINEERING, LEGAL AND ADMINISTRATIVE COSTS IN EXCESS OF THE AMOUNT SUBMITTED PRIOR TO APPROVAL OF THE FINAL PLAN, SHALL BE PAID BY THE DEVELOPER UPON BEING NOTIFIED OF SAME BY THE TOWNSHIP. ANY EXCESS PAID OVER THE MOUNT ACTUALLY REQUIRED TO COVER SUCH COSTS OF THE FINAL PLAN SHALL BE RETURNED TO THE DEVELOPER UPON THE COMPLETION OF THE REQUIRED IMPROVEMENT.**
- 4. STORMWATER (281-19.D & 281-20.E) APPLICANT MUST SUBMIT ANY NECESSARY PERMITS ISSUED BY DEP OR YCCD.**
- 5. DEVELOPING A TRUCK SEQUENCING METHOD AT GATE 5. SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.**

**7. WAIVER RECOMMENDATIONS - None**

**8. OLD BUSINESS**

**A. Town Center Plan Recommendation**

Mr. Maciejewski noted this was discussed previously; however, there was no formal recommendation for adoption. Att. Ehrhart indicated it would be the Town Center plan as an amendment to the Comp Plan, the Town Center Overlay and Map, the general zoning changes and the general SALDO changes.

**MR. ROBERTSON MOVED TO RECOMMEND TO THE BOARD APPROVAL OF THE COMP PLAN, THE TOWN CENTER OVERLAY AND MAP, THE GENERAL ZONING CHANGES AND SALDO CHANGES. SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.**

**9. OTHER BUSINESS - None**

**10. ADJOURNMENT**

**CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 6:45 p.m.**

Respectfully submitted,

Secretary

/ses

**APPROVED**

**SPRINGETTSBURY TOWNSHIP  
PLANNING COMMISSION  
JANUARY 21, 2010**

**MEMBERS IN**

**ATTENDANCE:** Alan Maciejewski, Chairman  
Mark Robertson  
Charles Wurster  
John Lutz

**ALSO IN**

**ATTENDANCE:** Jim Baugh, Director of Community Development  
John Luciani, First Capital Engineering  
Nicole Ehrhart, Solicitor  
Sue Sipe, Stenographer

**NOT PRESENT:** Mark Swomley

**1. CALL TO ORDER:**

**A. Pledge of Allegiance**

Chairman Maciejewski called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

**2. REORGANIZATION OF OFFICERS**

Chairman Maciejewski appointed Mr. Lutz as the Chair of the Nominating Committee to present a slate of officers at the February meeting.

**3. ACTION ON THE MINUTES**

**A. NOVEMBER 19, 2009**

**MR. WURSTER MOVED FOR APPROVAL OF THE MEETING MINUTES OF NOVEMBER 19, 2009 AS PRESENTED. MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.**

**B. DECEMBER 17, 2009**

**MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF DECEMBER 17, 2009 AS PRESENTED. MR. LUTZ SECONDED. MOTION UNANIMOUSLY CARRIED.**

**4. NEW BUSINESS - NONE**

**5. BRIEFING ITEMS**

**A. LD-09-04 – Harley Addition (Building 3)**

Timothy Bieber, NuTec Facilities Corp.

Mr. Bieber indicated this briefing is for the expansion of Building 3 at Harley-Davidson. He noted that the initial Building 3 construction was presented in 2001. At that time they constructed approximately

300,000 sq. ft which is east of the main manufacturing facility, Building 2. Due to the negotiations involving the future of Harley-Davidson, the building was put on hold. Mr. Bieber indicated that since the plant is staying at its current location, consideration is being given as to how Harley can become a more efficient and prosperous business model. As part of the expansion work all manufacturing operations will shift from the lower west campus to Building 3.

Mr. Bieber indicated as a result of sale of property at H-D, they anticipate presenting the subdivision plan later this year. He noted there is an existing basin visible along Route 30 which would remain with the east campus and parking area. This will run north and south between Building 2 and Building 3 then will pick up the bulk of Harley tract. Mr. Bieber stated the IDA has entered into a purchase agreement to take that land for anticipated redevelopment.

Mr. Bieber indicated that most everything that was in the flood plain will be leaving this property, with the exception of a small area. The flood plain is in the vicinity of Building 4 and west of Building 2 which will remain with the IDA as they pick up that ground.

Mr. Bieber indicated in association with the expansions there will be a large parking area, which was originally approved as part Building 3. Much of the grading was done as well as putting in the storm drain system, however it was never completed. There will also be a parking lot between the access drive and Route 30. In addition, from an infrastructure improvement standpoint, they will be widening a portion of Eden Road to Township standards and will soften the sharp curvature of the road near the armory to facilitate a greater use on that road.

Mr. Bieber noted most of the utilities are already in place because of Building 3. They are adding 68,000 sq. ft to the east addition, approximately 25,000 sq. ft. between the two additions and another 25,000 sq. ft. in the front.

Discussion was held regarding how the main gate will differentiate with the traffic. Mr. Bieber explained that Gate #1 which comes between the two buildings is the main gate and employees do not enter that gate – they enter a non-gated entrance and that will continue to remain the same. He noted that they will attempt to facilitate traffic flow by separating pedestrian traffic and vehicular employee traffic from truck traffic, utilizing Gate 5 on Eden Road for all truck traffic.

Discussion was also held regarding the following issues:

- Traffic – TRG is their traffic consultant. They anticipate less traffic issues due to staff reductions.
- Shift operation - They are proposing two shifts with a transition shift between.
- Parking – There will be a significant addition of parking to the north as well as a parking area to the south.
- Impervious surface coverage and stormwater – Because the site is a large tract in the industrial zone, they will not be near the limit for exceeding impervious coverage from a zoning perspective, but there will be an increase in impervious surface, as well as modifications to storm water facility #2.
- Possible building demolition with the west campus to be determined by IDA.
- Fire protection – They are working with York Fire and Rescue to make sure they are in compliance.
- Waiver requests – Mr. Luciani indicated a staff meeting was held to discuss waivers that will be necessary.
- Noise encroachment - Motorcycle testing is done on public roads. There is no longer a test track on site.
- Air emissions – It was noted the chrome plating process is leaving the plant.
- Environmental issues in regards to ground water wells and treatment. They are going to have a separation of the tract to include where groundwater treatment is housed which will continue to be part of the ongoing process. There is a trust fund that oversees the environmental clean up which will continue to remain in place.

6. **ACTION ITEMS – None**
7. **WAIVERS - None**
8. **OLD BUSINESS – None**
9. **OTHER BUSINESS - None**
10. **ADJOURNMENT**

**CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 6:30 P.M.**

Respectfully submitted,

Secretary

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