

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
DECEMBER 20, 2007**

MEMBERS: Alan Maciejewski, Chairman
Mark Robertson, Acting Chairman Present
Mark Swomley Present
William Bender Present
Charles Wurster Present

ALSO PRESENT: Harish Rao, Director of Community Development
John Luciani, First Capital Engineering
Angela Liddick, Community Development Coordinator
Nicole Ehrhart, Solicitor
Sue Sipe, Stenographer

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. He reported that Chairman Maciejewski, while present, was unable to conduct the meeting due to a case of laryngitis.

2. ACTION ON THE MINUTES:

A. NOVEMBER 15, 2007

MR. SWOMLEY MOVED FOR APPROVAL OF THE MEETING MINUTES OF NOVEMBER 15, 2007 AS PRESENTED. MR. BENDER SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

A. LD-06-07 Dunkin Donuts / AAA Springettsbury Land Development

Mathew Mack

Mr. Mack indicated the project is located at the intersection of Mt. Rose Avenue and Camp Betty Washington Road. Currently there is an existing building on the site, which will be removed and a new building put in. The new building will house Dunkin Donuts and there will also be room for another business, which has not yet been determined. They have received the E & S plan and have reviewed this with the Township.

Discussion was held regarding traffic issues which included modification to the driveway to allow a left turn onto Camp Betty Washington Road as well as allow a bigger radius for trucks to access the site. Mr. Mack noted that an easement was obtained from the adjoining property in order to allow traffic access to the light for the left turn out. They will also expand the pork chop island to direct traffic, as well as provide directional signing on the site.

The following items were also discussed:

- Landscape requirements

- Significant swale – there is a sanitary sewer easement because of the steep slopes, consequently the developer will install a wall in that area.

B. LD-07-14 Furniture Row Land Development

Tim Beiber, Nutech Design

Larry Ford, Furniture Row Corporate

Mr. Beiber stated this land development is located at the York Business Center on the old Caterpillar property. Mr. Beiber reviewed the site plan noting Lots 5, 6 and 7 were approved for development in the spring of 2007. The project will be constructed on Lot #7. Access will be via a private road off Concord Road which was completed in the last month. The site plan shows the side of the building which is approximately 58,000 sq. ft. Parking will be parallel to Route 30.

Mr. Ford described the Furniture Row concept indicating this will be a combination of four stores under one store front. He stated that Furniture Row is a family owned business, with approximately 350 stores nationwide. There are four stores - Oak Express, Bedroom Expressions, Denver Mattress and Sofa Mart, all of which are contained in one store. There are individual store fronts and access is open on the inside. The backside of the building will be a warehouse.

Mr. Beiber indicated they met with Staff for review. One of the waiver requests is for a modification on landscaping, due to a having a visibility problem from Concord Road. He noted they are requesting to modify the full buffer required by the Ordinance to provide as much visibility as possible along the front of the store. They are proposing for the next submission to provide a low 3 ft. high landscaping along the parking area and also provide large shade trees along the corridor.

Mr. Beiber also noted another modification will be requested for buffering along the township sewer line that runs down the property line and access drive. It was noted there is also a natural gas pipeline that goes through the site.

Discussion was held regarding the following:

- Traffic issues including traffic study
- Access drive
- Location of dumpsters on the site and screening to be provided by a contiguous wall
- Stormwater basins to be provided
- Directional signing to be provided for traffic
- Truck circulation
- Impervious areas

C. LD-07-01 Members 1st Credit Union Land Development

Aaron Navarro, J. Michael Brill & Associates

Mr. Navarro reviewed the site plan indicating the proposed development is along Whiteford Road across from the Galleria Mall, adjacent to Route 30. He noted there is an existing 2 story dwelling, which will be demolished to construct a 3500 sq. ft facility located on the eastern side of the property. Parking will be located on the western side of the building as well as parking along Route 30. There will be three drive-through windows and an ATM machine located on the west side of the building. Access will be provided along the left side of the building with a one way access, right in and right out. The property is bisected with existing right of way lines with Sun Oil, by way of a gas line that runs along Whiteford Road where it crosses Route 30 and then goes into the Caterpillar site. Members First is proposing to relocate the easement and the line. They will be requesting a waiver for a modification of landscaping which is required along Route 30. Mr. Navarro stated with the relocation of the easement, Sun Oil does not want trees and landscaping within the 5 ft. requirement. They will allow installation of macadam and low growing shallow rooted plants. Mr. Navarro noted they were careful to keep cars headlights pointed

toward Whiteford Road and the grades will also help buffer the headlights from the road. But they would prefer not have any landscaping located in this lower section, in case Sun Oil would install a future line in this area.

Other discussion included:

- It was noted that the existing gas line is not live.
- Steep slope elevations from 4 to 8 feet difference on the site
- Traffic concerns – a center turn lane at the site is recommended, possibility of interconnecting driveway with neighboring Talbot store
- Storm water
- Fire truck, emergency vehicle and waste disposal vehicle access

4. ACTION ITEMS – None

5. WAIVERS

A. LD-07-13 Heritage Hills Hotel Expansion

Attorney Robert Katherman
Keith Good, Architect
Tom Austin, Traffic Engineer

Developer requests a recommendation to the Township Board of Supervisors for the waiver of SALDO 289-15.F.5.d *Environmental impact studies*. [Amended 2-14-1991 by Ord. No. 1991-03; 9-26-1991 by Ord. No. 1991-15; 12-11-2003 by Ord. No. 2003-18], to install a traffic signal light at the intersection of Plymouth Rd. & Mt. Rose Ave. as a requirement of the traffic study. This plan was filed under the Old Ordinance.

Attorney Katherman reviewed the plan for the expansion of Heritage Hills, noting the issue of the traffic signal installation which will determine the go forward strategy of the expansion plans. He pointed out the current ingress and egress for the site, noting that the main entrance has a concrete island in the middle which favors a right turn in and a right turn out only. In proceeding with the plans for expansion, Attorney Katherman indicated that the developer would like to install a traffic light at Plymouth Road working with the York Township Engineer and Staff to plan for a major road. The installation of a light would enable vehicles to exit west out of the site without difficulty.

Attorney Katherman presented two alternatives for recommendation to the Township:

1. Proceed with the expansion project with no light, or
2. Proceed with the expansion project with the understanding that they would enter into a developer's agreement and post a letter of credit to pay 100% of the cost to put in a traffic light when all the parties involved in the traffic light decision have reached a decision as to when the traffic light should be installed.

Discussion was held regarding the internal circulatory traffic flows on the site to determine the best location for the traffic light and the impact on surrounding streets, intersections and neighborhoods.

Mr. Luciani stated that the Springettsbury Township staff and York Township staff met to discuss the possibility of connecting Chambers Road with the Heritage Hills site.

Discussion was held regarding the Board's preference for Alternative #2 with the traffic signal being installed after a decision is determined by all parties involved. The time limit was established for ten years, in order that all details with York Township can be determined. This was agreed to by Attorney Katherman. It was clarified that upon completion of the developer's agreement and posting of the

financial security, Heritage Hills would proceed with their expansion plans, pending approval by the Township Board of Supervisors.

MR. SWOMLEY MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS TO ALLOW HERITAGE HILLS GOLF RESORT AND CONFERENCE CENTER TO GO FORWARD WITH THEIR EXPANSION PROJECT BASED ON ALTERNATIVE #2 THAT THEY WILL POST A FINANCIAL SECURITY FOR 10 YEARS TO COMPLETELY REBUILD THE PLYMOUTH ROAD INTERSECTION WITH MT. ROSE TO INCLUDE TRAFFIC LIGHT, TURN LANES, PEDESTRIAN ACCESS, AND ALL OTHER RELATED IMPROVEMENTS, UPON NOTIFICATION OF THE TOWNSHIP WITH A SIX MONTH NOTE FOR SIDEWALKS. FINANCIAL SECURITY INSTRUMENT IS TO BE DETERMINED BY THE TOWNSHIP SOLICITOR AND THE DEVELOPER. SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.

6. OLD BUSINESS - None

7. NEW BUSINESS

A. Recommendation from the Township Board of Supervisors to amend Zoning Ordinance, §325-131 Temporary Use and Structure

Attorney Ehrhart indicated since currently the Zoning Ordinance does not allow any outside sales, this is an amendment to allow smaller uses to have an outdoor temporary use for outside sales by a non property owner restricted to a 10' x 10' area. It does not distinguish between a profit and not-for-profit. It would be adjacent to the building or parking lot of the property owner and limited in dimension with the written consent of the occupant of the property.

Attorney Ehrhart read the section pertaining to the **old** Ordinance:

§ 325-131. Temporary use and structure

A. Erection and use of a temporary structure or outdoor sales areas not designated as such on an approved land development plan shall be in connection with a special sales promotion or event held by the occupant of the property only. Sales by parties, companies, or agents of organizations unrelated to the normal activity on the site are strictly prohibited. Sales of unrelated merchandise, such as foodstuffs and/or craft or rummage items will be permitted as part of an event but are not permitted on an individual basis. Restrictions of this section shall not pertain to any fund raising activity in conjunction with a not-for-profit.

She stated the amendment to the Ordinance removed the wording, "Restrictions of this section shall not pertain to any fund raising activity in conjunction with a not-for-profit." This was because according to law a distinction can not be made between for profit and not-for-profit.

Discussion by the Planning Commission members indicated major concern regarding the 10 x 10 area as being too restrictive to allow long standing events in the community held for charitable causes, such as the St. Joseph Carnival, carwash sales at banks, barbeques, etc. The Planning Commission also felt that the amendment is a departure from the intent of Springettsbury Township to provide service to its residents, by restricting individuals who provide volunteer services to charitable organizations. It was determined that perhaps these activities could be handled by a permitting process.

MR. MACIEJEWSKI MOVED THAT THE AMENDMENT TO THE ORDINANCE §325-131 NOT BE RECOMMENDED FOR ADOPTION BY THE SUPERVISORS FOR THE REASON IT IS NOT IN THE BEST INTEREST OF THE PEOPLE OF SPRINGETTSBURY TOWNSHIP. THE PLANNING COMMISSION RECOMMENDS A PERMITTING PROCESS BE PUT IN PLACE. CONCERNS INCLUDED THAT THE 10'X10' REQUIREMENT IS TOO

RESTRICTIVE. FURTHER, THAT THE EXISTING ORDINANCE IS NOT ACCEPTABLE AND THE PROPOSED AMENDMENT IS NOT AN ACCEPTABLE REPLACEMENT. MR. WURSTER SECONDED. MOTION UNANIMOUSLY CARRIED.

8. ADJOURNMENT

Acting Chairman Robertson adjourned the meeting at 8:00 p.m.

Respectfully submitted,

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
NOVEMBER 15, 2007**

MEMBERS: Alan Maciejewski, Chairman
Mark Robertson Present
Mark Swomley Present
William Bender Present
Charles Wurster Present

ALSO PRESENT: Harish Rao, Director of Community Development
John Luciani, First Capital Engineering
Angela Liddick, Community Development Coordinator
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. OCTOBER 18, 2007

MR. WURSTER MOVED FOR APPROVAL OF THE MEETING MINUTES OF OCTOBER 18, 2007 AS PRESENTED. MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS – None

4. ACTION ITEMS

A. SD-07-03 – Spring Meadows Residential Development

Eric Johnston, Johnston Associates

This project proposes a 5 lot subdivision within the Medium Density Residential (R-2) Zoning District at the Southwest corner of Mundis Mill and Sheridan Road. It was filed under the Old Zoning Ordinance. The purpose of this subdivision is to create 5 separate parcels to be used for residential single family dwellings. All the lots will front along Mundis Mill or Sheridan Road; however, vehicular access will be provided by a proposed private drive located off of Mundis Mill Road approximately 550 feet west of the Sheridan Road intersection. The private drive will not provide through access to Sheridan Road because of traffic safety issues. This project will include a necessary private access drive, street lighting and along with public water and sewer.

This plan was first received to the Township on March 30, 2007 and was presented as a Briefing item on April 19, 2007.

The Applicant has requested for consideration and approval the following waivers of certain SALDO and STORMWATER sections:

1. Waiver of SALDO (§289-15.F). Environmental Impact Studies. Provision of a traffic study
Applicant is requesting not to prepare a formal traffic study
2. Waiver of SALDO (§289-22.A). Curbs.
Applicant is requesting not to construct curbs along the private access drive.
3. Waiver of SALDO (§289-23). Sidewalks.
Applicant is requesting not to construct sidewalks along the private access drive.
4. Waiver of SALDO (§289-26.) The Developer shall provide buffer yards in all residential developments.
Applicant is proposing to waive the requirement to provide a landscaping buffer yard along lot #3 only.
5. Waiver of SALDO (§289-32.I.3.d.) Access Drives. Access Drives may not cross a street right-of-way line within 3 feet of a property line other than at a street intersection in a residential district.
Applicant is requesting to allow an access drive within three (3) feet of a property line.
6. Waiver of STORMWATER (§281-7.G.) Minimum bottom slope.
Applicant is requesting not to have a minimum bottom slope of 4%.

The following outstanding items may be conditions of approval.

1. ZONING (§325-81.H). The light standard provided does not appear to match the standards contained in the Township's Construction Specifications Manual.
2. SALDO (§289-10.2.b). One copy of the Subdivision plan must be submitted to PENNDOT for review.
3. SALDO (§289-11.A). The preliminary plan shall be drawn on Linen or Mylar material.
4. SALDO (§289-11.B.5). The name, seal, and signature of the professional surveyor and engineer responsible for plan is required on the plan cover sheet.
5. SALDO (§289-11.B.25). The notarized signature of the owner is required on the plan.
6. SALDO (§289-20.A). The plan for installation of a water supply system must be prepared for the development and a reproducible as-built plan of the system must be filed with the township.
7. SALDO (§289-26.E.3). At the Township's discretion, the applicant may be required to escrow sufficient funds for the maintenance and/or replacement of the proposed vegetation during and 18-month period. Landscaping should be included in the project security.
8. SALDO (§289-29.C). Such written guarantee shall be secured to the Township by one of the following forms (of this section) of financial security in an amount of 110% of the cost of the completion of the required improvements as of 90 days following the date scheduled for completion by the developer.
9. SALDO (§289-40.L). A recreation Fee in Lieu of payment will be provided to the Township.
10. SALDO (§289-68.D). No plan is to be recorded unless all fees for engineering, legal and/or administrative costs have been paid in full.
11. STORMWATER (§281-5.G). A maintenance program for all stormwater management facilities by the homeowners must be included.
12. 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.
13. CONSTRUCTION & ENGR (§02525). A concrete vertical curb detail should be shown on the plan to Township specifications.
14. Show building lines on Lot 1.
15. Identify all features and shaded areas on the plan in the legend.

Mr. Johnston provided a recap of the plan. He indicated that currently there are two lots that were part of the Sheridan Manor subdivision, which were previously approved as Lots 1 and 2. He noted there is an

existing single family driveway to serve the existing residence, consequently they are going to relocate the entrance further from the intersection and make this a private access drive that would come behind the units. The houses would most likely be turned away from the road and a landscape buffer would be added around the perimeter of the property with the exception of the one lot where the house is located close to the street. Additional details of the plan included:

- Extend the public sewer from where it is located on Mundis Mill Road and come up the private access drive. Mr. Johnston noted TRG reviewed the site and the access situation. Discussion was held with Staff as to whether they wanted to connect this to avoid turn-arounds, and it was determined that it would not be in the best interest to connect it due to the proximity of the Hammond Drive intersection located along Sheridan as an attempt to maximize the distance from the access onto Mundis Mill Road as a means to avoid areas where stacking of traffic would occur.
- Public sewer extension along the access drive. Stormwater management will be handled with a separate storm pond on Lot 1 from the Sheridan Manor subdivision. An access drive easement and an access maintenance agreement for the driveway will be provided to the township solicitor to ensure that it covers all the bases as far as future access. It would be private with no curbing or sidewalk, and will have a turn-around area.
- Fire hydrants will be required along Grant Drive, Hammond Drive and Mundis Mill Road.
- Plans for the establishment of postal service and garbage service were discussed.
- There will be an access drive maintenance agreement for snow removal and storm water measure along the access drive.

Discussion of waivers:

Waiver #1 – One of the considerations not to require the traffic study was the installation of a non emergency preemption at the signal at Mundis Mill Road and Sheridan Drive.

Waiver #2 and #3 were requested to be retracted due to Mundis Mill Road being an access drive and consequently curbing and sidewalk would not apply.

Waiver #4 – It was noted that buffering is proposed on all the new lots along Sheridan Road and Mundis Mill Road, with the exception of Lot #3 due to an existing house which is built over the front set back line which does not provide room for the 25 ft. wide buffer line in the front.

Other discussion included:

- Applicant is proposing a fee in lieu of recreation land due to small size.
- The York Water Company will supply water service located across Mundis Mill Road.
- Lighting plan incorporates existing lighting as well as proposed lighting,

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-07-03, SPRING MEADOWS RESIDENTIAL DEVELOPMENT, TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING WAIVERS:

- **WAIVER OF SALDO (§289-15.F). ENVIRONMENTAL IMPACT STUDIES. PROVISION OF A TRAFFIC STUDY. APPLICANT IS REQUESTING NOT TO PREPARE A FORMAL TRAFFIC STUDY;**
- **WAIVER OF SALDO (§289-26.) THE DEVELOPER SHALL PROVIDE BUFFER YARDS IN ALL RESIDENTIAL DEVELOPMENTS. APPLICANT IS PROPOSING TO WAIVE THE REQUIREMENT NOT TO PROVIDE A LANDSCAPING BUFFER YARD ALONG LOT #3 ONLY;**
- **WAIVER OF SALDO (§289-32.I.3.D.) ACCESS DRIVES. ACCESS DRIVES MAY NOT CROSS A STREET RIGHT-OF-WAY LINE WITHIN 3 FEET OF A PROPERTY LINE OTHER THAN AT A STREET INTERSECTION IN A RESIDENTIAL DISTRICT ON**

LOTS 1 AND 2. APPLICANT IS REQUESTING TO ALLOW AN ACCESS DRIVE WITHIN THREE (3) FEET OF A PROPERTY LINE.

- **WAIVER OF STORMWATER (§281-7.G.) MINIMUM BOTTOM SLOPE. APPLICANT IS REQUESTING NOT TO HAVE A MINIMUM BOTTOM SLOPE OF 4%, BUT WILL BE 3%.**

SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

MR. ROBERTSON MOVED WITH REFERENCE TO SD-07-03, SPRING MEADOWS RESIDENTIAL DEVELOPMENT, TO RECOMMEND TO THE BOARD OF SUPERVISORS THE PLAN BE APPROVED WITH THE FOLLOWING CONDITIONS:

- **ZONING (§325-81.H). THE LIGHT STANDARD PROVIDED DOES NOT APPEAR TO MATCH THE STANDARDS CONTAINED IN THE TOWNSHIP'S CONSTRUCTION SPECIFICATIONS MANUAL. THE LIGHTING SPECIFICATION MUST BE UPDATED TO MATCH TOWNSHIP STANDARDS.**
- **SALDO(§289-10.2.B). ONE COPY OF THE SUBDIVISION PLAN MUST BE SUBMITTED TO PENNDOT FOR REVIEW. THIS WILL BE FOR THE HOP FOR THE ACCESS DRIVE.**
- **SALDO(§289-11.A). THE PRELIMINARY PLAN SHALL BE DRAWN ON LINEN OR MYLAR MATERIAL.**
- **SALDO(§289-11.B.5). THE NAME, SEAL, AND SIGNATURE OF THE PROFESSIONAL SURVEYOR AND ENGINEER RESPONSIBLE FOR PLAN IS REQUIRED ON THE PLAN COVER SHEET.**
- **SALDO(§289-11.B.25). THE NOTARIZED SIGNATURE OF THE OWNER IS REQUIRED ON THE PLAN.**
- **SALDO(§289-20.A). THE PLAN FOR INSTALLATION OF A WATER SUPPLY SYSTEM MUST BE PREPARED FOR THE DEVELOPMENT AND A REPRODUCIBLE AS-BUILT PLAN OF THE SYSTEM MUST BE FILED WITH THE TOWNSHIP.**
- **SALDO(§289-26.E.3). AT THE TOWNSHIP'S DISCRETION, THE APPLICANT MAY BE REQUIRED TO ESCROW SUFFICIENT FUNDS FOR THE MAINTENANCE AND/OR REPLACEMENT OF THE PROPOSED VEGETATION DURING AND 18-MONTH PERIOD. LANDSCAPING SHOULD BE INCLUDED IN THE PROJECT SECURITY.**
- **SALDO(§289-29.C). SUCH WRITTEN GUARANTEE SHALL BE SECURED TO THE TOWNSHIP BY ONE OF THE FOLLOWING FORMS (OF THIS SECTION) OF FINANCIAL SECURITY IN AN AMOUNT OF 110% OF THE COST OF THE COMPLETION OF THE REQUIRED IMPROVEMENTS AS OF 90 DAYS FOLLOWING THE DATE SCHEDULED FOR COMPLETION BY THE DEVELOPER.**
- **SALDO(§289-40.L). A RECREATION FEE IN LIEU OF PAYMENT WILL BE PROVIDED TO THE TOWNSHIP.**
- **SALDO(§289-68.D). NO PLAN IS TO BE RECORDED UNLESS ALL FEES FOR ENGINEERING, LEGAL AND/OR ADMINISTRATIVE COSTS HAVE BEEN PAID IN FULL.**
- **STORMWATER (§281-5.G). A MAINTENANCE PROGRAM FOR ALL STORMWATER MANAGEMENT FACILITIES BY THE HOMEOWNERS MUST BE INCLUDED.**
- **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.**

- **CONSTRUCTION & ENGR (§02525). A CONCRETE VERTICAL CURB DETAIL SHOULD BE SHOWN ON THE PLAN TO TOWNSHIP SPECIFICATIONS (FOR ENTRANCE #2).**
- **SHOW BUILDING LINES ON LOT 1.**
- **IDENTIFY ALL FEATURES AND SHADED AREAS ON THE PLAN IN THE LEGEND.**
- **REQUIRE THAT THE STORM WATER MAINTENANCE PROGRAM BE SUBMITTED TO THE TOWNSHIP SOLICITOR PRIOR TO THE SUPERVISORS MEETING**
- **MAINTENANCE AGREEMENT FOR THE PRIVATE ACCESS DRIVE SHALL BE SUBMITTED TO THE TOWNSHIP SOLICITOR PRIOR TO THE SUPERVISORS MEETING**
- **IN LIEU OF TRAFFIC STUDY CONTRIBUTION TO THE EMERGENCY PREEMPTIVE SYSTEM INTERSECTION AT SHERIDAN ROAD AND MUNDIS MILL ROAD BE CONSIDERED.**
- **FIRE CHIEF TO RE-REVIEW THE LOCATION OF FIRE HYDRANTS PRIOR TO THE SUPERVISORS MEETING.**
- **ADD THE APPLICABLE WAIVER TO THE DRAWING FOR MINIMUM BOTTOM SLOPE WAIVER.**

SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.

B. LD-07-06 York Container Company Expansion – 138 Mt. Zion Road

Dave Kordich, LSC Design

This project is being proposed for a building addition within the Flexible Development (FD) Zoning District and was filed under the Old Zoning Ordinance. The purpose of this building expansion is to construct a 60,000 sf addition for York Container Company to be used for warehousing purposes. The project will include an expanded parking area, northbound left-turn lane off of Mt. Zion Rd and a pre-emption device for emergency vehicles.

This plan was first received to the Township on May 25, 2007 and was presented as a Briefing item on October 18, 2007 to get recommendations on four waivers and one modification.

The Applicant has received a recommendation of approval of the following waivers and modification of certain SALDO and STORMWATER sections at the October 18, 2007 Board meeting:

1. Waiver of STORMWATER (§281-7.G). Minimum Bottom Slope.
Applicant proposes a relatively flat basin bottom with an infiltration trench.
2. Waiver of SALDO (§289-10.) Preliminary Plan Procedure.
Applicant is requesting to submit a Preliminary/Final plan.
3. Waiver of SALDO (§289-22.) Curbing and Gutters.
Applicant is requesting to waive curb and gutters along Mt. Zion Road in exchange for addition of 6 month Installation note.
4. Waiver of SALDO (§289-23.A.) Sidewalks.
Applicant is requesting to waive sidewalks along Mt. Zion Road in exchange for addition of 6 month installation note.
5. Modification of SALDO (§289-35.E.) Streetscape Buffer.

Applicant is requesting to modify the required buffer yard landscaping requirements by including existing mature trees located just outside of the 50-foot buffer yard as part of the landscaping requirement.

The following outstanding items must be resolved prior to plan approval.

1. SALDO (§289-12.A.2.b). A PennDOT HOP will be required for the installation of the left turning lane.
2. SALDO (§289-15.F). A traffic study is required for updating the signal light timing.

The following outstanding items may be conditions of approval.

1. SALDO (§289-12.K.) Developers Agreement. The Developer will enter into an agreement with the Township detailing the required turning lane consistent with the traffic engineer's recommendation or be bonded for later installation.
2. SALDO (§289-12.C.) Guarantee. Before recording an approved final plan, the Board of Supervisors shall be assured by means of a proper completion guarantee as provided in §289-29.
3. SALDO (§289-29.C.1) The developer must show proof of obtaining and filing a corporate surety bond with the township.
4. SALDO (§289-68.D) No plan shall be recorded unless all fees for engineering, legal and/or administration costs have been paid in full.

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

MR. BENDER MOVED WITH REFERENCE TO LD-07-06, YORK CONTAINER COMPANY ADDITION, TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING CONDITIONS:

- **SALDO (§289-12.K.) DEVELOPERS AGREEMENT. THE DEVELOPER WILL ENTER INTO AN AGREEMENT WITH THE TOWNSHIP DETAILING THE REQUIRED TURNING LANE CONSISTENT WITH THE TRAFFIC ENGINEER'S RECOMMENDATION OR BE BONDED FOR LATER CONSTRUCTION.**
- **SALDO (§289-12.A.2.B) A PENNDOT HOP WILL BE REQUIRED FOR THE INSTALLATION OF THE LEFT TURNING LANE.**
- **SALDO (§289-15.F) A TRAFFIC STUDY IS REQUIRED FOR UPDATING THE SIGNAL LIGHT TIMING.**
- **SALDO (§289-12.C) GUARANTEE. BEFORE RECORDING AN APPROVED FINAL PLAN, THE BOARD OF SUPERVISORS SHALL BE ASSURED BY MEANS OF A PROPER COMPLETION GUARANTEE AS PROVIDED IN §289-29.**
- **SALDO (§289-29.C.1) THE DEVELOPER MUST SHOW PROOF OF OBTAINING AND FILING A CORPORATE SURETY BOND WITH THE TOWNSHIP.**
- **SALDO (§289-68.D) NO PLAN SHALL BE RECORDED UNLESS ALL FEES FOR ENGINEERING, LEGAL AND/OR ADMINISTRATION COSTS HAVE BEEN PAID IN FULL.**

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

5. OLD BUSINESS – None

6. NEW BUSINESS

A. Recommendation to the Township Board of Supervisors, "Springettsbury Township Parks & Recreation Comprehensive Plan".

David Wendell, Director of Parks and Recreation

Ann Yost, YSM, Leading Consultant, Comprehensive Parks and Recreation Open Space Plan

Mr. Wendell indicated they were seeking recommendation and approval to the Open Space plan, which would become an addendum to the Township Comprehensive plan.

The highlights of the plan were reviewed. It was noted that this process began as a result of the Recreation Board identification of goals and objections, with the assistance of involved members of the community, representatives from area schools as well as representatives from York County.

Opportunities that were identified included preserving open space as well as creating more recreational areas in the Township. These included the possibility for a recreation center for youth activities, a senior center, and development of a central location for community activities, to accommodate the population growth in the area.

MR. WURSTER MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS THE ADOPTION OF THE PARKS AND RECREATION COMPREHENSIVE PLAN AS PRESENTED. SECONDED BY MR. BENDER. MOTION UNANIMOUSLY PASSED.

5. ADJOURNMENT:

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 7:15 p.m.

Respectfully submitted,

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
OCTOBER 18, 2007**

MEMBERS: Alan Maciejewski, Chairman
Mark Robertson Present
Mark Swomley Present
William Bender Present
Charles Wurster Present

ALSO PRESENT: Harish Rao, Director of Community Development
John Luciani, First Capital Engineering
Angela Liddick, Community Development Coordinator
Nicole Ehrhart, Solicitor
Jean Abrecht, 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. SEPTEMBER 20, 2007

MR. SWOMLEY MOVED FOR APPROVAL OF THE MEETING MINUTES OF SEPTEMBER 20, 2007 AS PRESENTED. MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

A. SP-07-07 – Rite Aid / Jiffy Lube Sketch Plan

Mark Hebe, B.L Companies, Architects/Engineers
Sue Waley, Mid Atlantic Development

Mr. Hebe indicated they are presenting a concept for a new project at the intersection of East Market Street and Mt. Zion Road. The site is bounded by East Market Street, Longstown Road and Eastern Boulevard. Currently the site is an assemblage of four parcels – there is a vacant automotive repair shop on the corner, a currently existing operating Jiffy Lube, a vacant bank and a private residence on the south side. There are 5 curb cuts along East Market Street, as well as two curb cuts on Longstown Road, and there is one entrance that serves the previous bank on Eastern Boulevard. The existing zoning of the assemblage of parcels was formerly Commercial-Highway. Under the new Zoning Ordinance it is now Neighborhood-Commercial. One of the permitted uses in this district is retail sales with the provision that it is no more than 3000 sq. ft with operating hours between 6:00 a.m. and 10:00 p.m. The minimum lot size is 15,000 sq. ft. for Neighborhood-Commercial. The Jiffy Lube that is operating currently is a non-conforming use within that district. A conceptual plan was presented showing what is proposed for the site which is for a Rite Aid Pharmacy. This would require relocating the existing Jiffy Lube. The five curb cuts along East Market Street would be consolidated into one single entrance. There are improvements proposed along East Market Street. The entrance would remain the same on Longstown Road with modification of the entrance along Eastern Boulevard.

Included in the site improvements would be a significant investment in landscaping. The sketch plan was submitted in September. The applicant met with the Township Staff for a sketch plan review October 9. They

received a comment letter from First Capital Engineering regarding the technical issues and identified variances. They also received a letter from the Chief of Police.

Mr. Hebe stated their objective is to request that the Planning Commission recommend to the Board of Supervisors that the Flexible Development district be applied to this project, since they feel the project meets the definitions shown in Article XX, §325-88 which is the purpose of the Flexible District. Mr. Hebe pointed out that the project being proposed meets three of the four criteria stated in the Zoning Ordinance:

- A. Any structure or site vacant for one calendar year.
- C. The physical condition that has rendered the site a public nuisance in accordance with township building codes.
- D. Presence of a fire hazard or other safety hazard to persons or property as determined by the township fire chief.

Mr. Hebe indicated that they will need to request several variances for the Flexible Overlay district, in relation to the size of the proposed store to the Zoning Hearing Board. Restrictions under the Flexible Development district include having a building no more than 3,000 sq ft. in retail sales. Mr. Hebe stated the proposed building as shown is 14,673 sq. ft. Mr. Hebe further noted that in addition, the proposal is to demolish the Jiffy Lube at the present location and build a new building further down. Since this would be considered a new use in the district and the Jiffy Lube falls under a category that is not allowed in either Neighborhood Commercial or Flexible District, a variance would be necessary.

Ms. Waley stated the hours of operation for the Rite Aid are usually 8:00 a.m. to 10:00 p.m., however they would like to consider a 24-hour operation. A drive up window is also part of the plan.

Discussion was held regarding the following:

- Traffic situation
- Private residences at the southern end of the site

Chairman Maciejewski called for a motion.

MR. ROBERTSON MOVED WITH REFERENCE TO SP-07-07, RITE AID /JIFFY LUBE SKETCH PLAN, AFTER REVIEW BY THE PLANNING COMMISSION THE BOARD OF SUPERVISORS MAY AT THEIR SOLE DISCRETION DECIDE WHETHER THE PROPOSED TRACT IS SUITABLE FOR THE APPLICATION OF FLEXIBLE DEVELOPMENT OVERLAY ACCORDING TO ITEM A - ANY STRUCTURE OR SITE VACANT FOR ONE CALENDAR YEAR. SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.

4. ACTION ITEMS – None

5. WAIVERS

A. LD-07-06 York Container Company - Expansion

David Koratich, LSD Design

Mr. Koratich stated this case was previously presented as a briefing item. This is a land development plan for the construction of a 60,000 sq. ft. warehouse addition to their existing facility located off of Mt. Zion Road. The property is in the Flexible Development Zone. This request is under the old Zoning Ordinance. Currently the product is shipped off site and stored at the facility on Concord Road. Then when it is time to ship it off to the client they reload it onto the truck and ship it back out again. The proposed warehouse facility would eliminate the extra shipping time and costs associated. The project proposes no increase in employees and no additional traffic volume to be generated.

The applicant is requesting the following waivers:

- I. Waiver of SALDO §289-10 - Preliminary Plan Procedures – There are no planned improvements.*

2. Waiver of *SALDO §289-22 - Curbing.*
3. Waiver of *SALDO §289-23 - Sidewalks.*

In addressing Waivers 2 and 3, Mr. Koratich stated that the area along Mt. Zion Road has curbing back to the end of the radius on the driveway. On the other side there is a 20 ft. deep embankment from Mt. Zion Road down to the bottom that does not have curbing. He noted they are requesting this waiver since the sidewalk would end at the bridge, which only has a 2 ft. wide travel main from the white line to the edge of the bridge. They felt this was not practical since it would compromise pedestrian safety. In addition, the sidewalk would be on the York Container side of the guide rail, midway down the middle of the 20 ft. embankment where major utilities are located. Mr. Koratich presented photos of the area.

4. Waiver of *SALDO §289-35.E – Streetscape Buffer* - there are a number of existing trees – streetscape buffer requires 25 and 45 shrubs. They are requesting a modification to allow for the existing mature trees located in the 50 ft. buffer.
5. Waiver of *STORMWATER §281-7.G Minimum Basin Slope* – Applicant is requesting waiver of the bottom slope as well as the paved channel due to the new requirements set forth by the DEP and NPDES permit.

Mr. Koratich indicated that the existing site is composed of 3 tracts. He noted that there is an existing storm water management pond which will be modified to incorporate the runoff generated by the building expansion. They would also like to add approximately 31 truck spaces. He noted they meet buffer yard requirements and they are seeking a modification of a streetscape. There is existing dense vegetation which they are keeping intact which follows the shape of the pond. They are providing a buffer yard between the Residential and the Flexible Development along the truck parking area, as well as the buffer yard between industrial and residential area.

The lighting plan was presented which Mr. Koratech indicated incorporates existing lighting as well as proposed lighting.

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

MR. WURSTER MOVED WITH REFERENCE TO LD-07-06, YORK CONTAINER COMPANY EXPANSION, TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING WAIVERS:

- **WAIVER OF SALDO §289-10 - PRELIMINARY PLAN PROCEDURES.**
- **WAIVER OF SALDO §289-22 – CURBING AND WAIVER OF SALDO §289-23 - SIDEWALKS. THESE WAIVERS ARE RECOMMENDED DUE TO THE COMPELLING CASE PROVIDED BY THE APPLICANT WITH REGARD TO SLOPE, THE COMPLEXITY OF INSTALLING SIDEWALKS ALONG THE UTILITY RIGHT OF WAY AND THE POTENTIAL REMOVAL OF BUS STOP AT THE BRIDGE, AS WELL AS THE COMPELLING CASE MADE TO DETER TRAFFIC FROM MT. ZION ROAD. A SIX MONTH NOTE WILL BE ADDED TO THE PLAN.**
- **WAIVER OF SALDO §289-35.E. – STREETScape BUFFER - THIS WAIVER WAS RECOMMENDED RECOGNIZING THE COMPELLING CASE THE APPLICANT HAS MADE RELATIVE TO THE EXISTING TREES AS SET FORTH ON THE SITE.**
- **WAIVER OF STORMWATER §281-7.G – MINIMUM BASIN SLOPE.**

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

6. OLD BUSINESS – None

7. NEW BUSINESS

- A. Recommendation to the Board of Supervisors to amend Zoning Ordinance §325-189, '*Enforcement, Penalty and Remedy*' to provide delivery of enforcement notice in compliance with the Municipalities Planning Code.

Attorney Ehrhart explained that when there is a zoning violation the MPC provides the procedure on giving notice to the resident of the violation. She noted the current Zoning Ordinance gives direction that a written notice shall be served on the individual, which is not a requirement of the MPC. Therefore, the Zoning Ordinance needs to be modified to be in compliance with the Municipal Planning Code to state written notification by mail.

Chairman Maciejewski called for a motion.

MR. ROBERTSON MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS TO AMEND ZONING ORDINANCE §325-189, '*ENFORCEMENT, PENALTY AND REMEDY*' TO PROVIDE DELIVERY OF ENFORCEMENT NOTICE IN COMPLIANCE WITH THE MUNICIPALITIES PLANNING CODE. SECONDED BY MR. BENDER. MOTION UNANIMOUSLY CARRIED.

8. ADJOURNMENT

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 7:10 p.m.

Respectfully submitted,

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
SEPTEMBER 20, 2007**

MEMBERS: Alan Maciejewski, Chairman
Mark Robertson Present
Mark Swomley Present
William Bender Present
Charles Wurster Present

ALSO PRESENT: Harish Rao, Director of Community Development
John Luciani, First Capital Engineering
Angela Liddick, Community Development Coordinator
Nicole Ehrhart, Solicitor
Susan 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. JUNE 21, 2007

MR. WURSTER MOVED FOR APPROVAL OF THE MEETING MINUTES OF JUNE 21, 2007 AS AMENDED. MR. BENDER SECONDED. MOTION UNANIMOUSLY CARRIED.

B. JULY 19, 2007

MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF JULY 19, 2007 AS PRESENTED. MR. WURSTER SECONDED. MOTION UNANIMOUSLY CARRIED.

C. AUGUST 16, 2007

MR. WURSTER MOVED FOR APPROVAL OF THE MEETING MINUTES OF AUGUST 16, 2007 AS PRESENTED. MR. SWOMLEY SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

A. SD-07-04 – Ridgeview Heights Residential Development

Joshua George, Morris Ritchie Assoc.

(Mr. Wurster recused himself from the discussion due to a conflict of interest.)

Mr. George indicated they presented two concept sketches at the June 21, 2007 meeting for this project, which is a 10-11 lot proposed subdivision plan, located along Deininger Road and encompassing approximately 14 acres. One of the sketches showed a cul-de-sac public street which extended from Deininger Road into the property. The other sketch showed lots that fronted along Deininger Road. One of the issues that was addressed at the June meeting was the potential for a flag lot.

Mr. George indicated they appeared before the Zoning Hearing Board requesting a Variance to allow a flag lot for Lot #2 on the plan, which was denied. Consequently, they revised the plan to eliminate the flag portion of that lot, resulting in 10 lots that have the full frontage along Deininger Road. Mr. George stated that the actual concept of the plan is no different than the sketch that was presented several months ago, with the elimination of the flag portion, and showing the required road frontages. The number of lots did not change.

The revised plan was submitted and was reviewed by Staff with comments. They have requested the following four waivers from the Ordinance:

- Submittal of a preliminary plan – they have incorporated all the preliminary and final requirements into the current set of plans. Also, there is no new public street associated with this plan and the lots will be constructed along existing road frontage. They are some road improvements along the frontage to include widening curb and sidewalk improvements.
- Waiver of the plan scale – they have drawn the plans at 1" = 60 ft.. The Ordinance requires 1" = 50 ft. Mr. George noted the sewer profile was drawn at 1" = 50 ft. so the profiles are consistent with the Township's as-built records after the project was constructed.
- Waiver for the development of a traffic study – there were significant improvements done by PennDOT at the intersection of Mt. Zion and Deininger Roads. They are proposing the road widening, curb and sidewalk improvements as required by the Ordinance. Due to the limited nature of this development, a traffic study would not have any impact on the outcome of the project. As part of the waiver request a trip generation was submitted with the waiver request letter to document the minimal impact.
- Waiver for street lights – this was requested since after the Zoning Hearing Board meeting the applicant met with local residents who expressed an opposition to having street lights because of the rural nature of the area.

Mr. George stated the project is served by public water and sewer. He pointed out on the plan where the sanitary sewer extension would be done along Deininger Road. Water service will be provided by York Water Company, by means of a 12" main along Deininger Road to the park, which they will tap into the main to provide services for each of the lots. Because the lots are higher in elevation along Deininger and then slope to the south, the plan for sanitary sewer is to have a grinder pump on each lot that would pump up to the gravity sewer along Deininger.

Issues that remain to be worked out are plan review comments, i.e., stormwater management needs to be resolved with the Township Engineer as well as seals and signatures.

Discussion was held regarding traffic impact which the applicant felt would be minimal for this project. However, the general consensus of the Planning Commission was that a traffic study for this development is warranted.

4. ACTION ITEMS

B. LD-07-09 Graystone Bank LD, Village Green Plaza

Robert Sandmeyer, Site Design Concepts

(Mr. Wurster recused himself from the discussion due to a conflict of interest.)

The Applicant has proposed a land development plan in the northwest portion of the site to construct a 2,436 sf bank with 3-drive thru teller lanes. The bank will be in the Commercial (C), Zoning District and was filed under the Old Zoning Ordinance. As part of the land development plan, adequate parking, landscaping, curb/sidewalk and realigning one of the plaza's driveway entrances will be provided.

This plan is being presented as an Action item. It was first received to the Township on June 25, 2007 and was presented as a Briefing item on July 19, 2007. This plan was presented as an Action item on August 16, 2007 but was unable to be acted upon due to a lack of a voting quorum.

The Applicant has requested for consideration and approval the following waivers and modifications of certain *SALDO* and *STORMWATER* sections:

1. Waiver of *SALDO* (§289-10). *Preliminary Plan Procedures. Applicant requests the submission of a preliminary/final plan only due to the size;*
2. Waiver of *SALDO* (§289-11.B). *Preliminary Plan Specifications. Applicant requests a scale of 1-inch =30-ft in lieu of 1-inch = 100-ft for improved clarity of detail;*
3. Modification of *SALDO* (§289-23.A). *Sidewalks. Applicant proposes a 3- ft grass strip and a 4- ft sidewalk due to the limited existing conditions as proposed along South Royal Street;*
4. Waiver of *SALDO* (§289-26). *Landscaping and buffer yards. Applicant proposes not to provide landscape streetscape and buffer yard plantings along South Royal Street to the proposed new entrance access driveway;*
5. Waiver of *STORMWATER* (§281-7.B.). *Design criteria stormwater management facilities. Applicant proposes to provide the actual ground cover impervious conditions in lieu of the required meadow conditions due to the size of the development (0.5 acres).*

The following outstanding items must be resolved prior to final plan approval.

1. *SALDO* (§289-11.C.7). The Erosion & Sedimentation (E & S) Plan will require a “Letter of Adequacy” from the York County Conservation District.
2. *SALDO* (§289-29.C.). Prior to recording of final plan, the Board of Supervisors shall be assured by means of a proper completion guarantee as provided in (§289-29 and §281-11).
3. *SALDO* (§289-68.D). All required fees shall be paid prior to recording of the plan.
4. *STORMWATER* (§281-5.D.2). SCS calculations for the 5, 10, 25, 50 and 100 year storms have not been provided.
5. *STORMWATER* (§281-5.G) A maintenance program for the stormwater management system must be provided. The maintenance agreement and a schedule for inspection and cleaning must be included as a note on Sheet 2 of the plan set.
6. *STORMWATER* (§281-11). All stormwater management facilities shall be bonded.

Staff Comments:

1. The traffic study recommends that stop signs be placed at all exit points from the site; however they are not indicated on the site plans.
2. *SALDO* (§289-23.A). Sidewalks shall have handicap accessible ramps in accordance with ADA requirements. It is not known if all of the sidewalk areas around the shopping plaza are currently ADA compliant.

Mr. Sandmeyer indicated this is a plan for the Graystone Bank at Village Green Shopping Center, 2300 East Market St. He pointed out the proposed shopping center on the presentation, noting the location of Royal Street, East Market Street, and Eastern Blvd. The proposed Graystone Bank will be approximately 2500 sq. ft. on the existing parking lot. This area would be located to the Northwest in the lower corner. Currently the property has sewer and public water. Stormwater management for the proposed project would be controlled by an underground system underneath the parking lot.

He noted that lighting plans were submitted to the Township. An estimate of the bond issue is the only remaining comment which will be submitted to the Township Engineer.

The site plan illustrated the location of the 2400 sq. ft. bank with drive-through on the rear side facing inward on the parking lot. Access will remain the same for the site at the existing driveway entrance,

however, on Royal Street they will relocate one of the existing driveways further away from Market Street. Mr. Sandmeyer pointed out the location of the currently driveway, indicating it would be shifted 30 ft. down to line up with the Wellspan property driveway across the street. 19 Parking spaces are proposed for the site. Currently there are 20 excess parking spaces. They are meeting the Ordinance requirements with 280 parking spaces for the overall site. In addition, they are increasing green space to the site. He pointed out location of islands with plantings.

Mr. Sandmeyer explained the waiver for landscaping along South Royal Street, which he noted is a modification, as they are adding plants, trees, screenings and buffers. Because of the existing conditions of the property there is an existing curb which must be maintained, as well as utilizing the existing edge of paving of the parking lot. They are putting in a sidewalk, a grass strip and plantings at the existing edge of paving in the parking lot.

Mr. Sandmeyer stated the Erosion and Sedimentation Control letter dated September 6, 2007 was approved and sent to the Township. It was noted that the property owner has added stop signs at the existing accesses, but no stop bars. The Board recommended that stop bars should be added for pedestrian crossing.

Mr. Sandmeyer indicated they meet the ADA requirements. He provided an illustration of the façade of the bank.

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 LD-07-09, GRAYSTONE BANK, TO RECOMMEND TO THE BOARD OF SUPERVISORS THE PLAN BE APPROVED WITH THE FOLLOWING WAIVERS:

- **WAIVER OF SALDO (§289-10). PRELIMINARY PLAN PROCEDURES. SUBMIT ONLY A PRELIMINARY/FINAL PLAN.**
- **WAIVER OF SALDO (§289-11.B). PRELIMINARY PLAN SPECIFICATIONS. USE A SCALE OF 1-INCH =30-FT.**
- **MODIFICATION OF SALDO (§289-23.A). SIDEWALKS. INSTALL A 3- FT GRASS STRIP AND A 4-FT SIDEWALK ALONG ROYAL STREET; MODIFICATION TO AVOID EXISTING CONDITIONS ON EXISTING SIDEWALKS.**
- **MODIFICATION OF WAIVER OF SALDO (§289-26). LANDSCAPING AND BUFFER YARDS. SOME LANDSCAPE STREETScape BUFFER YARD PLANTINGS ALONG SOUTH ROYAL STREET TO THE PROPOSED NEW ENTRANCE ACCESS DRIVEWAY;**
- **WAIVER OF STORMWATER (§281-7.B.). DESIGN CRITERIA STORMWATER MANAGEMENT FACILITIES. PROVIDE THE ACTUAL GROUND COVER IMPERVIOUS CONDITIONS IN LIEU OF THE REQUIRED MEADOW CONDITIONS. SECONDED BY MR. SWOMLEY. MOTION CARRIED, MR. WURSTER ABSTAINED.**

MR. ROBERTSON MOVED WITH REFERENCE TO LD-07-09, GRAYSTONE BANK TO RECOMMEND TO THE BOARD OF SUPERVISORS THE PLAN BE APPROVED WITH THE FOLLOWING CONDITIONS:

- **STORMWATER (§281-11). ALL STORMWATER MANAGEMENT FACILITIES SHALL BE BONDED.**
- **SALDO (§289-29.C.). PRIOR TO RECORDING OF FINAL PLAN, THE BOARD OF SUPERVISORS SHALL BE ASSURED BY MEANS OF A PROPER COMPLETION GUARANTEE AS PROVIDED IN (SALDO §289-29 AND SALDO §281-11).**
- **SALDO (§289-68.D). NO PLAN SHALL BE RECORDED UNLESS ALL FEES FOR ENGINEERING, LEGAL AND /OR ADMINISTRATION COSTS HAVE BEEN PAID IN FULL.**
- **SALDO (§289-11.B) PRELIMINARY PLAN TO BE DRAWN ON LINEN OR MYLAR.**

- **STOP BARS TO BE ADDED TO ENTRANCES AND EXITS THAT ARE 100% MACADAM.**

SECONDED BY MR. BENDER. MOTION CARRIED, MR. WURSTER ABSTAINED.

A. SD-07-05 and LD-07-05 Wachovia Bank

Att. Mark Cappuccio, Representing Wachovia Bank

Bob McDevitt, VP Wachovia

Anne Anderson, P.E.

John Seitz, Traffic Engineer

Mr. Wurster was recused due to conflict of interest.

SD-07-05 - This project is proposed for a new bank within the Commercial (C), Zoning District and was filed under the Old Zoning Ordinance. The purpose of this Subdivision and Land Development plan is to consolidate two individual lots into one for the bank. The bank will include 4- drive thru tellers, landscaping, new sidewalk and off street parking. The property is located at Haines Road and Eastern Blvd.

This plan is being presented as an Action item. It was first received to the Township on May 29, 2007 and was presented as a Briefing item on May 17, 2007. This plan was presented as an Action item on August 16, 2007 but was unable to be acted upon due to a lack of a voting quorum.

The Applicant has requested for consideration and approval the following waivers of certain *SALDO* and *STORMWATER* sections:

The Applicant has requested for consideration and approval the following waivers of certain *SALDO* sections:

1. Waiver of *SALDO* (§289-11.A.). Preliminary plan submittal. *Applicant is requesting to submit a preliminary plan/final plan;*
2. Waiver of *SALDO* (§289-11.B.). Preliminary plan drawn on linen or Mylar. *Applicant is requesting to provide electronic files of only LD 07-05 plan when approved;*
3. Waiver of *SALDO* (§289-13.A.). Plan Scale. *Applicant is requesting to submit the final plan with a scale of 1" = 20';*
4. Waiver of *SALDO* (§289-26.C.). Buffer yard depth. *Applicant is requesting not to show buffer yard depth.*

The following outstanding items must be resolved prior to plan approval.

1. *SALDO* - (§289-11.B.5) - Name, seal, and signature is needed for the registered surveyor responsible for the site.
2. *SALDO* - (§289-11.B.25.) - Owner's notarized signature must be provided on plan cover sheet.
3. *SALDO* - (§289-12.F.) - Provide PennDOT HOP numbers for access drives along state routes.
4. *SALDO* - (§289-13.A.19) - The locations of permanent reference monuments shall be shown on the plan.
5. *SALDO* - (§289-27) - Streetlights shall be required to be installed along Eastern Blvd. in accordance with Township specifications.
6. *SALDO* - (§289-68.D) - No plan shall be recorded unless all fees for engineering, legal and /or administration costs have been paid.

The following outstanding items maybe conditions of approval.

1. *SALDO* - (§289-29.C) - A written guarantee must be submitted to the township regarding financial security.

Attorney Cappuccio stated they received the PennDOT review letter and they will be reviewing several issues with the Township and PennDOT prior to presentation to the Board of Supervisors.

Ms. Anderson indicated that in regards to the condition for street lighting, they have worked out with the Township Engineer and the Zoning Officer that streetlights will not be required on this project. Upon discussion Mr. Luciani explained on the opposite side of the street at Weis Markets there are streetlights down Haines Road on the opposite side of the street, which are 200 ft. apart.

Ms. Anderson also stated there is site lighting that will illuminate the site. The lighting plan on Sheet 9 was reviewed.

Discussion was held regarding HOP numbers for access drives. Ms. Anderson indicated they have made application to PennDOT for the middle access drive. It was noted this will be listed as a condition on the plan.

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

MR. SWOMLEY MOVED WITH REFERENCE TO SD-07-05, WACHOVIA BANK, TO RECOMMEND TO THE BOARD OF SUPERVISORS THE PLAN BE APPROVED WITH THE FOLLOWING WAIVERS:

- **WAIVER OF SALDO (§289-11.A.). PRELIMINARY PLAN SUBMITTAL. SUBMIT THE FINAL PLAN WITH THE PRELIMINARY PLAN;**
- **WAIVER OF SALDO (§289-11.B.). PRELIMINARY PLAN DRAWN ON LINEN OR MYLAR. PROVIDE ELECTRONIC FILES OF SD-07-05 PLAN WHEN THE FINAL PLAN IS APPROVED;**
- **WAIVER OF SALDO (§289-13.A.). PLAN SCALE. SUBMIT THE FINAL PLAN WITH A SCALE OF 1" = 20';**
- **WAIVER OF SALDO (§289-26.C.). BUFFER YARD DEPTH. NOT TO SHOW BUFFER YARD DEPTH;**
- **WAIVER OF SALDO (§289-27) - STREETLIGHTS SHALL BE REQUIRED TO BE INSTALLED ALONG EASTERN BLVD IN ACCORDANCE WITH TOWNSHIP SPECIFICATIONS.**

SECONDED BY MR. ROBERTSON. MOTION CARRIED. Mr. WURSTER ABSTAINED.

MR. SWOMLEY MOVED WITH REFERENCE TO SD-07-05, WACHOVIA BANK, TO RECOMMEND TO THE BOARD OF SUPERVISORS THE PLAN BE APPROVED WITH THE FOLLOWING CONDITIONS:

- **SALDO (§289-11.B.5) - NAME, SEAL, AND SIGNATURE IS NEEDED FOR THE REGISTERED SURVEYOR RESPONSIBLE FOR THE PLAN.**
- **SALDO (§289-11.B. 25.) - OWNER'S NOTARIZED SIGNATURE MUST BE PROVIDED ON PLAN COVER SHEET.**
- **SALDO (§289-12.F.) - PROVIDE PENNDOT HOP NUMBERS FOR THE MIDDLE ACCESS DRIVE.**
- **SALDO (§289-13.A.19) - THE LOCATIONS OF PERMANENT REFERENCE MONUMENTS SHALL BE SHOWN ON THE PLAN.**
- **SALDO - (§289-68.D) - NO PLAN SHALL BE RECORDED UNLESS ALL FEES FOR ENGINEERING, LEGAL AND /OR ADMINISTRATION COSTS HAVE BEEN PAID.**
- **SALDO - (§289-29.C) PRIOR TO RECORDING OF FINAL PLAN, THE BOARD OF SUPERVISORS SHALL BE ASSURED BY MEANS OF A PROPER COMPLETION GUARANTEE AS PROVIDED IN (§289-29 AND §281-11).**

SECONDED BY MR. BENDER. MOTION CARRIED. MR. WURSTER ABSTAINED.

LD-07-05 - The Applicant has requested for consideration and approval the following waivers of certain *SALDO* and *STORMWATER* sections:

1. Waiver of *STORMWATER* (§281-7.B.). *Design criteria stormwater management facilities. Applicant proposes to provide the actual ground cover impervious conditions in lieu of the required meadow conditions.*
2. Waiver of *SALDO* (§289-11.A.). Preliminary plan submittal. *Applicant is requesting to submit only a preliminary/final plan;*
3. Waiver of *SALDO* (§289-11.B.). Preliminary plan drawn on linen or Mylar. *Applicant is requesting to provide only electronic files of the plans;*
4. Waiver of *SALDO* (§289-26.C.). Buffer yard depth. *Applicant is requesting to reduce the buffer yard depth to match adjacent property of Walgreens.*

The following outstanding items must be resolved prior to plan approval.

1. *SALDO* (§289-11.B.5) - Name, seal, and signature is needed for the registered surveyor responsible for the plan.
2. *SALDO* (§289-11.B. 25.) - Owner's notarized signature must be provided on plan cover sheet.
3. *SALDO* (§289-12.F.) - Provide PennDOT HOP numbers for access drives along state routes.
4. *SALDO* (§289-13.A.15) - The proposed building setback line for each street must be shown from PENNDOT and Township right-of-ways (Haines Road and Eastern Blvd).
5. *SALDO* (§289-13.A.19) - The locations of permanent reference monuments shall be shown on the plan.
6. *SALDO* (§289-27) - Streetlights shall be required to be installed in all subdivisions and land developments in all zoning districts and shall be in accordance with Township specifications.
7. *SALDO* - (§289-68.D) - No plan shall be recorded unless all fees for engineering, legal and /or administration costs have been paid.
8. *SALDO* - (§289-29.C) - A written guarantee must be submitted to the township regarding financial security of 110% of the project cost.
9. Internal traffic circulation pattern should be submitted for review.

Staff Comments:

1. Include all requested waivers on the cover sheet; an application waiver for §289-26 buffer yard has been submitted but not included on the cover sheet.
2. Provide a copy of the recorded legal description for the access easement.

Discussion held regarding traffic. Attorney Cappuccio indicated that upon discussion with the Township they were receptive to the redevelopment. He noted they have already offered the right of way and a \$20,000 contribution to the road widening. They are considering restriping on Eastern Blvd. to address PennDOT issues.

John Seitz, from Transportation Resource Group addressed issues regarding internal circulation. He handed out an exhibit which was the sketch of the site showing 4 lanes. The inside lane closest to the bank would be a drive up ATM lane. There would be 3 lanes which would be serviced by tellers at the bank. There is room to accommodate several vehicles. The additional sheet is addressing the demand and their capacity to service the vehicles coming through the lanes. For the total vehicles entered based

on the trip generation numbers, there would be 87 PM peak hour entering trips and for these calculations assumed 80% of that traffic would use the drive thru lane. From counts done on other banks they determined that approximately 60% of entering vehicles utilize the drive thru, with an average result of 70 vehicles. Based on a 75% peak hour factor, referred to as a surge, they would expect 23 vehicles during a 15-minute surge at the drive thru. The processing time was determined to be 1½ minutes. They determined that each lane can process approximately 7.6 customers during the 15 minute surge. Multiplied by the 3 lanes dedicated to customer service, they anticipate 23 customers serviced. During the surge all three lanes would be open.

Discussion was held regarding traffic movement into and out of the site. Mr. Seitz indicated that their calculations are based on measurements for typical drive thru bank. He reviewed the trip distribution as shown on Figure 6 and 7 of their traffic study indicating they have allocated 28% of the traffic coming from the north on Haines Road, 11% coming from Eastern Blvd. to the west. 33% of traffic will be coming from Haines Road from the south and 28% from Eastern Blvd. He further noted that some of the traffic would use the alley driving past the camera shop.

Ms. Anderson indicated that they added a fire lane designation across from the entrance to the drive through to encourage movement of vehicles through that area.

Ms. Andersen noted the waiver request for buffer yard setback is to match the adjacent property at Walgreens.

It was noted that PennDOT recommendation for the driveway south of Walgreens is for a right in only.

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

MR. BENDER MOVED WITH REFERENCE TO LD-07-05, WACHOVIA BANK, TO RECOMMEND TO THE BOARD OF SUPERVISORS THE PLAN BE APPROVED WITH THE FOLLOWING WAIVERS:

- **WAIVER OF STORMWATER (§281-7.B.). DESIGN CRITERIA STORMWATER MANAGEMENT FACILITIES. PROVIDE THE ACTUAL GROUND COVER IMPERVIOUS CONDITIONS IN LIEU OF THE REQUIRED MEADOW.**
- **WAIVER OF SALDO (§289-11.A.). PRELIMINARY PLAN SUBMITTAL. SUBMIT ONLY A PRELIMINARY/FINAL PLAN;**
- **WAIVER OF SALDO (§289-11.B.). PRELIMINARY PLAN DRAWN ON LINEN OR MYLAR. PROVIDE ONLY ELECTRONIC FILES OF THE PLANS;**
- **WAIVER OF SALDO (§289-26.C.). BUFFER YARD DEPTH. REDUCE THE BUFFER YARD DEPTH TO MATCH THE ADJACENT PROPERTY OF WALGREENS. APPLICANT IS REQUESTING TO REDUCE THE BUFFER YARD DEPTH TO MATCH ADJACENT PROPERTY OF WALGREENS.**
- **SALDO (§289-27) - STREETLIGHTS SHALL BE REQUIRED TO BE INSTALLED IN ALL SUBDIVISIONS AND LAND DEVELOPMENTS IN ALL ZONING DISTRICTS AND SHALL BE IN ACCORDANCE WITH TOWNSHIP SPECIFICATIONS. (THE REASON FOR THIS WAIVER REQUEST IS BECAUSE OF EXISTING LIGHTS ADJACENT TO THE PROPERTY.**

SECONDED BY MR. ROBERTSON. MOTION CARRIED, MR. WURSTER ABSTAINED.

MR. BENDER MOVED WITH REFERENCE TO LD-07-05, WACHOVIA BANK, TO RECOMMEND TO THE BOARD OF SUPERVISORS THE PLAN BE APPROVED WITH THE FOLLOWING CONDITIONS:

- **SALDO (§289-12.C) PRIOR TO RECORDING OF FINAL PLAN, THE BOARD OF SUPERVISORS SHALL BE ASSURED BY MEANS OF A PROPER COMPLETION GUARANTEE IN AN AMOUNT OF 110% OF THE COST OF THE PROJECT;**

- **SALDO (§289-32.I) PROVIDE A COPY OF THE RECORDED LEGAL DESCRIPTION FOR THE ACCESS EASEMENT AND SUBMITTED TO THE SOLICITOR FOR REVIEW;**
- **SALDO (§289-68.D) ALL REQUIRED FEES SHALL BE PAID PRIOR TO RECORDING OF THE PLAN FOR ENGINEERING, LEGAL AND /OR ADMINISTRATION COSTS.**
- **SALDO (§289-12.F.) PROVIDE PENNDOT HOP NUMBERS FOR ACCESS DRIVES ALONG STATE ROUTES.**
- **A DEVELOPERS AGREEMENT IS APPROVED BETWEEN THE TOWNSHIP & APPLICANT AND SUBMITTED TO THE SOLICITOR FOR REVIEW.**
- **SALDO (§289-11.B.5) - NAME, SEAL, AND SIGNATURE IS NEEDED FOR THE REGISTERED SURVEYOR RESPONSIBLE FOR THE PLAN.**
- **SALDO (§289-11.B. 25.) - OWNER'S NOTARIZED SIGNATURE MUST BE PROVIDED ON PLAN COVER SHEET.**
- **UPGRADE THE COVER SHEET TO SHOW THE FIFTH WAIVER FOR STREETLIGHTS. SECONDED BY MR. ROBERTSON. MOTION CARRIED, MR. WURSTER ABSTAINED.**

C. LD-07-12 Wellspan Administrative Offices

Robert Sandmeyer, Site Design Concepts
Greg Weigel, Wellspan Health System
Dan Thornton, TRG

This project is being proposed for a building expansion of approximately 19,435 sf and will include improved and expanded parking areas containing approximately 195 parking spaces. The project is located in the Mixed Use, M-U, Zoning District and was filed under the New Zoning Ordinance. The existing building and addition will house financial administrative services, a call center and a central fill pharmacy/infusion facility for Wellspan Health.

This plan is presented as an Action item. It was first received to the Township on July 23, 2007 and was presented as a Briefing item on August 16, 2007.

The Applicant has requested for consideration and approval the following waivers and modifications of certain *SALDO* sections:

1. Waiver of *SALDO* (§289-10). Requirement to submit a preliminary plan prior to submitting a final plan. *Applicant proposes the submission of only a preliminary/ final plan;*
2. Modification of *SALDO* (§289-35). Requiring the installation of a Type 2 Buffer Yard between the Project Site (zoned M-U, Mixed Use) and U.S. Route 30 (an arterial road, zoned O-S, Open Space). *Applicant proposes a modification of the buffer yard requirement that eliminates any proposed buffer yard plantings in the area of the existing west detention basin along the south side of the site.*
3. Waiver of *STORMWATER* (§281-7.G). Requiring the minimum bottom slope of all detention basins shall have a minimum bottom slope of 4% in unpaved areas and 1% in paved areas. *Applicant proposes the bottom slope of proposed underground chamber system located on the east side of the site to have a bottom slope of 0% and the existing detention basin located on the west side of the site has and remain a bottom slope of approximate 1.5%;*
4. Waiver of *STORMWATER* (§281-7.I). Requiring pre-development ground cover conditions as "meadow." *Applicant proposes the side slope of proposed underground chamber system located on the east side of the site to have vertical sides and the existing detention basin located on the west side of the site to have existing and proposed side slopes of 3:1;*
5. Waiver of *SALDO* (§289-41.A.3) Where a site abuts a street of improper width or alignment, the Township may require sufficient land to correct or may require the road to be brought to Township Standards. The cartway width for Whiteford Road is noted as 32 FT+/-; current

Township standards call for a cartway width of 34 or 36 FT. *Applicant proposes a waiver from this section.*

The following outstanding items must be resolved prior to plan approval:

1. *SALDO* - (§289-12.A.5.C) - Provide a copy of the Erosion and Sedimentation Control Plan as submitted to York County Conservation District and a letter of adequacy.
2. *SALDO* - (§289-12.K) - To address traffic related mitigation recommendations in the traffic study report, a Developer's Agreement may be required.
3. *SALDO* - (§289-21) - Address the recommendations listed in the TRG Traffic Study dated July 2007 with the Land Development Plan.
4. *STORMWATER* - (§281-5.D.1.c) - Provide a detail of the basin outlet stormwater inlet A-1. The basin for drainage area A should be profiled and detailed.
5. *STORMWATER* - (§281-5.D.2) - Provide calculations for the stormwater flows along the swale along the south side of the site and ability of the 18" discharge pipe below Rt. 30.

The following outstanding items may be conditions of approval.

1. *SALDO* - (§289-12.C.) - Before 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.
2. *SALDO* - (§289-13.A.) - Preliminary plan shall be drawn on Mylar material.
3. *SALDO* - (§289-35.E.3) - The applicant may be required to escrow sufficient funds for the maintenance and/or replacement of the proposed vegetation during and 18-month period.
4. *SALDO* - (§289-38) - A written guarantee must be submitted to the Township regarding financial security.
5. *SALDO* - (§289-76) - All engineering, legal or administrative costs will be paid prior to approval of the final plan.
6. *STORMWATER* - (§281-11) - The Township shall accept deposit regarding financial security of the cost of stormwater management facilities.

Mr. Sandmeyer stated the property is an existing building located at 3350 Whiteford Road at Route 30. Mr. Sandmeyer pointed out the location of the site on the drawing, indicating Mt. Zion Road to the west and the exit ramp for Route 30, as well as the existing parking areas and the detention basin. The building is approximately 25,000 sq. ft. on a 6-acre site. The project is an expansion of the Wellspan building, which will be 19,500 sq. ft. The site is currently a mixed-use zone. The project was filed under the new Zoning Ordinance.

Mr. Sandmeyer reviewed photos which included showing the west elevation. He noted they are proposing to redesign the entire site with parking to meet the new current ordinances. Wellspan is looking at using this as a financial administration building as well as a Pharmacy. There will be no patient care at the facility and it will accommodate 167 employees. They are expanding the building on the east side of the existing structure, with a redesign of the existing parking lot. A stormwater management system will be added under the parking lot area for the east side as an underground chamber system, and they will utilize the west side detention basin for storm water also, with modifications. They are utilizing the existing site features, i.e., utilizes, existing water, sewer and electric.

Mr. Sandmeyer indicated they would be adding significant landscaping, to include buffering of the parking lot along the Route 30 ramp, consisting of evergreens, trees, plants, and shrubbery to screen the parking lot. On the west side they are adding plants and buffer along that edge of the parking lot.

He noted one of the requested waivers is for a modification of landscaping, in the area of the existing detention basin, since they do not see a need to buffer a grass detention area. They are also adding buffers along Mt. Zion road.

Mr. Sandmeyer reviewed the requested waivers as indicated above. In regards to the waiver for installation of concrete curbs along all frontages, he noted they have existing curbage, with the exception of Mt. Zion Road which is the reason for the waiver request. He presented a photo of Mt. Zion Road showing the location, noting that PennDOT does not want curbs on their road frontages due to maintenance issues. Mr. Sandmeyer stated there is no area to get stormwater management off the roadway, since water is running off the street into a drainage swale. They do not have any area to discharge the stormwater if a curb was placed at that location, since doing so would channelize the water and cause it to go into the main street.

Discussion was held regarding the waiver regarding cartway width on Whiteford Road, which is noted as 32 ft. +/- . Mr. Sandmeyer stated the reason is due to the delineation of the street since the Township map states that it is a local street and the definition states it is a collector street. He noted the criteria for local road is 32 ft, and they are considered a local road as delineated by the Comprehensive Plan. It was determined this waiver was not necessary since they meet the criteria as identified by the Comprehensive Plan as a local street which is a 32 ft. cartway width.

Discussion was held regarding safety of pedestrian movement at the southeast corner of the intersection of Whiteford Road and Mt. Zion Road (north of Rt. 30 W off ramp). It was noted there is a push button at the signal light. A possible recommendation is to install guardrail to restrict pedestrians from crossing at that area, which would be subject to approval by PennDOT. It was noted an HOP would be needed for the sidewalk section as a condition. A condition will also be necessary for the developer's agreement.

Mr. Sandmeyer showed the slides for the proposed building improvements. He noted there are existing roof units. Building height remains the same. Since they are restriping and laying out a new circulation pattern of the parking lot, the lights will be changed. The lighting plan was submitted.

Mr. Sandmeyer indicated they submitted the letter of adequacy to the fire chief. Comments received by the fire chief were dated August 6, 2007 and included: Changing the outside connection, verification of the Knox box, sprinkler connection on the outside of the building be labeled to reflective sign and an outside hose connection.

Discussion was held regard traffic which was determined to not have a significant impact. Mr. Thornton indicated there is consideration to reversing the stop signs to the other approaches based on level of service at the intersection of Pleasant Valley and Route 24. He noted the applicant has also indicated they will do the line striping as part of the signal plan and would contribute their fair share to the future construction of a south bound right turn lane at the Rt. 24 / Pleasant Valley Road intersection.

The Board's recommendation would be to put a pedestrian crosswalk in at Rt. 24 and Whiteford Road, and optimization of signalization at Pleasant Valley and Rt. 24, as well as Whiteford Road and Rt. 24.

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 LD-07-12, WELLSPAN ADMINISTRATION OFFICES, TO RECOMMEND TO THE BOARD OF SUPERVISORS THE PLAN BE APPROVED WITH THE FOLLOWING WAIVERS:

- **WAIVER OF SALDO (§289-10). REQUIREMENT TO SUBMIT A PRELIMINARY PLAN PRIOR TO SUBMITTING A FINAL PLAN. SUBMISSION IS ONLY A PRELIMINARY/ FINAL PLAN;**

- **MODIFICATION OF SALDO (§289-35). REQUIRING THE INSTALLATION OF A TYPE 2 BUFFER YARD BETWEEN THE PROJECT SITE (ZONED M-U, MIXED USE) AND U.S. ROUTE 30 (AN ARTERIAL ROAD, ZONED O-S, OPEN SPACE). ELIMINATES ANY PROPOSED BUFFER YARD PLANTINGS IN THE AREA OF THE EXISTING WEST DETENTION BASIN ALONG THE SOUTH SIDE OF THE ADJACENCY TO U.S. ROUTE 30. .**
 - **WAIVER OF STORMWATER (§281-7.G). REQUIRING THE MINIMUM BOTTOM SLOPE OF ALL DETENTION BASINS SHALL HAVE A MINIMUM BOTTOM SLOPE OF 4% IN UNPAVED AREAS AND 1% IN PAVED AREAS. THE BOTTOM SLOPE OF PROPOSED UNDERGROUND CHAMBER SYSTEM LOCATED ON THE EAST SIDE OF THE SITE TO HAVE A BOTTOM SLOPE OF 0% AND THE EXISTING DETENTION BASIN LOCATED ON THE WEST SIDE OF THE SITE REMAIN A BOTTOM SLOPE OF APPROXIMATE 1.5%;**
 - **WAIVER OF STORMWATER (§281-7.I). REQUIRING THE MAXIMUM PERMITTED SIDE SLOPES FOR DETENTION OR RETENTION BASINS TO BE 4 HORIZONTAL TO 1 VERTICAL. THE PROPOSED UNDERGROUND STORM WATER DETENTION SYSTEM CONTAINS VERTICAL SIDES PROPOSED CHANGES TO THE EXISTING DETENTION BASIN INCLUDE THE INSTALLATION OF 3 HORIZONTAL TO 1 VERTICAL SIDE SLOPES IN AREAS THAT ARE BEING RE-GRADED.**
 - **§289-31 WHICH REQUIRES THE INSTALLATION OF CONCRETE CURBS ALONG ALL STREET FRONTAGES. WAIVER IS REQUESTED TO NOT INSTALL CONCRETE CURB ALONG MT. ZION ROAD FROM THE INTERSECTION OF MT. ZION ROAD AND WHITEFORD ROAD AND US ROUTE 30 WESTBOUND OFF RAMP, SUBJECT TO A SIX MONTH NOTE REQUIRING THE INSTALLATION OF CURBS.**
- SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.**

MR. SWOMLEY MOVED WITH REFERENCE TO LD-07-12, WELLSPAN ADMINISTRATION OFFICES, TO RECOMMEND TO THE BOARD OF SUPERVISORS THE PLAN BE APPROVED WITH THE FOLLOWING CONDITIONS:

- **SALDO - (§289-12.C.) - BEFORE 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.**
- **SALDO - (§289-13.A.) - PRELIMINARY PLAN SHALL BE DRAWN ON MYLAR MATERIAL.**
- **SALDO - (§289-35.E.3) - THE APPLICANT MAY BE REQUIRED TO ESCROW SUFFICIENT FUNDS FOR THE MAINTENANCE AND/OR REPLACEMENT OF THE PROPOSED VEGETATION DURING AND 18-MONTH PERIOD.**
- **SALDO - (§289-38) - A WRITTEN GUARANTEE MUST BE SUBMITTED TO THE TOWNSHIP REGARDING FINANCIAL SECURITY.**
- **SALDO - (§289-76) - ALL ENGINEERING, LEGAL OR ADMINISTRATIVE COSTS WILL BE PAID PRIOR TO APPROVAL OF THE FINAL PLAN.**
- **STORMWATER - (§281-11) - THE TOWNSHIP SHALL ACCEPT DEPOSIT REGARDING FINANCIAL SECURITY OF THE COST OF STORMWATER MANAGEMENT FACILITIES.**
- **CONDITION ON ACQUIRING THE APPROPRIATE HOP.**
- **CONDITION UPON A DEVELOPER'S AGREEMENT SUBMITTED TO THE TOWNSHIP SOLICITOR.**
- **CONDITION ON RECEIPT AND SATISFACTION OF COUNTY COMMENTS.**
- **CONDITION SATISFACTION FIRE CHIEF COMMENTS DATED AUGUST 6, 2007.**
- **CONDITION ON THE INSTALLATION OF THE PEDESTRIAN CROSSING AT RT. 24 AND WHITEFORD ROAD WITH STRIPPING AND SIGNAL OPTIMALIZATION AT RT. 24 AND WHITEFORD ROAD AND RT. 24 AND PLEASANT VALLEY ROAD. AS PART OF THIS CONDITION WE ARE REQUESTING GUARDRAIL AND SIDEWALK ALONG**

THE MT. ZION TO WHITEFORD ROAD BETWEEN THE ROUTE 30 EXIT RAMP AND WHITEFORD ROAD TO THE SIGNAL CROSSING. SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.

5. WAIVERS - None

6. OLD BUSINESS - None

7. NEW BUSINESS - None

A. Recommendation to the Board of Supervisors to amend Zoning ordinance §325-90C.1.a to allow multi-family dwellings in the Flexible Development District. Mr. Rao stated that when the new zoning ordinance was written specific use group was accidentally left out which addressed multi-family dwellings in flexible development district. The Township is requesting to modify the new zoning ordinance to add this to the new ordinance.

MR. WURSTER MOVED TO AMEND SPRINGETTSBURY TOWNSHIP ZONING ORDINANCE §325-90C.1.A. TO ALLOW MULTI-FAMILY DWELLINGS IN THE FLEXIBLE DEVELOPMENT DISTRICT. MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.

An Argyle Drive resident stated her opposition to the zoning code change to allow the opening of Argyle Drive. It was recommended that she submit a letter to the Zoning Officer formally stating her position which would then become part of the official minutes.

8. ADJOURNMENT

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 9:00 P.M.

Respectfully submitted,

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
AUGUST 16, 2007**

MEMBERS: Mark Robertson, Acting Chairman Present
Mark Swomley Present
Charles Wurster Present

ALSO PRESENT: Harish Rao, Director of Community Development
John Luciani, First Capital Engineering
Angela Liddick, Community Development Coordinator
Carolyn Pugh, Solicitor
Susan Sipe, Stenographer

NOT PRESENT: Alan Maciejewski
William Bender

1. CALL TO ORDER:

A. Pledge of Allegiance

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

2. ACTION ON THE MINUTES:

A. JUNE 21, 2007

B. JULY 19, 2007

The minutes were tabled due to lack of quorum of Board members present at those meetings.

3. BRIEFING ITEMS

A. SD-06-10 – 34 Professional Office - Withdrawn

B. LD-07-11 – 84 Locust Grove

Eric Hoover, Nutech Design

Mr. Hoover indicated this is a land development plan for a small office building proposed for the site. They received comments from the Township and are addressing them. A drawing of the site was presented which is at the corner of Locust Grove Road and Stoneridge Road. Mr. Hoover indicated they are seeking action on their waiver and modification request as well as a determination if an additional variance request is necessary to present to the Zoning Hearing Board for their parking lot area. He noted that the existing lot is vacant and has a deteriorating parking lot that used to be bituminous paving. They are proposing a 1,600 sq. ft. office building, paving over the existing lot and using the same entrance into the lot. He noted they will include landscaping and will have an underground storm chamber system for the storm water management. They are proposing 7 parking spaces in accordance with the Ordinance. It was noted the plan was submitted under the old Ordinance.

Waiver requests:

- Submission of preliminary plan before submitting a final plan.
- Six months note on the plan for curbs and sidewalks.

It was noted that the applicant would need to provide a buffer yard from the neighboring residences for this commercial use. The minimum distance for parking lots from the street line is 25 ft., which the applicant cannot meet. Therefore, they will need to apply for a variance from the Zoning Hearing Board.

Discussion was held regarding the following items:

- Traffic study – it was noted that the driveway is in close proximity to the intersection.
- Requirement for curbs and sidewalks since this is a corner lot.
- Stormwater analysis – it was noted the stormwater will be underground, creating the request for the variance for the zero slope.
- It was noted that the side slopes would be vertical because of the storm chambers.
- A buffer yard will be provided.
- The proposed business which has not yet been determined will be small due to the 1600 sq. ft. building which will have six parking spaces and with one handicapped space.
- Lighting plan.
- Analysis of driveway entrance placed farther away from the entrance.

Mr. Hoover clarified the reasoning for the variance application to the Zoning Hearing Board, referring to comment #49 for the right of way and cartway widths, which he noted must be brought up to Township standards for those portions of the roadway which abut the site. Mr. Hoover indicated that currently the right of way is 40 ft. on Stoneridge Road and 40 ft. Locust Grove Road. The ordinance requirements for Locust Grove Road call for a 60 ft. right of way with a 36 ft cartway and Stoneridge Road requires a 50 ft. right of way with a 24 ft. cartway. Due to the small size of the lot they would be unable to adjust the right of way to meet the requirement.

Mr. Hoover also indicated that there are no curbs on both Locust Grove and Stoneridge Roads.

C. LD-07-12 Wellspan Administrative Offices

Robert Sandmeyer, Site Design Concepts

Dustin Althoff, Site Design Concepts

Jeff Sterner, Wellspan

Tom Dragoon, SA Architects

Dan Thornton, TRG

The property is an existing building located at 3350 Whiteford Road at Route 30. Mr. Sandmeyer pointed out the location of the site on the drawing, indicating Mt. Zion Road to the west and the exit ramp for Route 30, as well as the existing parking areas and the detention basin. The building is approximately 25,000 sq. ft. on a 6-acre site. The project is an expansion of the Wellspan building, which will be 19,500 sq. ft. The site is currently a mixed-use zone. The project was filed under the new Zoning Ordinance.

Mr. Sandmeyer reviewed photos which included showing the west elevation. He noted they are proposing to redesign the entire site with parking to meet the new current ordinances. Wellspan is looking at using this as a financial administration building as well as a Pharmacy. There will be no patient care at the facility and it will accommodate 167 employees. They are expanding the building on the east side of the existing structure, with a redesign of the existing parking lot. A stormwater management system will be added under the parking lot area for the east side, and they will utilize the west side detention basin for storm water also. They are in the process of analyzing the area to make sure it meets the current standards.

Information was distributed to the Board regarding the proposal for upgrading the site lighting to conform to Township standards.

Landscaping plans were reviewed, including buffering of dumpster enclosures.

Mr. Sterner stated that the first 25,000 sq. ft. of the building will be for the finance department, which will be a more high density employee use. The second side will be a central fill pharmacy, which is more of a formulary process with a limited number of employees, and will include storage space for materials used to formulate the medicines for the Wellspan system.

Traffic will include daily deliveries from box trucks and 20 ft. vans. There will be no 18-wheelers accessing the site.

Hours of operation will be from 8:00 a.m. to 5:00 p.m. or 7:00 a.m. to 4:00 p.m.

It was noted that total parking spaces would be 195, above the requirement of 155 spaces.

Mr. Thornton indicated that the traffic study included all the van and truck traffic. He noted they took the total square footage of the existing building, as well as the proposed expansion, to find out how much traffic the site would generate during the a.m. peak hour and the p.m. peak hour. Mr. Thornton further stated that all the traffic heading south bound onto Route 24, which is about 70% of traffic, will have to loop around to come back out. To mitigate the site traffic for the development, they will have to optimize the signal timings to achieve acceptable levels of service at the Mt. Zion and Pleasant Valley Road. Mr. Thornton noted they are also recommending a southbound right turn lane at that intersection.

Waiver requests include:

- Waiver of preliminary plan
- Waiver of sidewalks located on Mt. Zion Road. Mr. Thornton indicated that PennDOT's policy is to not have sidewalk in their right of way. In addition there is a grade swale along the edge of the road.
- Waiver/modification of the buffer zone. They are proposing screening along the parking lot areas in the southeast and also along the building to screen the truck/dock area and the trash facility. They will propose landscaping along the parking lot and building which will be on the next plan revision. The modification is to ask for no buffer in the detention basin area since there is no need to buffer a grass area.

Discussion was held regarding the stormwater issues. Mr. Sandmeyer indicated they are asking for the bottom slope waiver due to the underground system for the east basin. They are also asking for a waiver for the side slopes of the existing basin which currently has a 1:1 and 2:1 slope. They are planning to modify it to a 3:1 slope. The Board noted that the applicant needs to be specific on defining the waivers for the next submittal.

Mr. Sandmeyer clarified that they are increasing surfaces to the west. They are covering grass areas with the building and taking the existing parking lot and increasing it on the east side. He noted they are also relocating the exit from the parking lot on the east side.

4. ACTION ITEMS

A. LD-07-05 – SD-07-05 Wachovia Bank - held for next month due to lack of quorum since Mr. Wurster was recused due to conflict of interest.

B. LD-07-09 Graystone Bank – held for next month due to lack of quorum for this case since Mr. Wurster was recused due to conflict of interest.

Richard Arcuri

The property is located at the Village Green plaza, Corner of South Royal Street and East Market Street. Mr. Arcuri stated that since there were questions regarding the appearance of the proposed bank raised at the meeting last month, he wanted to bring to the Board's attention that they have made some changes to the exterior of the building. He provided photos of the building indicating they have changed the colors

of the building from the bright white efface system to a gray system with a dark horizontal stripe, maintaining the gray stone and keeping the blue roof since that is a Graystone brand.

C. LD-07-07 East York Veterinary Center

Denise Donnor, Harper Engineering, Representing Dr. Valerie Miller

The East York Veterinary Center wishes to expand to provide more space and services with this land development plan in the Commercial Highway, C-H, Zoning District. The plan was filed under the Old Zoning Ordinance and is to expand the existing veterinary center by 3,045 sf. and include an additional 4-parking spaces. The end total of 6,108 sf building and 19 parking spaces is to be provided.

This plan was first received to the Township as a sketch plan on April 20, 2007. It presented as a Briefing Item on May 17, 2007. A submittal was received on May 30, 2007, but was not permitted as a Planning Commission Action item in the June meeting. A revised plan submittal was received and initially presented at the July 19, 2007 meeting. The plan was Tabled at the determination of the Planning Commission.

The following waivers and modifications of certain SALDO sections from the July 19, 2007 PC meeting:

1. Waiver of *SALDO* (§289-11.A). Applicant must submit a preliminary land development plan.
Applicant is requesting to only submit a preliminary/final LD plan;
2. Waiver of *SALDO* (§289-13.A). Plan must be in a scale of 50 or 100 feet to the inch.
Plan is drawn using a scale of 1 -inch = 20 -feet scale;
3. Modification of *SALDO* (§289-22). Curbing must be provided in all land developments.
The plan is not proposing any new public streets or street connections;
4. Modification of *SALDO* (§289-26). Landscaping and buffer yards are required for all commercial land developments.
Some buffering already exists along the western portion of the site and along the northern edge of the Three Mile Run Stream;
5. Waiver of *STORMWATER* (§281.7.G). Minimum bottom slope of basin is less than 4%
The existing basin bottom slope is 2-3% and grass lined.

The following are Outstanding items:

1. *SALDO* (§289-11.B) Preliminary plan to be drawn on linen or mylar;
2. *SALDO* (§289-11.B.4) Owner's name needs to be identified within certification block on cover sheet;
3. *SALDO* (§289-11.C.6) Landscaping plan has not yet been submitted;
4. *SALDO* (§289-12.A.2.a) Provide York County Planning Commission comments;
5. *SALDO* (§289-12.A.2.c) Provide a Letter of Adequacy from the York County Conservation District;
6. *SALDO* (§289-12.A.2.d) A copy of the plan must be submitted to all affected utilities;
7. *SALDO* (§289-12.C) Guarantee. Prior to recording of final plan, the Board of Supervisors shall be assured by means of a proper completion guarantee as provided in (§289-29 and §281-11);
8. *SALDO* (§289-13.A.4) Certification of title showing that the applicant is the owner of the land;

9. *SALDO (§289-13.B.4)* Proposed lighting plan has not yet been submitted;
10. *SALDO (§289-29.C)* Written guarantee shall be secured in an amount of 110% of the cost of the project;
11. *SALDO (§289-32.I)* A copy of the recorded legal description for the access easement into the site has not yet been submitted;
12. *SALDO (§289-68.D)* All required fees shall be paid prior to recording of the plan;
13. All Waiver requests must be shown on cover sheet of plan.

The following waivers and modifications of certain SALDO sections for the August 16, 2007 PC meeting:

The Applicant has requested for consideration and approval the following waivers and modifications of certain SALDO sections:

1. Waiver of *SALDO (§281-11.A.)*. Applicant must submit a preliminary land development plan.
Applicant is requesting to submit a preliminary/final LD plan;
2. Waiver of *SALDO (§289-13.A.)*. Plan must be in a scale of 50 or 100 feet to the inch.
Applicant is requesting to submit the plan in 20 feet to the inch scale;
3. Waiver of *SALDO (§289-22)*. Curbing must be provided in all land developments.
Applicant is requesting a waiver since the plan is not proposing any new public streets or street connections;
4. Waiver of *SALDO (§289-26.)*. Landscaping and buffer yards are required for all commercial land developments.
Applicant states that buffering already exists along the western portion of the site and along 40% of the site frontage at the northern edge of the Three Mile Run Stream;
5. Waiver of *SALDO (§281.7.G)* Minimum bottom slope of basin is less than 4%
The existing basin bottom slope is 2-3% and grass lined.

The following outstanding items must be resolved prior to plan approval.

1. *SALDO (§289-11.A)* - The preliminary plan shall be submitted with an application for subdivision and land development approval. A waiver application is necessary.
2. *SALDO (§289-11.B)* - Preliminary plan must be drawn on linen or Mylar.
3. *SALDO (§289-12.C)* - The Board of Supervisors shall be assured by means of a proper completion guarantee that all improvements required will be installed according to this chapter.
4. *SALDO (§289-29.C)* - Such written guarantee shall be secured in an amount of 110% of the cost in a form described in this section.
5. *SALDO (§289-68.D)* - No plan shall be recorded unless all fees for engineering, legal and /or administration costs have been paid.

The following outstanding items maybe conditions of approval.

1. *SALDO (§289-32.I)* - Existing access drives must be dimensioned on the plan. Please provide a copy of the recorded legal description for the access easement to the site.

2. STAFF COMMENTS - Set concrete monuments on the southwest corner.

Ms. Donnor indicated they have resubmitted the landscape plan. She explained the waiver for the buffer requirement in the front and rear, noting Sheet 4 of the plan includes the landscaping plan. She presented a visual rendering of the landscaping from the street. They have added 32 evergreen shrubs in the front area and removed the 3 trees from the original plan, changing them to evergreen trees and moving them to the back parking area. It was noted this was reviewed and approved by the Township engineer.

The waivers and outstanding items as listed above were reviewed.

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

Scott Loman, Argyle Drive

Mr. Loman stated he was appreciative of the diligence of the Board in considering how the plan would affect the surrounding community.

MR. SWOMLEY MOVED WITH REFERENCE TO LD-07-07, EAST YORK VETERINARY CENTER, TO RECOMMEND TO THE BOARD OF SUPERVISORS THE PLAN BE APPROVED WITH THE FOLLOWING WAIVERS:

- **§289-11.A - APPLICANT MUST SUBMIT A PRELIMINARY LAND DEVELOPMENT PLAN – APPLICANT IS REQUESTING TO ONLY SUBMIT A PRELIMINARY/FINAL LD PLAN;**
- **§289-13.A. – PLAN MUST BE IN A SCALE OF 50 OR 100 FEET TO THE INCH – APPLICANT IS REQUESTING TO SUBMIT A SCALE OF 1 INCH = 20 FEET SCALE;**
- **§289-22 – CURBING MUST BE PROVIDED IN ALL LAND DEVELOPMENTS – APPLICANT IS REQUESTING A WAIVER SINCE THE PLAN IS NOT PROPOSING ANY NEW PUBLIC STREETS OR STREET CONNECTIONS, SINCE THIS WAIVER IS FOR OFF-STREET PARKING LOT WITHIN THEIR BUSINESS;**
- **§289-26 - LANDSCAPING AND BUFFER YARDS ARE REQUIRED FOR ALL COMMERCIAL LAND DEVELOPMENTS – APPLICANT STATES THAT BUFFERING ALREADY EXISTS ALONG THE WESTERN PORTION OF THE SITE AND ALONG 40% OF THE FRONTAGE. THE BUFFERING WILL BE A MODIFICATION AS DELINEATED ON SHEET 4, REVISION #3 DATED 8/13/07.**
- **§281.7.G - MINIMUM BOTTOM SLOPE OF BASIN IS LESS THAN 4% - THE EXISTING BASIN BOTTOM SLOPE IS 2-3% AND GRASS LINED.**

SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.

MR. SWOMLEY MOVED WITH REFERENCE TO LD-07-07, EAST YORK VETERINARY CENTER, TO RECOMMEND TO THE BOARD OF SUPERVISORS THE PLAN BE APPROVED WITH THE FOLLOWING CONDITIONS:

- **§289-11.B – PRELIMINARY PLAN TO BE DRAWN ON LINEN OR MYLAR;**
- **§289-12.C - PRIOR TO RECORDING OF FINAL PLAN, THE BOARD OF SUPERVISORS SHALL BE ASSURED BY MEANS OF PROPER COMPLETION GUARANTEE IN THE AMOUNT OF 110% OF THE COST OF THE PROJECT;**
- **§289-32.I – PROVIDE A COPY OF THE RECORDED LEGAL DESCRIPTION FOR THE ACCESS EASEMENT;**
- **§289-68.D – ALL REQUIRED FEES SHALL BE PAID PRIOR TO RECORDING OF THE PLAN FOR ENGINEERING, LEGAL AND/OR ADMINISTRATION OF COSTS;**
- **§289-17.B – SET CONCRETE MONUMENTS AT THE SOUTHWEST CORNER OF PROPERTY.**

SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.

5. **WAIVERS - None**
6. **OLD BUSINESS - None**
7. **NEW BUSINESS - None**

8. **ADJOURNMENT**

ACTING CHAIRMAN ROBERTSON ADJOURNED THE MEETING AT 7:20 P.M.

Respectfully submitted,

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
JULY 19, 2007**

MEMBERS: Alan Maciejewski Present
Mark Robertson Present
Mark Swomley Present

ALSO PRESENT: Harish Rao, Director of Community Development
John Luciani, First Capital Engineering
Angie Liddick, Community Development Coordinator
Nicole Ehrhart, Solicitor
Susan Sipe, Stenographer

NOT PRESENT: Charles Wurster
William Bender

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. JUNE 21, 2007

THE MINUTES WERE TABLED FOR NEXT MONTH.

3. BRIEFING ITEMS

A. SP-07-06 – Waltersdorff Residential SD, 1850 Northview Road

Dave Hoffman, Surveyor

Mr. Hoffman indicated that Mr. Waltersdorff wishes to create an additional residential lot on Parkview Drive. He has a home currently on the property that accesses Northview Drive. He would like that to continue and allow the creation of the additional lot on Parkview. The new lot would be connected to public sewer and water, as is the existing home. The new lot would have the Parkview Drive address and the existing dwelling would continue to have the Northview Road address. There is sufficient frontage and parking.

In accordance with the new Ordinance, it was noted that the right of way must be 80 ft. and the right of way on Northview is only 50 ft. as created by the cul-de-sac.

Mr. Hoffman stated there currently is a stub street into his property which is the end of the public road access. There is a small cul-de-sac constructed within the public right of way and he would like to be able to allow that to serve as frontage for his property. He noted that additional frontage could be created by increasing the road right of way into his property to comply with the required frontage. Mr. Hoffman confirmed that the driveway is entirely within the right of way of the street. He also noted the new lot would connect with public water approximately 500 ft. away.

Discussion was held regarding determining the steep slope areas to assure that the lot would be conforming, as well as providing direction on the aspect of creating additional road right of way at the end of North View and ultimate extension of the cartway.

B. LD-07-09 Graystone Bank LD, Village Green Plaza

Robert Sandmeyer, Site Design Concepts
Richard Arcuri, Arcuri Consulting Services
Gary Gilbert, Property Owner
Damian Nagle, Contractor

Mr. Sandmeyer indicated this is a plan for the Graystone Bank at Village Green Shopping Center, 2300 East Market St. He pointed out the proposed shopping center on the presentation, noting the location of Royal Street, East Market Street, and Eastern Blvd. The proposed Graystone Bank will be 2400 sq. ft. on the existing parking lot, located lower northwest corner. Currently the property has sewer and public water. Stormwater management for the proposed project would be controlled by an underground system underneath the parking lot. Currently there is no system for the site.

The site plan illustrated the location of the 2400 sq. ft bank with drive-through on the rear side facing inward on the parking lot. Access will remain the same for the site at the existing driveway entrance, however, on Royal Street they will relocate one of the existing driveways further away from Market Street. He pointed out the location of the currently driveway, indicating it would be shifted 30 ft. down to line up with the Wellspan property driveway across the street. 19 Parking spaces are proposed for the site. Currently there are 20 excess parking spaces. They are meeting the Ordinance requirements with 280 parking spaces for the overall site. In addition, they are increasing the amount of green space on the site. He pointed out location of islands with plantings, which is also planned around the front of the building.

Currently they are proposing to push back the parking directly facing Market Street and make a larger grass/landscape area in the front. There will be landscaping around the entire site with trees and plantings.

In regards to concerns regarding traffic flow, Mr. Sandmeyer stated that a traffic study was conducted by TRG, reviewing existing features for all intersections and driveways. The only change to the site is internally, which is a readjustment to the access drives. The traffic report indicated there would be approximately 600 trips per day for the site total once the bank is built.

Mr. Arcuri indicated that normal operating hours will be 9 AM to 6 PM – Mon. through Friday and 9 AM to 1 PM on Saturday.

Mr. Sandmeyer presented photos of an existing Graystone bank, noting that the footprint and façade of the proposed building will be very similar, with the exception that the driveway of the bank will be in the rear of the building.

Discussion was held regarding the landscaping plan. Mr. Sandmeyer pointed out on the plan where they are planting the shrubbery and trees to obstruct headlights of cars onto Market Street.. He noted this will not interfere with the clear sight triangle since all shrubbery is less than 3 ft in height.

Mr. Sandmeyer indicated there is an elevation shift which is approximately 4 ft of grade change. He pointed out on the drawing the leveling of the site, which will be 5-6 feet above grade level from Market Street.

Mr. Sandmeyer indicated there are five waiver requests:

1. Preliminary plan
2. Show a plan scale at 30 scale instead of required 50 or 100 scale

3 and 4. Reduction of the grass strip, due to the site conditions of the existing curve of Royal Street and the parking edge since they are unable to place landscaping trees and plantings in that area. There are also several sidewalk bends around the existing street trees so instead of pulling them out they would like to preserve them.

5. Stormwater issue – consideration of taking the predevelopment storm water of a meadow condition and using it as an impervious area.

Discussion was held regarding the exterior design of the bank, which Mr. Arcuri indicated is the typical color scheme for this bank. It was recommended that the bank consider possibly altering the design of the bank to conform with the architecture of the neighborhood.

Discussion was held regarding the photometric plan which will be submitted to the engineer. Mr. Sandmeyer indicated they are proposing to remove the existing lights in the area, which are 30 ft. high where the bank will be located, and replacing with smaller lights to bring it down to 20 ft. to fit the scale of the building.

4. ACTION ITEMS - None

A. LD-07-07 - East York Veterinary Center LD – Addition

Denise Donnor, Harbor Engineering, Representing Dr. Valerie Miller , Owner

Ms. Donnor stated that East York Veterinary Center is located on the north side of Industrial Highway at 1997 Industrial Highway. They are proposing a 3,000 sq. ft. building addition. The existing building is about 3,000 sq. ft. also. They are proposing additional parking and storm water detention to accommodate the additional impervious area. They are proposing to provide additional landscaping and on site lighting. The building currently has existing sewer and water facilities that will be extended internally through the building to accommodate the new addition.

Discussion was held regarding the modification to the landscaping and buffering. Ms. Donnor indicated they have requested a waiver of buffering along the front street area since the entire west side is wooded area, as noted on the presentation. She also provided photos of the area, pointing out the stand of deciduous trees along the western boundary. She noted that Three Mile Run and the existing detention basin in the front of the property provides very little space, however, they are proposing three deciduous trees in front on the detention basin embankment, which is less than the Ordinance requirement.

Discussion was regarding the embankment. It was suggested by the Planning Commission that the owner provide low plantings of evergreen shrubs, along the bank to give it a break between the street and the building, instead of the 3 proposed trees. Also, rather than adding trees to the rear of the property, inter-disperse evergreen trees in the front.

Dr. Miller stated she has occupied the building for approximately 17 years. She noted she does maintain the stream bank by having it cut back and mowed. She indicated that due to the setback the building is not very visible from the street.

Ms. Donner noted that the parking area is on the west side of the building, not in the front. All the new proposed parking spaces will be on the west side.

Ms. Donner reviewed the waivers as stated above.

Outstanding issues included the following:

- Landscaping issue - resolved

- York County Planning Commission comment in regards to joint agreement of the driveway which is being addressed by the attorney.
- Ownership certificate signature - will be provided following plan revisions.
- Site lighting which is proposed in the interior of the new proposed parking lot – the applicant submitted a photometric plan which shows 2.2 average foot candle, to be reviewed by the engineer.
- Historic York has reviewed the plan for historic value which was faxed to the Township.
- Review was completed by the Fire Chief.
- Access drive easement – the applicant is providing a legal description to the attorney who will be providing a signed access easement agreement.

Due to the number of outstanding issues the Planning Commission recommended tabling this case for the August meeting in order to allow the applicant sufficient time to resolve the issues, which was agreed to by the applicant.

5. WAIVERS

A. Koller Home Residence 1793-1829 Ridgewood Road

Bruce Koller, Owner

Mr. Koller indicated they are requesting a waiver for sidewalk and curbing at this property. There are no other sidewalks or curbing in the area. It is a rural area. They are proposing to construct a new house at this location. Mr. Koller indicated that the adjacent property on 1793 and 1829 have embankments which would make it difficult to install curbing. He also noted that the monetary investment would be great in terms of cost to install the sidewalk and curbing with no apparent value.

Discussion was held regarding the circumstance of the creation of the lot.

It was stated by the Planning Commission that the owner could apply for a modification of the Ordinance for curbs and sidewalks, with the condition of a 6 month notification by the Township.

6. OLD BUSINESS - None

9. NEW BUSINESS

- A. It was noted that effective July 5, 2007 the new Zoning Ordinance and new Subdivision and Land Development Ordinance will be in effect.

10. ADJOURNMENT

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 7:40 P.M.

Respectfully submitted,

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
JUNE 21, 2007**

MEMBERS: Mark Robertson Present
William Bender Present
Charles Wurster Present

ALSO PRESENT: Harish Rao, Director of Community Development
John Luciani, First Capital Engineering
Angela Liddick, Community Development Coordinator
Nicole Ehrhart, Solicitor
Susan Sipe, Stenographer

NOT PRESENT: Alan Maciejewski
Mark Swomley

1. CALL TO ORDER:

A. Pledge of Allegiance

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

2. ACTION ON THE MINUTES:

A. MAY 17, 2007

MR. WURSTER MOVED FOR APPROVAL OF THE MEETING MINUTES OF MAY 17, 2007 AS PRESENTED. MR. BENDER SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS:

A. SD-07-04 – Ridgeview Heights Residential Development

Attorney Jeff Rehmeyer, C JA Law Firm
Joshua George, Morris Ritchie Assoc.

Attorney Rehmeyer indicated the case was filed on behalf of Tammie Dalhmeyer. The project is a 10-11 lot proposed subdivision plan, located along Deininger Road and encompasses approximately 14 acres.

In providing background information, he noted there was a plan that was reviewed and approved last year for Leon Denlinger, which subdivided a piece of property on the other side of Deininger Road from the project as shown on the plan. This created a subdivision of the home on that side of that street from this portion of the property, which was reviewed and recorded in December of last year. This plan contemplates the subdivision of three parcels. Attorney Rehmeyer indicated they submitted the subdivision plan for the formal plan review process and received comments from Staff. They also submitted a sketch plan. As submitted, the subdivision plan had 11 proposed lots and would be served by public water and sewer. It includes a proposed stormwater management basin on the southern most portion of the site, as pointed out on the drawing. A wetland investigation was conducted which revealed there are no wetlands on the property, as confirmed by PNDI. Sanitary sewer capacity is included on the Chapter 94 report for the project. All the proposed lots were one acre or greater and there was a proposed cul-de-sac street that provided access from Deininger Road to a 600 ft. long cul-de-sac here. In discussion with Staff it was determined there was a better way to approach the project in regards to the

cul-de-sac street. As shown on the plan, the cul-de-sac street would necessitate a 14% slope or more, which is not permitted by the Ordinance, which is 10%.

Mr. George explained a proposed revised layout which was shown on the submitted sketch plan. He noted that the difference with this plan is it does not propose a cul-de-sac street, but proposes that the lots each have frontage and access directly onto Deininger Road, which according to the Ordinance is permitted on to Deininger Road. Another difference is one proposed flat lot, which is not specifically mentioned in the Ordinance, consequently a variance is requested, since it does not meet the minimum lot width. This will be presented to the Zoning Hearing Board at the July meeting. As a result of this change there would be 10 lots instead of 11, with public water and sewer. Storm water management will be provided via a basin on the lower portion of the site, as well as storm water management for the homes at the time they are constructed. The lots will be 1 acre or larger. Deininger Road would be widened to meet the current Township specifications, including street widening, curb and sidewalk instruction. Sanitary sewer extension along Deininger Road is proposed. The sewer stops on the western portion of the property at the property line, and would be extended from the western side to the eastern side. Each of the lots would have a grinder pump in order to pump up to a gravity sewer on Deininger Road.

Attorney Rehmeyer indicated they are seeking feedback on the plan formally submitted as well as the sketch plan. He indicated there are merits to the sketch plan, which results in a better project than the one with the cul-de-sac street citing the following reasons:

- Would not require the Township to adopt a new street nor would there be any maintenance responsibilities with the Township, since there would be no new public street.
- Reduce the impervious area that would be created on the lot and result in less storm water runoff because there would be no street pavement.
- There are fewer lots.
- Would be able to maintain more of the existing wooded nature of the property.

Attorney Rehmeyer stated after discussion with Staff it was felt this was a more prudent approach to development of the property.

Discussion was held regarding the following issues:

- Emergency vehicle access through Colonial Farm lane. Comments from the Fire Chief will be needed on this issue.
- York County Comments.
- Site Distance
- Conveyance of storm water collection.
- Street lighting along Deininger Road in compliance with the Ordinance

B. LD-07-06 York Container Company – Addition

Tom Conley, LSC Design

Mr. Conley stated this is a land development plan for the construction of a 60,000 sq. ft. warehouse addition to their existing facility located off of Mt. Zion Road. Currently the product is shipped off site and stored at the facility on Concord Road. Then when it is time to ship it off to the client they reload it onto the truck and ship it back out again. The proposed warehouse facility would eliminate the extra shipping time and costs associated. The project proposes no increase in employees and no additional traffic volume to be generated. Mr. Conley indicated it would actually decrease traffic volume, due to eliminating extra trip traffic in and out of the intersections in that area. He noted they have received Staff comments and have no problems working with Staff to address those comments.

Upon discussion of the traffic, it was recommended by the Board that the applicant request that TRG run an analysis of a site access study, reviewing the number of trips and the lanes in and out as well as turn lanes.

Discussion was held regarding increased impervious area and changing storm water. Mr. Conley stated that the addition would be constructed on top of an existing parking lot area, which would increase the impervious area slightly, so therefore the storm water management facility will be slightly larger. He noted they are adding water quality facilities as well to the site to help meet the BMP requirements as set forth by the state.

Mr. Conley noted they have submitted a lighting plan, which includes existing lighting. The landscape buffer is also noted on the plans.

Dean Hoffman, Director of Engineering at York Container indicated their plans are not to change the hours of operation. He reiterated the addition is to consolidate their shipping operation in order to have full truckloads going out instead of partials and also decrease the amount off LTL's. They do not anticipate increasing volume or changing business.

It was noted that the applicant would need to work with Staff on the installation of sidewalk on Mt. Zion Road.

C. SP-07-05 Triplet Springs Residential

Tom Conley, LSC Design

Rob Kinsley, Architect

Mr. Conley stated that several sketch plans were submitted and reviewed with Staff. They are currently in the process of preparing a preliminary subdivision plan for submission next week, in order to get feedback on the proposed project and direction so it can be incorporated into the design.

Mr. Conley presented three separate sketch plans labeled 5, 5A and 7A. The property, which is 87 acres, is located behind the Galleria Mall on the north side of Pleasant Valley Road. It is currently zoned R-3, R-2 and Office. They are only interested in the residential portion of the development.

The current site has 17 acres of forested area with 14 acres located within a residential zone portion. There are some watercourses. The R-3 zone allows 20,000 sq. ft. lots and the R-2 allows 12,500 sq. ft. lots. Mr. Conley indicated if the site was constructed in a typical "cookie cutter" style development, it would yield approximately 129-130 units on this property. He noted with this type of layout there would be approximately 17 acres of open space set aside and preserved.

Mr. Conley presented an alternate type of development and provided photos of various houses and developments, portraying this type of development, which included creating houses that are close to the sidewalks with large porches. Mr. Conley stated the conceptual plan is to propose approximately 118-119 lots. He noted this is achieved utilizing the Township's open space ordinance provisions, which permits smaller lots with smaller setbacks, but still provide the 26 ft. wide cartway street which is the minimum required by the Township Ordinance and maintaining sidewalks. The plan also includes seven estate lots, which are approximately ¾ acre in size. The rest of the lots are about 6500 sq. ft. in size. Mr. Conley pointed out the Ordinance allows a 50% of the underlying districts minimum lot size. He also pointed out that the cul-de-sacs have landscape islands and there is considerable open space in and around the lots. The development would have a walking trail and construction of a small clubhouse for the residents. There would be four points of access to the community, which would be a gated community. This type of development would allow for 33 acres of open space vs. 17 acres on the traditional plan.

Mr. Conley pointed out on the plan that the street section would be pulled all together with the 26 ft. cartway, curb and then a 6½ ft. grass strip, to allow for tree plantings, and sidewalk. He noted they would be appearing before the Zoning Hearing Board on July 5 for variances relating to open space.

4. ACTION ITEMS

A. LD-07-04 Service Tire & Truck - Addition

Jim Barnes, James Holley & Assocs.

Service Tire and Truck Center provides truck services and repairs. This plan is proposing a 3,132 square feet addition to be used as warehouse storage of truck parts. The plan was received on March 26, 2007 to the Township and was presented as a Briefing item on May 17, 2007.

The following waivers were recommended for approval by the Planning Commission at the May 17, 2007 meeting.

1. (§289-11.A) Preliminary Plan Requirement (no public dedication of improvements)
2. (§289-26. C.) Streetscape Buffer Requirements (rear to US route 30 on-ramp)
3. (§289-17.A.) Modification of Corner Monumentation Type
4. (§289-27) Street Lights (along Concord Rd)

Staff Recommends the Planning Commission review the conditions as detailed below:

1. (§289-12C.) Prior to recording of final plan, the Board of Supervisors shall be assured by means of a proper completion guarantee as provided in (§289-29 and §281-11).
2. (§289-13 A.) The final plan shall be drawn on linen or Mylar at a scale of either 50 feet to the inch or 100 feet to the inch.
3. (§289-13.A.4) Certification of title showing that the applicant is the owner of the land.
4. (§289-15.G.1) Provide a copy of comments from the Fire Chief's review. **Owner shall provide knock box locations per the fire departments comments.**
5. (§289-26 E.3) Applicant may be required to escrow funds for maintenance of proposed vegetation.
6. (§281-11.B.2) Maintenance by individual lot owners. Where stormwater management facilities are located on an individual lot it shall be the responsibility of the lot owner to maintain the facilities.
7. (§281-12.A) The Township Engineer shall periodically inspect the stormwater facilities.
8. Cover sheet needs to be modified to provide the appropriate signature areas for each supervisor and each planning commission member.

Staff Recommends the Planning Commission review the outstanding issues as detailed below:

1. (§281-5) A post construction stormwater drainage plan should be provided showing the drainage areas to the basin and the maintenance of the runoff. In addition, roof drainage needs to be considered.
2. (§281-5.D.1.c) 1-foot of free board has not been provided. **Applicant needs to file a complete waiver application or adhere to the above section.**
3. (§281-7) Post development stormwater release from the 2 through 50 year storm must be less than or equal to the pre-development rates for the design storms. **A waiver application should be submitted or the above section needs to be adhered to.**
4. (§281-7 B.) Outflow determination. The maximum permitted stormwater discharge, in cubic feet per second, shall be calculated utilizing pre-development ground cover conditions, **assumed to be meadow conditions for the entire site. Waiver should be requested for this section and should be listed on the cover sheet.**
5. (§281-7.G) 4% bottom slope is required for basins.
6. (§325-80.P) Lighting. A minimum of 2.0-foot candles is to be provided for any off-street parking area.
7. (§325-80.Q) Detailed plans identifying parking lot lighting shall be provided. These plans shall include location and type of light standards, fixture and illumination specifications.

8. Engineer's seal and signature are required.

The following items are new that were observed on a June 14, 2007 field site visit by the Township Engineer:

1. (§325-) Preliminary plan specifications require that the existing man made features be provided on the plan. The consultant requested that the storm path should be filed viewed by the Township in lieu of providing the information. Neither the berm along the west side of the tract or the three (3) metal dumpsters located in the front yard is shown on the plan, according to the 6-14-2007-field inspection.
2. (§325-91) The placement of waste collection facilities must adhere to (§325-91) of the Township Zoning Ordinance.

Mr. Barnes pointed out the landscape plan for the area that is adjacent to the entrance ramp to Route 30, which is the location of the proposed warehouse addition. He noted this is the location of the proposed storm water management basin and plantings, which are the only improvements that are being proposed for the site.

It was noted that there is existing sidewalk on Concord Road. The site is connected to sewer and water. There are existing plantings and trees along the sidewalk. There are two dumpsters, which require relocation.

Mr. Barnes noted that the E&S plan has already been submitted to the Conservation District and is under review. They are awaiting the review letter.

Mr. Barnes noted that their design section shows they have ½ foot of free board on the embankment for the storm water basin and they have agreed to raise it ½ foot in order to meet the Ordinance requirement of a foot of freeboard.

It was noted that in regards to the streetscape buffer there are eight existing maple trees along the frontage. Along Concord Road the cross section is curbing and sidewalk directly adjacent to the curbing. There is a small grass strip and along the right of way of the street is a chain link fence. Parking is on the property side of the right of way chain link fence.

The following outstanding issues were reviewed:

- The placement of waste collection facilities must adhere to §325-91 of the Township Zoning Ordinance. This is resolved.
- Provide a copy of the comments from the fire chief's review of the plans, which indicated provide a knocks lock and a knocks box for this project. Mr. Barnes indicated that the owner indicated a knocks box is currently on the building and the owner is acceptable to putting a knocks lock on the gates. This has been indicated by a note on the plan.
- #17 & 19 - Description of the effect of the proposed use of delivery and ambulance service. The service should be addressed with fire chief. It was determined that since the business has been in existence for 15 years there is no impact to providing that service. This is resolved.
- #21 - Based on evidence that natural storm drainage is inadequate, subdividers shall install a storm water sewage system. Resolved.
- #31 - Post construction storm water drainage plans shall be provided. Resolved.
- #34 - Provide a detailed structure to the basin. There is an 18" outlet pipe that leads out of the basin. Resolved.
- #35 - Design criteria storm water collection system shall be designed and approved. Resolved.
- # 37 - Post development storm water release from the 2nd through 50-year storm must be less than equal to predevelopment. Resolved.
- #38 - Outflow determination - Resolved.

Conditions as noted above were reviewed:

1. Resolved.
2. Condition (until it is changed on the plan)
3. Waiver not required.
4. Waiver not required.
5. Condition.
6. Condition to obtain verification that there are 2 foot candles. Applicant shall conduct a light meter check and send a letter to the Township Engineer.
8. Resolved.

The placement of waste collection facilities must adhere to (§325-91) of the Township Zoning Ordinance. List as a condition – needs to be in an enclosure.

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

MR. BENDER MOVED WITH REFERENCE TO LD-07-04, SERVICE TIRE & TRUCK - ADDITION, TO RECOMMEND TO THE BOARD OF SUPERVISORS THE PLAN BE APPROVED WITH THE FOLLOWING WAIVERS:

- **§289-11.A - PRELIMINARY PLAN REQUIREMENT (NO PUBLIC DEDICATION OF IMPROVEMENTS)**
 - **§289-26.C. - STREETScape BUFFER REQUIREMENTS (REAR TO US ROUTE 30 ON-RAMP)**
 - **§289-17.A. - MODIFICATION OF CORNER MONUMENTATION TYPE**
 - **§289-27 - STREET LIGHTS (ALONG CONCORD RD)**
 - **§26-107.G - MINIMUM 4% BOTTOM SLOPE IS REQUIRED FOR BASINS**
- SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.**

MR. BENDER MOVED WITH REFERENCE TO LD-07-04, SERVICE TIRE & TRUCK - ADDITION, TO RECOMMEND TO THE BOARD OF SUPERVISORS THE PLAN BE APPROVED WITH THE FOLLOWING CONDITIONS:

- **§289-12C. - PRIOR TO RECORDING OF FINAL PLAN, THE BOARD OF SUPERVISORS SHALL BE ASSURED BY MEANS OF A PROPER COMPLETION GUARANTEE AS PROVIDED IN (§289-29 AND §281-11).**
 - **§289-13 A. - THE FINAL PLAN SHALL BE DRAWN ON LINEN OR MYLAR AT A SCALE OF EITHER 50 FEET TO THE INCH OR 100 FEET TO THE INCH.**
 - **§289-13.A.4 - CERTIFICATION OF TITLE SHOWING THAT THE APPLICANT IS THE OWNER OF THE LAND.**
 - **§289-15.G.1 - PROVIDE A COPY OF COMMENTS FROM THE FIRE CHIEF'S REVIEW. OWNER SHALL PROVIDE KNOCK BOX LOCATIONS PER THE FIRE DEPARTMENTS COMMENTS.**
 - **§289-26 E.3 - APPLICANT MAY BE REQUIRED TO ESCROW FUNDS FOR MAINTENANCE OF PROPOSED VEGETATION.**
 - **COVER SHEET MODIFIED TO PROVIDE THE APPROPRIATE SIGNATURE AREAS FOR EACH SUPERVISOR AND EACH PLANNING COMMISSION MEMBER.**
 - **EROSION CONTROL PLAN APPROVED BY YORK COUNTY CONSERVATION.**
 - **§281-5.d.1.C - PLANS BE MODIFIED TO SHOW 1 FOOT OF FREE BOARD.**
 - **OWNER PROVIDING LETTER TO THE TOWNSHIP ENGINEER VALIDATING 2-FOOT CANDLE REQUIREMENTS OF 325-80.P LIGHTING**
 - **§325-91 - THE PLACEMENT AND SCREENING OF WASTE COLLECTION FACILITIES**
- MR. WURSTER SECONDED. MOTION UNANIMOUSLY CARRIED.**

B. SD-07-02 Beverly Long/Columbia Gas – Minor Subdivision

Casey Deller, C.S. Davidson

A small parcel of land is to be transferred from a private property owner to Columbia Gas for a gas metering station using the Minor Subdivision procedure.

The plan was formerly received on February 9, 2007 to the Township and was presented on April 19, 2007 as a Briefing Item.

The following waiver was recommended for approval by the Planning Commission at the April 19, 2007 meeting.

5. (§281-15.1) Minor Subdivision Waiver (Only property lines are to be relocated).

Staff recommends the Planning Commission recommend approval of the plan by the Board of Supervisors with the following condition:

9. (§289-13A.) The owner's signature block shall be signed and notarized. (MPC requirement)

Mr. Deller stated that this subdivision is a piece of property formed by the relocation of North Sherman Street where it intersects Mundis Mill Road. The eminent domain was taken was in order to relocate the area, which has created an island parcel in the center that is not encompassing any of the road rights of way, past or previous in the center island. There is a gas company facility in the center. The centerpiece Lot 2 will go to the Gas Company for their use. The previous road right of way in the former location of North Sherman Street will be dedicated to the Township. Mr. Deller stated when the plan was presented at the last meeting, there was one outstanding comment, which was the overall property survey of the Long property as shown on the plan, which did not close. As discussed there was a previous property line survey done in 1990-91 that was not referenced in the property transfers dealing with the relocation of North Sherman Street and Mundis Mill Road. Mr. Deller stated that the property survey was found several days before the previous Planning Commission meeting. In the time since then he noted they have updated their plans to reflect that previous version of the property line survey which does close and should satisfy that outstanding comment.

Mr. Rao indicated he had nothing further.

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

MR. WURSTER MOVED WITH REFERENCE TO SD-07-02, BEVERLY LONG/COLUMBIA GAS – MINOR SUBDIVISION TO RECOMMEND TO THE BOARD OF SUPERVISORS THE PLAN BE APPROVED WITH THE FOLLOWING WAIVER:

- §281-15-1 MINOR SUBDIVISION

SECONDED BY MR. BENDER. MOTION UNANIMOUSLY CARRIED.

MR. WURSTER MOVED WITH REFERENCE TO SD-07-02, BEVERLY LONG/COLUMBIA GAS – MINOR SUBDIVISION TO RECOMMEND TO THE BOARD OF SUPERVISORS THE PLAN BE APPROVED WITH THE FOLLOWING CONDITIONS:

- §289.13A - THE OWNER'S SIGNATURE BLOCK SHALL BE SIGNED AND NOTARIZED.

SECONDED BY MR. BENDER. MOTION UNANIMOUSLY CARRIED.

5. OLD BUSINESS: None

6. NEW BUSINESS:

A. New Zoning & New SALDO Ordinances Update

Mr. Rao reported this matter is on the agenda for the Board of Supervisors meeting on June 28, 2007 for adoption.

7. ADJOURNMENT:

ACTING CHAIRMAN ROBERTSON ADJOURNED THE MEETING AT 8:25 p.m.

Respectfully submitted,

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
MAY 17, 2007**

MEMBERS: Alan Maciejewski Present
Mark Robertson Present
Mark Swomley Present
William Bender Present
Charles Wurster Present

ALSO PRESENT: Harish Rao, Director of Community Development
John Luciani, First Capital Engineering
Nicole Ehrhart, Solicitor
Jean Abregh, 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 19, 2007 - REGULAR MEETING

MR. SWOMLEY MOVED FOR APPROVAL OF THE MEETING MINUTES OF APRIL 19, 2007 AS PRESENTED. MR. WURSTER SECONDED. MOTION UNANIMOUSLY CARRIED.

B. APRIL 19, 2007 – PUBLIC HEARING – ZONING MAP & ORDINANCE CHANGES

MR. WURSTER MOVED FOR APPROVAL OF THE MINUTES FOR THE ZONING MAP & ORDINANCE CHANGES OF APRIL 19, 2007 AS PRESENTED. MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

A. LD-07-04 – Service Tire & Truck Addition

Jim Barnes, James R. Holley & Assoc.

The project site is located at 3403 Concord Road. Service Tire is an existing facility. The proposal is to construct a 3100 sq. ft. warehouse expansion in the southeast corner of the building. Currently it is over an area of existing impervious bituminous surface. Removal of material along the side and front of the building is necessary to conform to the existing core elevation.

Mr. Barnes indicated they are requesting several waivers including preliminary plan, as well as street light waivers. He noted the site previous was used as a trucking terminal. Currently there is existing sidewalk against Concord Road, as well as a four-foot grass strip. Behind that is a chain link fence and impervious surface. The utilities that serve the building come off Concord Road. Because of these factors, there is very little area for landscaping. There are mature trees along the road in this location. Mr. Barnes noted they are requesting a modification for landscaping. They are also requesting a modification for the corner markers since several of the monument/markers fall in or along the existing chain link fence.

It was recommended by the Board that the applicant develop a plan for the modification on the streetscape waiver.

Mr. Barnes indicated that Staff has advised they will need to plan for the storm water for the addition, including the area around the cell tower.

Mr. Barnes noted there are two entrances to the site marked as Entrance North and Entrance South.

B SP-07-03 – East York Veterinary Center Addition

Ed Wisoski, Harbor Engineering

Kevin Miller, Architect

Valerie Miller, Owner

The existing site is on the north side of Industrial Highway, zoned Highway-Commercial, and Rockburn Street is to the southwest of the site. Along the northern portion of the site is the Consolidated Railroad Corporation line.

The plan proposes a 3000 sq. ft. expansion for the existing use and also an additional 16 parking spaces, which will include a space for a truck. The site currently has 15 parking spaces. Storm water management for the additional impervious would be to enlarge the existing basin that is on site. Mr. Wisoski indicated they will be submitting two waiver requests – one for preliminary plan going to final plan and one for plan scale. He also noted there are no public improvements to the site.

It was noted that one of the issues in addition to the waiver requests is landscape buffering requirements along Industrial Highway.

Mr. Miller made a presentation showing the impact to the site in regards to buffering that is currently on the site, which he noted restricts visibility of the site.

Discussion was held regarding the stormwater on the property.

C. LD-07-05 – Wachovia Bank – Land Development

Attorney Mark Cappuccio, Representing Wachovia Bank

Bob McDevitt, VP Wachovia

Anne Anderson, P.E.

This is a preliminary plan final submission for property located at Eastern Boulevard and Haines Road. Currently the property is developed with a Cingular store which will be demolished as well as the abandoned car wash on the site. The applicant proposes to construct a bank building on the property. The applicant appeared before the Zoning Hearing Board on April 5, 2007 and was granted relief to allow development of the property similar to the Walgreen's property located at the north end of the site, to include parking in front of the building. There will be a reduced yard area, which will match the width in front of Walgreen's, in order that there is consistency along that street.

Ms. Anderson reviewed the existing conditions of the site. Wachovia is proposing construction of a drive-through bank at this location. The intent is to combine the two existing lots under one lot ownership. The lot area is .96 acres. There is an existing access way from the car wash and the Walgreen's to Eastern Boulevard. There are driveway easements for the shared driveway with Walgreen's and then the access way to Eastern Boulevard. Ms. Andersen then reviewed the proposed site plan noting the following specifications:

- Wachovia is proposing 3800 sq. ft. building with four driveway lanes beneath a canopy, which is approximately 1800 sq. ft.
- The bank will face Haines Road.
- The plan shows 27 standard parking spaces and 2 handicap accessible spaces at the entrance to the bank.
- Enclosed dumpster is proposed at the corner.
- Storm water management will be underground storage in an oversized pipe and will tie into an existing inlet that is on the Walgreen's property.
- Proposed freestanding sign at the intersection of Haines Road and Eastern Boulevard, as well as building canopy signs that were included in the proposed package.
- Four access driveways and an internal access driveway. There is a shared driveway with Walgreen's. There is a proposed access at this point from Haines Road and access from Eastern Boulevard This proposal shows that the two driveways that are closest to Haines Road and Eastern Boulevard have been eliminated.

The next exhibit showed the landscaping plan. Ms. Anderson indicated they have requested a modification from the Ordinance requirements, which has not yet been reviewed with Staff. The requirement for a 20-ft. depth of the landscaping buffer would be 26 trees along Haines Road with 56 shrubs and then a berm. On Eastern Boulevard it would be 12 trees and 24 shrubs with a berm. They are proposing 18 feet from the property line to the back of the curb to fit what is proposed on the site. It is 21 ft. from the curb to the back of the curb. On Eastern Boulevard it is 17 ft. from the property line to the back of the curb, with 32 ft. from the curb to the back of the curb on the site. They are proposing 11 trees at 20-ft. centers on Haines Road and 2 trees on Eastern Blvd, which is based on the paved frontage so there is no opportunity for landscaping in that area. They have extended the buffer at Walgreen's where the parking is located continued along Haines Road

Ms. Anderson reviewed the storm water requirements as it relates to meadow conditions. She noted they are doing some improvements with over detaining on the site using an oversized pipe with an orifice plate.

Ms. Anderson noted that documentation would be provided regarding ground conditions where the gas station formerly was located. There have been several environmental studies, which were reviewed. The site has been closed by the DEP. Most of the work being proposed would be to maintain the same type of elevation as existing.

Reference was made to the Haines Road corridor study, which caused a median to be constructed. It was noted the overlay for the roadway should be complete in the next week.

Chris Schwab from TRG indicated that as a result of the traffic study, they are recommending no left turns out of the site.

Discussion was held regarding traffic movement.

Attorney Cappuccio indicated they received comments from the Police Department, who reviewed the plan and also referenced the left turn lane issue. Comments from the Fire Department have not yet been received. .

The Board advised the applicant to include the lighting study with the plan submittal.

4. ACTION ITEMS

A. SD-06-10 Beatrice Rowe/Historic York Subdivision

Brian Dicara, LSC Design

Karen Arnold, Interim Executive Director, Historic York Inc.

Don Delp, Board Vice President

The historic farm located on Locust Grove Road, south of Camp Security. The farm is being separated from the surrounding fields for historic preservation purposes.

This plan was received on Jan 22, 2007 and was previously presented as a briefing item.

Staff recommends the following waivers:

- (§289-10.A) A Preliminary Plan shall be submitted for review and approval. *There are no public improvements associated with this subdivision and the owner is requesting that the Subdivision Plan be considered Preliminary/Final.*
- (§289-11.B.14) Proposed contours at vertical intervals of five feet where the slope is equal to or greater than 10% or intervals of two feet where the slope is less than 10%. *A Modification is requested for the plan to show USGS quad 5' contours in lieu of the required 2' contours for subject parcel. The farm parcel has been surveyed and topography provided to Township requirements.*
- (§289-11.C.7) Copy of erosion and sedimentation control plan as submitted to York County Conservation District. *Request for waiver – No proposed construction is anticipated for subject parcel.*
- (§289-15) A. Steep slopes. All plans involving lands that possess slopes exceeding 15% shall require the preparation of a statement by an engineer or landscape architect licensed by the Commonwealth of Pennsylvania, which includes the following minimum considerations: *Request for modified waiver – no steep slopes are located on the farm parcel. However, there are apparent steep slopes on the remaining tract.*
- (§289-17.A) Monuments shall be cut stone or concrete with a minimum size of six inches by six inches by 30 inches. Monuments must be so placed that the scored or marked point coincides exactly with the point of intersection of the lines being monumented. They must be set so that the top of the monument or marker is level with the surface of the surrounding ground. Monuments must be marked on top with a copper or brass dowel. *Request for modified waiver – monuments proposed to be set at street right-of-way and around the farm tract and iron pipes and caps to be set at all other property corners.*
- (§289-23.A) Sidewalks shall be installed on both sides of all streets in subdivisions and land developments as herein specified. *Request for waiver – proposed property is only 50' in width at street right-of-way. A note has been added to the Cover Sheet indicating that sidewalks shall be installed within six months of being notified by the Township.*
- (§289-23.C) Notwithstanding, the provisions of Subsection B, the requirement of the installation of sidewalks shall not be waived in any zoning district where the development is within 600 feet of a church, school, public park or playground or other community facility, where existing or anticipated pedestrian traffic warrants the installation of sidewalks or where pedestrian traffic in the absence of sidewalks will pose a safety hazard to the pedestrian. *Request for waiver – proposed property is only 50' in width at street right-of-way.*
- (§289-27) Streetlights shall be required to be installed in all subdivisions and land developments in all zoning districts and shall be in accordance with Township specifications. *No construction proposed – request for waiver.*

Staff recommends the following to be considered:

- Preliminary plans shall be drawn on linen or Mylar
- Name, seal and signature of the registered surveyor responsible for any property line or monumentation location on all subdivision plans and/or name and signature of registered

professional engineer is needed, as required by Pennsylvania statute. Plans need to be signed and sealed prior to plan approval.

- A notarized statement to the effect that the applicant is the owner of the land proposed to be developed and that the subdivision shown on the preliminary plan is made with his or their consent. Notarized statement is to be provided before plan approval.
- Documentation from the York County Conservation District shall be provided indicating that the Erosion and Sedimentation Controls are adequate for the proposed earth disturbance.
- A copy of the plan and supporting documentation, including connection to the Springettsbury sanitary facilities, shall be submitted to all affected utilities, and their recommendations to the suitability of installing any necessary utilities shall be provided to the Township.
- A note shall be added to the plan indicating that any all public improvements are installed in accordance with Township specifications and within the specified time after approval of the final plan.
- No plan shall be finally approved unless all public improvements have been installed, or financial security in the amount of 110% of the cost of completion of the required improvements has been provided to the Township in accordance with this section.
- Waivers which are to be removed from consideration, shall be removed from the Cover Sheet.

Mr. Dicara indicated the plan proposes separating a 125-acre parcel on Locust Grove Road into two parcels.

Ms. Arnold reviewed the history of the Shultz House and surrounding land. She indicated that a 4.3-acre parcel, including the house and outbuildings, out of the entire 125-acre parcel, is to be donated to Historic York for the purposes of restored preservation. Ms. Arnold stated that her organization would be listing the property to the National Register of Historic Places.

It was noted that the Zoning Hearing Board determined the zoning would remain Residential.

The waivers were reviewed.

It was noted that approximately 4.3% of the land would be going into preservation. The remainder of the property, approximately 120 acres is under clean and green. The lot delineation was at the request of Mrs. Walters, daughter of the property owner, Mrs. Rowe.

Although there is an existing well on site, they are proposing to connect to public water because of the access due to maintenance issues and granting of a 200 ft. long easement. It was noted that one of the conditions is that the property will be connected to the Springettsbury sanitary facility.

York County comments were reviewed as noted from the letter dated March 7, 2007, which was also reviewed by Staff:

- Boundaries need to be located on the plan
- Lot #2 does not meet the minimum lot width of 90 feet in a street right of way line. A variance was granted by the Zoning Hearing Board.
- Environmental impact study (which was submitted).
- Location of any natural or manmade feature ingress right of way to be shown on Lot 1.
- Name of existing owners to the north and south.
- Sewage building is on planning module for DEP approval as 1 EDU.
- Date, seal and signature of surveyor, which is outstanding.
- Building setback line on Lot 1.
- A note that for the adjacent side property driveway for Lot 2, a copy of the shared access agreement is needed.

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

Luther Sowers, Chairman of the Springettsbury Township Historic Preservation Committee
Mrs. Munson, Secretary

Mr. Sowers spoke in support of Historic York and their involvement with the Shultz house. Mrs. Munson agreed.

Chairman Maciejewski called for a motion.

MR. ROBERTSON MOVED WITH REFERENCE TO SD-06-10, BEATRICE ROWE PROPERTY, TO RECOMMEND TO THE BOARD OF SUPERVISORS THE FOLLOWING WAIVERS BE APPROVED:

- **(§289-10.A) A PRELIMINARY PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL. THERE ARE NO PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION AND THE OWNER IS REQUESTING THAT THE SUBDIVISION PLAN BE CONSIDERED PRELIMINARY/FINAL.**
- **(§289-11.B.14) PROPOSED CONTOURS AT VERTICAL INTERVALS OF FIVE FEET WHERE THE SLOPE IS EQUAL TO OR GREATER THAN 10% OR INTERVALS OF TWO FEET WHERE THE SLOPE IS LESS THAN 10%. A MODIFICATION IS REQUESTED FOR THE PLAN TO SHOW USGS QUAD 5' CONTOURS IN LIEU OF THE REQUIRED 2' CONTOURS FOR THE REMAINDER OF THE PARCEL.**
- **(§289-11.C.7) COPY OF EROSION AND SEDIMENTATION CONTROL PLAN AS SUBMITTED TO YORK COUNTY CONSERVATION DISTRICT. SEE §289-12G OF THIS CHAPTER. REQUEST FOR WAIVER – NO PROPOSED CONSTRUCTION IS ANTICIPATED FOR SUBJECT PARCEL.**
- **(§289-15) A. STEEP SLOPES. ALL PLANS INVOLVING LANDS THAT POSSESS SLOPES EXCEEDING 15% SHALL REQUIRE THE PREPARATION OF A STATEMENT BY AN ENGINEER OR LANDSCAPE ARCHITECT LICENSED BY THE COMMONWEALTH OF PENNSYLVANIA, WHICH INCLUDES THE FOLLOWING MINIMUM CONSIDERATIONS: REQUEST FOR MODIFIED WAIVER – NO STEEP SLOPES ARE LOCATED ON THE FARM PARCEL. HOWEVER, THERE ARE APPARENT STEEP SLOPES ON THE REMAINING TRACT.**
- **(§289-17.A) MONUMENTS SHALL BE CUT STONE OR CONCRETE WITH A MINIMUM SIZE OF SIX INCHES BY SIX INCHES BY 30 INCHES. MONUMENTS MUST BE SO PLACED THAT THE SCORED OR MARKED POINT COINCIDES EXACTLY WITH THE POINT OF INTERSECTION OF THE LINES BEING MONUMENTED. THEY MUST BE SET SO THAT THE TOP OF THE MONUMENT OR MARKER IS LEVEL WITH THE SURFACE OF THE SURROUNDING GROUND. MONUMENTS MUST BE MARKED ON TOP WITH A COPPER OR BRASS DOWEL. REQUEST FOR MODIFIED WAIVER – MONUMENTS PROPOSED TO BE SET AT STREET RIGHT-OF-WAY AND AROUND THE FARM TRACT AND IRON PIPES AND CAPS TO BE SET AT ALL OTHER PROPERTY CORNERS.**
- **(§289-23.A) SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS IN SUBDIVISIONS AND LAND DEVELOPMENTS AS HEREIN SPECIFIED. REQUEST FOR WAIVER – PROPOSED PROPERTY IS ONLY 50' IN WIDTH AT STREET RIGHT-OF-WAY. A NOTE HAS BEEN ADDED TO THE COVER SHEET INDICATING THAT SIDEWALKS SHALL BE INSTALLED WITHIN SIX MONTHS OF BEING NOTIFIED BY THE TOWNSHIP.**
- **(§289-23.C) NOTWITHSTANDING, THE PROVISIONS OF SUBSECTION B, THE REQUIREMENT OF THE INSTALLATION OF SIDEWALKS SHALL NOT BE WAIVED IN ANY ZONING DISTRICT WHERE THE DEVELOPMENT IS WITHIN 600 FEET OF A CHURCH, SCHOOL, PUBLIC PARK OR PLAYGROUND OR OTHER COMMUNITY FACILITY, WHERE EXISTING OR ANTICIPATED PEDESTRIAN TRAFFIC WARRANTS THE INSTALLATION OF SIDEWALKS OR WHERE PEDESTRIAN TRAFFIC IN THE ABSENCE OF SIDEWALKS WILL POSE A SAFETY HAZARD TO THE PEDESTRIAN.**

REQUEST FOR WAIVER – PROPOSED PROPERTY IS ONLY 50’ IN WIDTH AT STREET RIGHT-OF-WAY.

- **(§289-27) STREETLIGHTS SHALL BE REQUIRED TO BE INSTALLED IN ALL SUBDIVISIONS AND LAND DEVELOPMENTS IN ALL ZONING DISTRICTS AND SHALL BE IN ACCORDANCE WITH TOWNSHIP SPECIFICATIONS. NO CONSTRUCTION PROPOSED – REQUEST FOR WAIVER.**
- SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY APPROVED.**

MR. ROBERTSON MOVED WITH REFERENCE TO SD-06-10, BEATRICE ROWE PROPERTY, TO RECOMMEND TO THE BOARD OF SUPERVISORS THE PLAN BE APPROVED WITH THE FOLLOWING CONDITIONS:

- **SUBMISSION OF A WAIVER REQUEST §289-22.B.1 CURBS AND GUTTERS, AS FURTHER DEFINED IN THE ORDINANCE.**
- **PRELIMINARY PLANS SHALL BE DRAWN ON LINEN OR MYLAR.**
- **NAME, SEAL AND SIGNATURE OF THE REGISTERED SURVEYOR RESPONSIBLE FOR ANY PROPERTY LINE OR MONUMENTATION LOCATION ON ALL SUBDIVISION PLANS AND/OR NAME AND SIGNATURE OF REGISTERED PROFESSIONAL ENGINEER IS NEEDED, AS REQUIRED BY PENNSYLVANIA STATUTE. PLANS NEED TO BE SIGNED AND SEALED PRIOR TO PLAN APPROVAL.**
- **A NOTARIZED STATEMENT TO THE EFFECT THAT THE APPLICANT IS THE OWNER OF THE LAND PROPOSED TO BE DEVELOPED AND THAT THE SUBDIVISION SHOWN ON THE PRELIMINARY PLAN IS MADE WITH HIS OR THEIR CONSENT. NOTARIZED STATEMENT IS TO BE PROVIDED BEFORE PLAN APPROVAL.**
- **DOCUMENTATION FROM THE YORK COUNTY CONSERVATION DISTRICT SHALL BE PROVIDED INDICATING THAT THE EROSION AND SEDIMENTATION CONTROLS ARE ADEQUATE FOR THE PROPOSED EARTH DISTURBANCE.**
- **A COPY OF THE PLAN AND SUPPORTING DOCUMENTATION, INCLUDING CONNECTION TO THE SPRINGETTSBURY SANITARY FACILITIES, SHALL BE SUBMITTED TO ALL AFFECTED UTILITIES, AND THERE RECOMMENDATIONS TO THE SUITABILITY OF INSTALLING ANY NECESSARY UTILITIES SHALL BE PROVIDED TO THE TOWNSHIP.**
- **A NOTE SHALL BE ADDED TO THE PLAN INDICATING THAT ANY ALL PUBLIC IMPROVEMENTS ARE INSTALLED IN ACCORDANCE WITH TOWNSHIP SPECIFICATIONS AND WITHIN THE SPECIFIED TIME AFTER APPROVAL OF THE FINAL PLAN.**
- **NO PLAN SHALL BE FINALLY APPROVED UNLESS ALL PUBLIC IMPROVEMENTS HAVE BEEN INSTALLED, OR FINANCIAL SECURITY IN THE AMOUNT OF 110% OF THE COST OF COMPLETION OF THE REQUIRED IMPROVEMENTS HAS BEEN PROVIDED TO THE TOWNSHIP IN ACCORDANCE WITH THIS SECTION.**
- **WAIVERS WHICH ARE TO BE REMOVED FROM CONSIDERATION SHALL BE REMOVED FROM THE COVER SHEET.**

SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.

B. LD-07-03 York Water Company - Addition

John Runge, Gordon Brown Associates

Jeffrey Hines, York Water Company

Ryan Ural, York Water Company

The plan was previously presented as a briefing item and was also approved for waivers.

Mr. Runge indicated that in conformance with the recommendation of the Board for landscape modifications, they have agreed to place pine trees mixed in with deciduous trees, 3 to 1 for every 100 feet providing it though the referenced area. They have also met with Chris Beauregard from First Capital to review the second comment letter and have addressed the outstanding issues, and resubmitted the plan. One of the items was in regards to the market value analysis. Mr. Runge indicated that the summary sheet reveals a detailed breakdown to show the market value of the building, provided through Rock Commercial Real Estate. The submittal showed the value of the building and land to be \$2.1 million. Verification from Kinsley Industries who is contracted with the Water Company to do the construction reveals the contract is \$510,765, which is a fixed, not-to-exceed price. The sheet reflects that the construction value of the proposed building is less than the 50% that is shown on the tabulation.

Discussion was held regard items from the Tracking Sheet.

- Buoyant materials not stored in a 100-year flood zone. Mr. Runge noted the material stored there is ductile iron pipe, fire hydrants, etc., which is non-buoyant material. A note is to be added to the plan.
- Flood plain requirements for the proposed and existing buildings. Mr. Runge stated that they ran preliminary sections, one at the proposed building and one downstream, due to the concern that they would adversely affect adjoining properties by raising the water level more than 1 foot as stipulated by FEMA. Mr. Runge stated that a HECRAS analysis was performed with no building only flat ground, which goes back beyond the York Water Co. They then added the obstruction of the existing building with the proposed building and determined there is virtually no change in the water level elevation. They also added on the proposed buildings to compound that obstruction going towards I-83 and the program revealed 400ths of an increase of elevation. Mr. Runge stated that even with those types of flows with the scope of the project compared to the huge drainage area, it was determined there is minimal impact due to the proposed addition in relation to the current building.
- Access in and out of the facility, which is an existing condition.
- Existing proposed sanitary facilities designed to discharge from sewage in the event of a flood. This is an open issue. Mr. Runge stated that the proposed structure will be designed and conform to FEMA flood insurance requirements. As far as the existing, they are basing that on the market value analysis provided and also going back to grandfathering the pre-existing structure.
- Manholes need to have watertight covers because they are in the flood plain.
- It was noted that the applicant received the Letter of Adequacy for the Erosion and Sedimentation Control plan.

The following York County comments were reviewed:

- Proposed building is in a 100-year flood plain
- Ownership – right of way and cartway width of I-83 - (added to the plan)
- Sod treatments (added to the plan)
- Signature and seal of surveyor (received)
- Engineer responsible on the plan (added to the plan)
- Copy of maintenance agreement referring to the 656-foot access easement from Mt. Rose Avenue (copy received).
- Proof of waivers granted
- Environmental Impact Study
- Sewer and water
- Floodplain wetlands.

The plan was tabled for next month. The applicant indicated their consent to sign an extension.

C. LD-07-02 St. Johns Evangelical Lutheran Church - Addition

John Runge, Gordon Brown Associates
Todd Sindlinger, Representing St. John's Lutheran Church

The property located at 2580 Mt. Rose Avenue, is currently used as a church and school with a sanctuary, classrooms and gymnasium. The applicant is looking to add a fellowship hall.

The plan was received on September 25, 2006. A revised plan dated April 23, 2007 was received and reviewed.

Staff recommends the land development plan be recommended to the Board of Supervisors for a conditional approval by the Planning Commission.

Staff recommends the following waivers be recommended for approval to the Board of Supervisors:

- A. (§281-7.G) Infiltration beds minimum 4% bottom slope
Applicant requests to have a flat bottom.
- B. (§289-11.A) Waiver of Preliminary Plan
Applicant requests to submit final plan
- C. (§289-11-B.19) Show all existing streets within 400 feet.
Applicant requests to not show all streets within 400 feet for simplicity.
- D. (§289-13.A) The final plan shall be at a scale of either 50 feet to the inch or 100 feet to the inch.
Applicant requests to show plan at 1"=30' for clarity.
- E. (§289-13.A.8) A complete street layout shall be provided at a scale of one-inch equals 800 feet.
Applicant requests to use 2000 scale map.
- F. (§289-15.F) Provide a copy of the traffic study.
Applicant requests to not submit report.
- G. (§289-23.A) Sidewalks shall be installed on both sides of all streets.
Applicant requests to install sidewalks only on the same side of the street as the site.
- H. (§289-26.A) A landscape plan shall be provided to adequately illustrate the proposed buffer yards for the residential development. Additional review of the landscape plan shall be required.
Applicant requests to not provide required buffer and landscaping at this time.
- I. (§289-27) Streetlights shall be required to be installed in all subdivisions and land developments in all zoning districts and shall be in accordance with Township specifications.
Applicant requests to not provide streetlights.

Staff recommends the plan be recommended for a conditional approval to the Board of Supervisors pending the resolution of the following outstanding items.

- Datum shall reference to U.S. Coastal and Geodetic Survey datum - (§289-11.B.15)
- Owner's notarized signature - (§289-11.B.25)
- Before 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. – (§289-12.C)
- Name, signature, and seal of the registered surveyor and engineer – (§289-13.A.5)
- Provide a copy of the comments from the Fire Chief's review of the plans. (§289-15.G.1)
- Provide a copy of the comments from the Police Chief's review of the plans. (§289-15.G.2)

Mr. Runge indicated the final land development plan is being presented. The waivers were previously presented. He noted they have addressed concerns stated in the letter dated May 11 from Chris Beauregard, First Capital Engineering.

In regards to Datum shall reference to U.S. Coastal and Geodetic Survey datum, Mr. Runge stated the site is in the contours and the rest are referenced to and assumed datum. He has contacted the public works director, to obtain the elevation for one of the manholes that it ties into in order to make all the contours that will correspond to the sanitary sewer datum Ordinance.

- The Owner's notarized signature is complete.
- Before 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. This was resolved.
- Name, signature, and seal of the registered surveyor and engineer was received.
- A copy of the comments from the Police Chief's review of the plans was received.
- It was noted that a copy of the comments from the Fire Chief's review of the plans was not received. Mr. Rao will follow up.

The waivers were acted upon at the meeting of April 19, 2007.

The letter of adequacy was received for the Erosion and Sedimentation Control plan.

It was noted that the plan shows the water service is coming from the existing mechanical room where it comes across and ties into the proposed building.

Discussion of was held regarding the granting of a grading easement to allow for sidewalks to be added as a note on the plan. The Church and Township agreed to grant grading easement as shown on Sheet 4 of 5.

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 LD-07-02, ST. JOHN'S EVANGELICAL LUTHERAN CHURCH ADDITION, TO RECOMMEND TO THE BOARD OF SUPERVISORS THE PLAN BE APPROVED WITH THE FOLLOWING CONDITIONS:

- **DATUM SHALL REFERENCE TO U.S. COASTAL AND GEODETIC SURVEY DATUM - (§289-11.B.15)**
- **BEFORE 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. – (§289-12.C)**
- **PROVIDE A COPY OF THE COMMENTS FROM THE FIRE CHIEF'S REVIEW OF THE PLANS. (§289-15.G.1)**
- **THE CHURCH AND THE TOWNSHIP AGREE TO GRANT GRADING EASEMENT SHOWN ON SHEET 4 OF 5.**

MR. SWOMLEY SECONDED. MOTION UNANIMOUSLY CARRIED.

5. WAIVERS

A. Becker Tract Residential Development

Jerry Stahlman

Mr. Stahlman indicated they are requesting a waiver for §289-32.3 of the Ordinance regarding widening of existing streets, due to the fact that existing paved drainage channel and its location along Mt. Zion Road presents a significant obstacle to any proposed widening. Mr. Stahlman stated that widening

would require removal of existing trees along the roadway. He noted a curb could be placed along the edge of the cartway and be modified at the street entrance. Mr. Stahlman presented photos illustrating the stone walled channel adjacent to Mt. Zion Road that is in the right of way, as well as the intersection of Druck Valley Road and surrounding areas. He noted that this subdivision is proposing an access street off of Druck Valley Road as opposed to Mt. Zion Road. He further noted that none of the lots would be accessed by those existing streets, but there would be a cul-de-sac that would provide new accesses off of the existing streets.

The Board voiced safety concerns and recommended that a safety evaluation be performed, as well as a traffic analysis and an evaluation by PennDOT.

6. OLD BUSINESS - None

7. NEW BUSINESS

- A. Mr. Rao announced the new Zoning Map, new Zoning Ordinance, and new Subdivision & Land Development Ordinance.

8. ADJOURNMENT

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 8:55 P.M.

Respectfully submitted,

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP
ZONING MAP & ORDINANCE CHANGES
PLANNING COMMISSION PUBLIC HEARING
APRIL 19, 2007**

MEMBERS: Alan Maciejewski Present
Mark Robertson Present
William Bender Present
Mark Swomley Present
Charles Wurster Present

ALSO PRESENT: Harish Rao, Director of Community Development
Marian Hull, Consultant
John Luciani, First Capital Engineering
Chris Beauregard, First Capital Engineering
Nicole Ehrhart, Solicitor
Susan Sipe, Stenographer

A. INTRODUCTIONS

Mr. Maciejewski called the meeting to order at 5:00 p.m. He reviewed the rules of conduct for the public comment portion of the meeting.

B. OVERVIEW OF CHANGES

The consultant, Ms. Hull reviewed Ordinance changes as follows:

- Allowance of twin dwelling units in the single family district into the R-7 district.
- Added historic overlay to the neighborhood-commercial district along East Market Street, which prohibits retail uses in this area.
- Decreased the minimum lot size for single family development under the open space option in the rural residential district. The minimum lot size previously in December was 30,000 sq. ft. It is now 20,000 sq. ft. with the idea that it will preserve more land. Net allowable density is still one unit per acre so no additional development is allowed.
- Another issue with the open space option in the R-20 was a concern that the density bonus was too high which encouraged too much development. To address this, one is netted out a higher proportion of the environmentally sensitive land, so calculation begins with a smaller number and then decreases the bonus from unit per net acre to one unit per two net acres.
- Under the open space option, allowed the option for attached single family housing - semi-attached single family housing twins in that district with 5,000 sq. ft. lot minimums in the R-20, and 7500 sq. ft. lot minimums in the R-R. This is also to encourage additional land preservation in those districts.

Mr. Maciejewski summarized correspondence sent to the Township:

- York Christian Church site – regarding limitation of 3,000 sq. ft. for retail uses in the neighborhood commercial zone. The letter states the limitation is usually somewhere in the 4,000 to 5,000 sq. ft. Their concern was that it was somewhat restrictive in the way it limits the viability of commercial building and quality of users.
- A letter regarding the maximum coverage allowed within the new R-7 district. They questioned the excessiveness of the 40% increase and that it would allow an increase of 40% without any further stormwater management.

- A letter from Heritage Hills requesting parcels owned by Heritage Hills fronting and contiguous to Mt. Rose Avenue to be changed to Mixed Use zone. In light of existing conditions and the anticipated upgrades to Mt. Rose Avenue, this seemed to be the most logical and appropriate zoning designation.

Attorney Ronald Perry, spoke on behalf of Heritage Hills and Attorney Robert Katherman who was involved in the discussions and the meetings concerning this property. Attorney Perry indicated that in meetings with the Long Range Planning Commission, there appeared to be a consensus that the property in discussion should be Mixed Use property as opposed to residential, since it has not been used as Residential for 40 years. It previously was used as a physician's office and presently is an office for the Heritage Hills operation. With the expansion of the road that is planned, it would be within 4 ft of the front of this property. Attorney Perry pointed out there is no other residential property in this area, which was identified as the western-most owned frontage along Mt. Rose Avenue.

MOTION WAS MADE BY MR. SWOMLEY TO CHANGE THE WESTERN-MOST PARCEL OF THE TRACT OF LAND OWNED BY HERITAGE HILLS ALONG MT. ROSE AVENUE TO MIXED USE. MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.

C. PUBLIC COMMENT & QUESTIONS

Michael Caltagirone – (Owns property on East Market Street and Mt. Zion Road)

Mr. Caltagirone indicated the land use was intended to be N-C and it was moved to R-1. The corridor on Market Street to Mt. Zion is zoned as H-C. The parcels for 3323, 3405 and 3415 should be zoned N-C.

Mark Caltagirone – (Also owns property on East Market Street and Mt. Zion Road)

Requested parcels 3321 and 3219 be included in the N-C zoning.

Alan Deemer – Also in favor of the N-C zoning for 3405 and 3323.

MR. ROBERTSON MOVED TO RECOMMEND CHANGING THE PARCELS AT 3405, 3323 3321, 3319 AND 3415 EAST MARKET STREET TO N-C FROM R-1. MR. WURSTER SECONDED. MOTION UNANIMOUSLY CARRIED.

Charles Stuhre – 3680 Trout Run Road

Mr. Stuhre addressed §325-27-2 Accessory Use Development Requirements in the rural residential zoning district. Article C Bulk Accessories says height of accessory buildings and structures shall be less than equal to that of the primary structure. He felt that Section G should be either revised to 18 feet or eliminated completely to state that an accessory building can exceed the height of the house.

MR. WURSTER MOVED TO INCREASE THE HEIGHT LIMIT FOR §325-27-2 ARTICLE G FROM 14 FEET TO 18 FEET STARTING FROM THE GROUND SURFACE AROUND THE ACCESSORY BUILDING. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

Attorney Ron Perry, represented Dr. Bentivegna who owns the property located 2990 Eastern Blvd, which is undeveloped. Historically the property had been zoned as Residential. It was subsequently rezoned to Office. Dr. Bentivegna has been actively marketing the property as an Office zoned property for over 2 years and has no interest in the use of the property. The property would be most appropriately zoned Mixed Use. It would be compatible with the property in the surrounding areas and would give him the best opportunity to have the property developed which in turn would be the best result for the Township. Attorney Perry indicated the size of the property does not lend itself to N-C and if there are any concerns about the uses in the Mixed Use zone those would be assuaged by review of the size of the lot because it is too small for any of the non-permitted uses.

Discussion was held regarding the setback differences since they are required to have approximately 20 feet more setback for a Mixed Use. Also a buffer yard would be required.

MR. ROBERTSON MOVED TO RECOMMEND THAT IT REMAIN N-C. SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

D. RESOLUTION

MR. ROBERTSON MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS A RESOLUTION RECOMMENDING THE NEW ZONING ORDINANCE AS AMENDED FOR ADOPTION TO THE SPRINGGETTSBURY TOWNSHIP BOARD OF SUPERVISORS. SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

AMENDMENTS:

- **AMENDMENTS THAT THE PARCELS ON THE MOST WESTERN FRONT OF HERITAGE HILLS FRONTING MT. ZION ROAD BE CHANGED TO MIXED USE.**
- **BY PARCELS ON EAST MARKET STREET IDENTIFIED AS 3405, 2321, 19 AND 15 BE CHANGED TO NEIGHBORHOOD COMMERCIAL.**
- **CHANGE IN BUILDING HEIGHT FOR AN ACCESSORY NON-ATTACHED BUILDING BE FROM 14 TO 18 FEET. AND NO OTHER CHANGES.**

E. ADJOURNMENT

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 6:15 P.M.

Respectfully submitted,

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
APRIL 19, 2007**

MEMBERS: Alan Maciejewski Present
Mark Robertson Present
William Bender Present
Mark Swomley Present
Charles Wurster Present

ALSO PRESENT: Harish Rao, Director of Community Development
John Luciani, First Capital Engineering
Chris Beauregard, First Capital Engineering
Nicole Ehrhart, Solicitor
Susan Sipe, Stenographer

1. CALL TO ORDER:

A. Pledge of Allegiance

Chairman Maciejewski called the meeting to order at 6:20 p.m. and led the Pledge of Allegiance.

2. ACTION ON THE MINUTES:

A. MARCH 15, 2007

MR. SWOMLEY MOVED FOR APPROVAL OF THE MEETING MINUTES OF MARCH 15, 2007 AS AMENDED. MR. WURSTER SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

A. LD-07-02 – Heritage Hills Golf Resort Hotel Addition

Keith Good, Calabrese-Good Architects

Currently the property is owned and operated as the Heritage Hills Golf Resort and Conference Center at 2700 Mt. Rose Avenue. The applicant is proposing a hotel addition and an elevated parking deck.

This plan was received on March 20, 2007 and is presented as a briefing item.

Staff recommends this application be accepted as duly filed by the Planning Commission.

The tracking sheet contains the list of outstanding items.

Mr. Good gave details on the additions to the hotel indicating on the east side of the existing hotel they are proposing an accessory water park which will be used by hotel guests only and will not be open to the public. In the center section there will be 10,000 sq. ft. of additional meeting space including a banquet room. Along the east of the property they are proposing approximately 100 guest room expansion. The parking for the addition will be a two level parking deck. The upper level will be grade level at the top part of the site and underneath will be parking access from the rear of the site. There is also a parking area expansion proposed along the west of the site which will serve as overflow parking. They will keep the existing access points to the site. There are plans for a traditional neighborhood development being built through the golf course which has been submitted to York Township as a conditional use application. Mr. Good provided an aerial view of that site. If the development is approved, it is the intent

of the owner to install a traffic light. A new street will go through the golf course, and there will be a mixture of commercial and residential through that traditional neighborhood development. If a traffic light is installed, Mr. Good stated they are proposing to close off the existing access and open a new access point as a future modification. He noted that TRG is conducting a traffic study for the development. They do not believe that the level of service from the existing access drives will change from the proposed development.

This proposed expansion will be accomplished before the residential development. Circulation of traffic flow around the building was discussed. Mr. Good noted there will be a new banquet entrance which will access the restaurant in the clubhouse and the banquet facilities.

The applicant was advised they will need to design access for emergency services.

4. ACTION ITEMS

A. 34 Professional Office - withdrawn

B. K/G Whiteford – Warehouse Addition - 1201 Eden Road

Mike Jeffers, Kinsley Properties
Jeffrey Lobach, Barley, Snyder

The site is currently used for manufacturing is located within the Mill Creek Floodplain. The plan proposes to add an 80,000 SF warehouse for manufacturing and storage. This plan was received on November 27, 2007 and is presented as a Preliminary/Final Action item.

Staff recommends the following waivers:

- Waiver of Stormwater §281-7.B Outflow determination. *Request waiver to allow the existing ground cover conditions (pave, grass) be utilized. Ordinance requires a meadow condition to be considered for predevelopment conditions.*
- Waiver of Stormwater §281-7.F – Emergency spillway required for all detention and retention basins. *Proposed plan does not have a stormwater basin with an emergency spillway due to site characteristics*
- Waiver of SALDO §289-10 – Preliminary plan procedure. *Request a waiver to forgo preliminary plan submission*
- Waiver of SALDO §289-13.B.4 – Final plan, specifications. Street lighting requirements. *Request a waiver to location and method of street lighting facilities along Eden Road*
- Waiver of SALDO §289-23.A – Sidewalks. *Request a waiver to install sidewalks along both sides of Eden Road. There are no sidewalks within 1,200 feet*
- Waiver of SALDO §289-26 – Landscaping and buffer yards. *Request a waiver to allow a reduction in density of buffer to match existing landscaping on property and adjoining property.*

Staff recommends the following to be considered:

- A note should be included on the cover sheet to indicate how flood proofing is being provided for the facility. All structures related to flood proofing should be shown in plan view;
- Has the existing structure been brought into compliance for design and conformance standards for facilities within the floodplain?
- Any modification, alteration, repair, reconstruction or improvements of any kind to a structure and/or use located in the Floodplain District to an extent or amount of less than 50% of its market value shall be elevated and/or flood-proofed to the greatest extent possible regardless of its location in the Floodplain District. Developer has provided 2 appraisals for the property. The appraisals indicate that the proposed improvements are less than 50% of the existing property value. Therefore the new improvements must be above flood stage (which is 1.5 feet above the 100 year flood level);
- All parking areas shall be screened. The landscaping plan sheet LD-7 does not include any landscaping or screening along Eden Road, Route 30, or Interstate 83;

- The developer shall pay all costs associated with the review of the plans by the Township Engineer prior to final approval of the plans;
- Provide documentation that one copy of the land development/ subdivision plans was sent to the York County Conservation District for erosion and sedimentation control review and letters of adequacy. Provide a letter of adequacy from the York County Conservation District for erosion and sedimentation control;
- Description of all landscaping and buffer yards proposed and their compliance with the requirements of §289-26;
- Street lighting should be planned along Eden Road;
- Sidewalks shall be installed on both sides of all streets in subdivisions and land development as herein specified. Sidewalks shall be located, if possible, within the street right-of-way line and shall be a minimum of four feet wide except that in the vicinity of shopping centers, schools, parks, recreation areas and other community facilities, they shall be a minimum of five feet wide. A four-foot wide grass-planting strip shall be provided between the curb and the sidewalk. Sidewalk shall be constructed of concrete at least four inches thick, underlain by four inches of ¾ inch crushed stone according to Township specifications;
- Landscaping is required in accordance with this section of the SALDO
- No plan shall be finally approved unless the streets shown on such plan have been improved to a mud-free or otherwise permanently passable condition or improved as may be required by the subdivision and land development ordinance and any walkways, curbs, gutters, streetlights, fire hydrants, shade trees, water mains, sanitary sewer, storm water sewer, storm water detention/retention basins or related drainage facilities, open space improvements, landscaping or buffer yards required by the Township as specified by the Board of Supervisors, have been installed or the installation of the same has been guaranteed, in writing, by the developer with financial security;
- Prior to final plan approval financial security funds will be provided by the developer for all costs related to required improvements;
- Representative percolation tests must be made at the area of the proposed seepage pit. The Township Engineer should be contacted at least 48 hours prior to the initiation of any of the percolation tests. Tests must be observed by the Township Engineer;
- Outflow determination. The maximum permitted storm water discharge, in cubic feet per second, shall be calculated utilizing pre-development ground cover conditions, assumed to be meadow conditions for the entire site;
- Provide a copy of the NPDES permit;
- Emergency spillway is required
- Performance guarantee;
- 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.

Mr. Jeffers pointed out the proposed new addition and the existing building on the PowerPoint presentation. He also noted additional parking being added. The site does not have a storm water basin, consequently a new storm water basin is proposed. Mr. Jeffers indicated they have modified the sidewalk waiver to request removing the grass strip from north to south. They have added the sidewalk along Eden Road. They are also requesting a modification on the buffering since there are certain areas where they are restricted by the improvements and do not have available space for buffering in that area. Mr. Jeffers pointed out the confining part, noting a swale off the edge of the parking lot, which is close to Eden Road. They do have an existing buffer, which would need to be pulled out and moved back.

In regards to sidewalk, Mr. Lobach indicated that the sidewalk is subject to a right of way due to PennDOT owning the corner property, so they are restricted from putting in the sidewalk in that area.

Mr. Jeffers indicated they are requesting an additional waiver from emergency spillway since they do not have a convenient place to install an emergency spillway in their basin.

Mr. Jeffers noted that they are proposing one streetlight in regards to the modification for the street light waiver. Upon discussion it was determined that due to development on the property across the street on

Eden Road, that an additional light is necessary at the intersection. Therefore, Mr. Jeffers withdrew the waiver request for §289-13.B.4 based on the Board's recommendation for two streetlights.

Discussion was held regarding the waiver request for existing ground cover conditions. Mr. Jeffers stated they could not meet the ordinance assuming existing impervious is there and adding the new impervious.

Emergency Spillway required for all Detention/Retention ponds – Mr. Jeffers indicated there is no outfall and it would still spill across onto the property, since they can not pipe it out any faster. He confirmed there is an emergency access break away.

Landscape and buffer yards – Mr. Jeffers indicated they are not in conformance across the street on the bend, and are seeking relief because they are constrained in that area. They have met the ordinance in all other areas.

It was noted that §325-58.B is no longer an outstanding item, since two appraisals were submitted and the existing structure has been brought into compliance for design and performance standards. Since the additional building is less than 50% of the market value they do not have to flood proof.

Waiver relating to all parking areas shall be screened - The landscaping plan sheet LD-7 does not include any landscaping or screening along Eden Road, Route 30, or Interstate 83, consequently this is no longer an outstanding issue, but part of the waiver modification.

In regards to the landscaping shown within the right of way, it was noted by Mr. Jeffers that maintenance of plants and landscaping shown on Eden Road will be owned and maintained by the landowner K.G. Whiteford Limited Partnership and as transferred to their successors.

A copy of NPDES permit was received and submitted to the Township Engineer.

It was noted that a copy of the land development/ subdivision plans was sent to the York County Conservation District for erosion and sedimentation control review and letters of adequacy.

It was noted a traffic study was prepared for this site, which showed a level of service of F at Eden Road and Arsenal Road.

A comment letter was received from the Fire Marshall requesting additional striping in the area of a fire hydrant being added. The fire chief also requires a Knox box.

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

MR. WURSTER MOVED IN REFERENCE TO LD-06-09, K/G WHITEFORD, TO RECOMMEND TO THE BOARD OF SUPERVISORS THE FOLLOWING WAIVER BE APPROVED:

- **WAIVER OF STORMWATER §281-7.B – OUTFLOW DETERMINATION TO ALLOW THE EXISTING GROUND COVER CONDITIONS BE UTILIZED, ALTHOUGH THE ORDINANCE REQUIRES THE MEADOW CONDITIONS TO BE CONSIDERED FOR PREDEVELOPMENT CONDITIONS.**

SECONDED BY MR. BENDER. MOTION UNANIMOUSLY CARRIED.

MR. WURSTER MOVED IN REFERENCE TO LD-06-09, K/G WHITEFORD, TO RECOMMEND TO THE BOARD OF SUPERVISORS THE FOLLOWING WAIVER BE APPROVED:

- **WAIVER OF STORMWATER §281-7.F – EMERGENCY SPILLWAY REQUIRED FOR ALL DETENTION AND RETENTION BASINS, SINCE THE PROPOSED PLAN DOES NOT HAVE STORM WATER RETENTION BASIN WITH AN EMERGENCY SPILLWAY DUE TO THE SITE CHARACTERISTICS.**

SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

MR. WURSTER MOVED IN REFERENCE TO LD-06-09, K/G WHITEFORD, TO RECOMMEND TO THE BOARD OF SUPERVISORS THE FOLLOWING WAIVER BE APPROVED:

- **WAIVER OF SALDO §289-10 – PRELIMINARY PLAN SUBMISSION.**
- SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.**

MR. WURSTER MOVED IN REFERENCE TO LD-06-09, K/G WHITEFORD, TO RECOMMEND TO THE BOARD OF SUPERVISORS THE FOLLOWING WAIVER BE APPROVED:

- **WAIVER OF SALDO §289-23.A –SIDEWALKS ALONG BOTH SIDES OF EDEN ROAD AND WAIVER OF THE GRASS STRIP SINCE THERE ARE NO SIDEWALKS WITHIN THE 1200 FEET. AS A MODIFICATION THE APPLICANT WILL BE INSTALLING SIDEWALKS ON THE EAST SIDE OF EDEN ROAD UP TO THE PROPERTY LINE.**

SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

MR. WURSTER MOVED IN REFERENCE TO LD-06-09, K/G WHITEFORD, TO RECOMMEND TO THE BOARD OF SUPERVISORS THE FOLLOWING WAIVER BE APPROVED:

- **WAIVER OF SALDO §289-26 – LANDSCAPING AND BUFFER YARDS, TO ALLOW REDUCTION OF DENSITY OF BUFFER TO MATCH EXISTING LANDSCAPING ON THE PROPERTY, AS WELL AS ADJOINING PROPERTY. MAINTENANCE SHALL BE MANAGED BY THE LANDOWNER BY K. G. WHITEFORD LIMITED PARTNERSHIP AND ITS SUCCESSORS.**

SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

It was noted that the applicant has formally withdrawn the Waiver of SALDO §289-13.B.4 – Final plan, specifications, street lighting requirements.

MR. SWOMLEY MOVED WITH REFERENCE TO LD-06-09, K/G WHITEFORD, TO RECOMMEND TO THE BOARD OF SUPERVISORS THE PLAN BE APPROVED WITH THE FOLLOWING CONDITIONS:

- **REMOVAL OF THE WAIVER REQUEST FOR §289-13.B.4 – STREET LIGHTING REQUIREMENTS – TWO STREET LIGHTS WILL BE PLACED ONE ON THE CORNER AT THE TERMINUS OF EDEN ROAD AND THE PARKING LOT ACCESS;**
- **ADDITIONAL STRIPING IN THE AREA OF A FIRE HYDRANT BEING ADDED;**
- **PLACEMENT OF A KNOX BOX ON THE EMERGENCY ACCESS;**
- **§289-10 – THE DEVELOPER SHALL PAY ALL COSTS ASSOCIATED WITH THE REVIEW OF THE PLANS BY THE TOWNSHIP ENGINEER PRIOR TO FINAL APPROVAL OF THE PLANS;**
- **§289-29.A - NO PLAN SHALL BE FINALLY APPROVED UNLESS THE STREETS SHOWN ON SUCH PLAN HAVE BEEN IMPROVED TO A MUD-FREE OR OTHERWISE PERMANENTLY PASSABLE CONDITION OR IMPROVED AS MAY BE REQUIRED BY THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND ANY WALKWAYS, CURBS, GUTTERS, STREETLIGHTS, FIRE HYDRANTS, SHADE TREES, WATER MAINS, SANITARY SEWER, STORM WATER SEWER, STORM WATER DETENTION/RETENTION BASINS OR RELATED DRAINAGE FACILITIES, OPEN SPACE IMPROVEMENTS, LANDSCAPING OR BUFFER YARDS REQUIRED BY THE TOWNSHIP AS SPECIFIED BY THE BOARD OF SUPERVISORS, HAVE BEEN INSTALLED OR THE INSTALLATION OF THE SAME HAS BEEN GUARANTEED, IN WRITING, BY THE DEVELOPER WITH FINANCIAL SECURITY;**
- **§289-29.C - PRIOR TO FINAL PLAN APPROVAL FINANCIAL SECURITY FUNDS WILL BE PROVIDED BY THE DEVELOPER FOR ALL COSTS RELATED TO REQUIRED IMPROVEMENTS;**

- **§289-30 – ELECTRIC, TELEPHONE AND ALL OTHER UTILITIES INCLUDING CABLE TELEVISION SHALL BE INSTALLED UNDERGROUND UNLESS TAKEN TO THE BOARD OF SUPERVISORS AND CONDITIONS REQUIRED OTHERWISE;**
- **§281-5.F.1 - REPRESENTATIVE PERCOLATION TESTS MUST BE MADE AT THE AREA OF THE PROPOSED SEEPAGE PIT. THE TOWNSHIP ENGINEER SHOULD BE CONTACTED AT LEAST 48 HOURS PRIOR TO THE INITIATION OF ANY OF THE PERCOLATION TESTS. TESTS MUST BE OBSERVED BY THE TOWNSHIP ENGINEER;**
- **§281-11.8.1 - PERFORMANCE GUARANTEE, NO SUBDIVISION OR LAND DEVELOPMENT REQUIRING THE INSTALLATION OF STORMWATER MANAGEMENT FACILITIES SHALL BE FINALLY APPROVED UNLESS THE APPLICANT SHALL HAVE COMPLETED THE INSTALLATION OF SUCH FACILITIES AS REQUIRED BY THIS ARTICLE IN AN AMOUNT EQUAL TO 110% OF THE COST OF SUCH FACILITY;**
- **§281-11.B.2 – MAINTENANCE BY INDIVIDUAL LOT OWNERS WHERE STORMWATER MANAGEMENT FACILITIES ARE LOCATED ON AN INDIVIDUAL LOT UNLESS SOME OTHER PERSON BY AGREEMENT WITH THE TOWNSHIP WILL ASSUME RESPONSIBILITY FOR MAINTENANCE. IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN THE FACILITIES IN GOOD ORDER AND REPAIR IN ACCORDANCE WITH THE DESIGN.**

SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.

C. LD-07-02 Central York School District – High School Additions

Casey Deller, C.S. Davidson

The site is currently the Central York High School. The proposed additions will be used as educational facilities.

This plan was received on February 19, 2007 and was previously before you as a briefing item.

Staff recommends the following waivers:

- Waiver of SALDO §289-11 – Preliminary plan procedure.
- Waiver of SALDO §289-1.B – Preliminary plan shall be 24 inch by 36 inch.

Staff recommends the following to be considered:

- Provide documentation that one copy of the Preliminary/Final land development plan was sent to the York County Conservation District for erosion and sedimentation control review and letters of adequacy.
- Preliminary Plan Requirement.
- Preliminary/Final plans shall be drawn on linen or Mylar. Sheet size to be 24” X 36”. The Township will review the request for the waiver.
- Name, seal and signature of the registered surveyor responsible for any property line or monument location on all subdivision plans and/or name and signature of registered professional engineer, as required by Pennsylvania statute. Plans need to be signed and sealed prior to plan approval
- 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 consent. Statement by the owner must be Notarized and Signed by the assignee. Statement is to be provided before plan approval.
- A copy of the erosion and sediment control plan as submitted to the York County Conservation District needs to be included with preliminary plans. Provide documentation that the E&S Plan provided was submitted to the York County Conservation District.
- Guarantee. Before recording an approved Preliminary/Final Land Development Plan, The Board of Supervisors shall be assured by means of a proper completion guarantee as provided in §289-29, that all improvements required by this chapter will be installed by the owner &/or developer

in strict accordance with the Supervisor's approval and within a specified time after approval of the final plan.

- A traffic impact study shall be provided for the increase in traffic due to the additions and alterations proposed.
- All plans shall require the preparation of a statement with a description of the effect of proposed use on delivery of fire protection. A complete set of plans should be directed to the Fire Chief with a letter summarizing the plan, particularly as it pertains to fire protection. A copy of this letter should be included with the EIS statement along with a narrative of any comments resulting from the Police Chief's review. Revisions to the original plan must be reviewed and approved by the Fire Chief.
- All plans shall require the preparation of a statement with a description of the effect of the proposed use on delivery of ambulance service. This service should be addressed in the summary to the Fire Chief as described above and any comments resulting should be included in the EIS narrative.
- Fire hydrant locations are to be reviewed by the Township Fire Chief. Conditions in consideration of additions and alterations must be addressed.
- Appropriate grates shall be designed for all catch basins, stormwater inlets and other entrance appurtenances, except pipe entrances, to ensure that maximum openings do not exceed six inches on a side. Grates at walking surfaces must be designed to comply with ADAAG and ANSI standards. Show detail of changes on plans
- Lots shall be laid out and graded to provide positive drainage away from new and existing buildings. Clarify the topographic information including contour lines for all existing and new work
- Underground utilities including underground utilities, sewers and water lines should be shown on the plans
- Inlet 105 is shown within the new building addition. Show relocation or proposed renovation of the storm sewer in the area of inlet 105.

Mr. Deller indicated the high school is proposing to build 22 new classrooms, a swimming pool and locker room facilities near the football stadium. One of the requested waivers is to waive the requirement of the preliminary plan and proceed to preliminary final with justification based on the development proposed by the plan and the minimal impact to public improvements due to adding buildings on to the existing building.

The second waiver request is size of plan sheets, justification based on ability to show greater detail on a larger plan sheet.

Outstanding staff comments related to the plan approval process such as signatures, seals on the cover sheet, and posting of the bond for the minimal public improvements. In regards to the NPDES plan, Mr. Deller noted they submitted their E&S plan to the County Conservation District and in the process discovered they already have a permit by means that the previous permit for the construction of the building was never closed. Knox boxes are to be placed at each of the emergency accesses, both on the side with the township property and also on the access drive fronting Mundis Mill Road.

Mr. Deller reviewed the traffic impact study and the impacts of Mundis Mill Road specifically at the AM peak while students, parents and buses are entering the site. Jon Seitz and Chris Schwab from TRG were present to explain the proposed improvements on Mundis Mill Road, including signal retimings and modifications to improve the routing internally to reduce the stacking that was determined to be the primary cause on Mundis Mill Road. The traffic study showed that signal timings were not where they should be based upon the flow of traffic. They observed the various corridors in addition to the Mt. Zion Road intersection with Pleasant Valley Road.

Mr. Seitz indicated that based on a meeting with school officials and TRG representatives, changes were determined that have been made internally to provide a better level of service.

To demonstrate the result of the improvements Mr. Deller presented a videotape taken from the rooftop of the school to illustrate the AM peak period traffic, for the time between 7:40 AM to 8:00 AM. He noted that a traffic guard has been assigned to help direct traffic within the site. A new traffic pattern was established within the site to require that all traffic be directed and flow around the back of the building.

Mr. Seitz indicated that by analyzing the traffic signal timings on the exterior intersections along the corridor, they were able to determine the traffic patterns and with that information have made improvements to the intersections that were performing poorly.

Mr. Seitz explained that the traffic signals, which are a permitted plan that the Township owns and operates, have coordination timings and they determined what the revised timings need to be. They will update the plan sheets with the revised coordination timings and submit them to the Township and obtain approval by PennDOT. The signal timings would then be updated with the addition of two GPS units that would be installed at the controllers to make sure that they are synched.

It was determined that parking spaces are sufficient to handle increased student driving population. Mr. Deller stated there are also approximately 200 future parking spaces built into the plan if needed.

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

MR. WURSTER MOVED WITH REFERENCE TO LD-07-02, CENTRAL YORK HIGH SCHOOL EXPANSION TO RECOMMEND TO THE BOARD OF SUPERVISORS THE FOLLOWING WAIVER BE APPROVED:

- **WAIVER OF SALDO §289-11 – PRELIMINARY PLAN PROCEDURE. SECONDED BY MR. BENDER. MOTION UNANIMOUSLY CARRIED.**

MR. WURSTER MOVED WITH REFERENCE TO LD-07-02, CENTRAL YORK HIGH SCHOOL EXPANSION TO RECOMMEND TO THE BOARD OF SUPERVISORS THE FOLLOWING WAIVER BE APPROVED:

- **WAIVER OF SALDO §289-1.B – PRELIMINARY PLAN SHALL BE 24 INCH BY 36 INCH. SECONDED BY MR. BENDER. MOTION UNANIMOUSLY CARRIED.**

MR. SWOMLEY MOVED WITH REFERENCE TO LD-07-02, CENTRAL YORK HIGH SCHOOL EXPANSION, TO RECOMMEND TO THE BOARD OF SUPERVISORS THE PLAN BE APPROVED WITH THE FOLLOWING CONDITIONS:

- **KNOX BOX PROVIDED AT ALL EMERGENCY ACCESS LOCATIONS;**
- **PROVIDE DOCUMENTATION THAT ONE COPY OF THE PRELIMINARY/FINAL LAND DEVELOPMENT PLAN WAS SENT TO THE YORK COUNTY CONSERVATION DISTRICT FOR EROSION AND SEDIMENTATION CONTROL REVIEW AND LETTERS OF ADEQUACY;**
- **§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 AND SIGNATURE OF REGISTERED PROFESSIONAL ENGINEER, AS REQUIRED BY PENNSYLVANIA STATUTE. PLANS NEED TO BE SIGNED AND SEALED PRIOR TO PLAN APPROVAL;**
- **§289-11.B.25 - 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 CONSENT. STATEMENT BY THE OWNER MUST BE NOTARIZED AND SIGNED BY THE ASSIGNEE. STATEMENT IS TO BE PROVIDED BEFORE PLAN APPROVAL;**

- **§289-11.C.7 - A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN AS SUBMITTED TO THE YORK COUNTY CONSERVATION DISTRICT NEEDS TO BE INCLUDED WITH PRELIMINARY PLANS;**
- **§289-12.C - GUARANTEE. BEFORE RECORDING AN APPROVED PRELIMINARY/FINAL LAND DEVELOPMENT PLAN, THE BOARD OF SUPERVISORS SHALL BE ASSURED BY MEANS OF A PROPER COMPLETION GUARANTEE AS PROVIDED IN §289-29, THAT ALL IMPROVEMENTS REQUIRED BY THIS CHAPTER WILL BE INSTALLED BY THE OWNER &/OR DEVELOPER IN STRICT ACCORDANCE WITH THE SUPERVISOR'S APPROVAL AND WITHIN A SPECIFIED TIME AFTER APPROVAL OF THE FINAL PLAN;**
- **§289-15.F – THE IMPROVEMENTS BEING COMPLETED TO ALL OF THE AFFECTED INTERSECTIONS LISTED IN THE TRAFFIC STUDY;**
- **§289-15.G.1 - ALL PLANS SHALL REQUIRE THE PREPARATION OF A STATEMENT WITH A DESCRIPTION OF THE EFFECT OF PROPOSED USE ON DELIVERY OF FIRE PROTECTION. A COMPLETE SET OF PLANS SHOULD BE DIRECTED TO THE FIRE CHIEF WITH A LETTER SUMMARIZING THE PLAN, PARTICULARLY AS IT PERTAINS TO FIRE PROTECTION. A COPY OF THIS LETTER SHOULD BE INCLUDED WITH THE EIS STATEMENT ALONG WITH A NARRATIVE OF ANY COMMENTS RESULTING FROM THE POLICE CHIEF'S REVIEW. REVISIONS TO THE ORIGINAL PLAN MUST BE REVIEWED AND APPROVED BY THE FIRE CHIEF;**
- **§289-15.G.3 - ALL PLANS SHALL REQUIRE THE PREPARATION OF A STATEMENT WITH A DESCRIPTION OF THE EFFECT OF THE PROPOSED USE ON DELIVERY OF AMBULANCE SERVICE. THIS SERVICE SHOULD BE ADDRESSED IN THE SUMMARY TO THE FIRE CHIEF AS DESCRIBED ABOVE AND ANY COMMENTS RESULTING SHOULD BE INCLUDED IN THE EIS NARRATIVE;**
- **§289-25 - FIRE HYDRANT LOCATIONS ARE TO BE REVIEWED BY THE TOWNSHIP FIRE CHIEF. CONDITIONS IN CONSIDERATION OF ADDITIONS AND ALTERATIONS MUST BE ADDRESSED;**
- **§289-38.F - APPROPRIATE GRATES SHALL BE DESIGNED FOR ALL CATCH BASINS, STORMWATER INLETS AND OTHER ENTRANCE APPURTENANCES, EXCEPT PIPE ENTRANCES, TO ENSURE THAT MAXIMUM OPENINGS DO NOT EXCEED SIX INCHES ON A SIDE. GRATES AT WALKING SURFACES MUST BE DESIGNED TO COMPLY WITH ADAAG AND ANSI STANDARDS. SHOW DETAIL OF CHANGES ON PLANS;**
- **§289-38.I - LOTS SHALL BE LAID OUT AND GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM NEW AND EXISTING BUILDINGS. CLARIFY THE TOPOGRAPHIC INFORMATION INCLUDING CONTOUR LINES FOR ALL EXISTING AND NEW WORK;**
- **§26-105.A.5 - UNDERGROUND UTILITIES INCLUDING UNDERGROUND UTILITIES, SEWERS AND WATER LINES SHOULD BE SHOWN ON THE PLANS;**
- **INLET 105 IS SHOWN WITHIN THE NEW BUILDING ADDITION. SHOW RELOCATION OR PROPOSED RENOVATION OF THE STORM SEWER IN THE AREA OF INLET 105.**

SECONDED BY MR. BENDER. MOTION UNANIMOUSLY CARRIED.

D. SD-07-02 Beverly Ann Long – Minor Subdivision

Eric Gladhill, C.S. Davidson

The property location was subdivided as part of the PennDOT realignment of Sherman Street/Mt Zion/Mundis Mill Rd project. The property sits landlocked from its parent tract. The gas company would like to use this for utility purposes.

This plan was received on February 19, 2007 and was previously before you as a briefing item.

Staff recommends the following waivers:

- Waiver of SALDO (§289-15.1) Minor Subdivision Waiver.

Staff recommends the following to be considered:

- The location of the Zoning District Boundaries between R-4 Rural Residential District and R-3 Low Density Residential District located to the south should be indicated on the plan.
- Owner's block shall be signed and notarized.
- Minor Subdivision. The definition of a Minor Subdivision states: "a residential subdivision that creates no additional lots and no additional buildings, structures, roads, public utilities, or any improvements of any nature." Therefore as the result of this Subdivision is to create a lot, then by definition this cannot be a Minor Subdivision.

It may be in the best interests of the Township and property owner to consider this unique property situation for a Minor Subdivision Waiver if the property lines are corrected for the Beverly Ann Long property and all those tracts created when PennDOT realigned Sherman Street. This includes clearly defined new property lines for Lot 1 (Beverly Long), Lot 2 (Columbia Gas) and Lot 3 (wedge shaped tract south of New Sherman Street and east of Glen Hollow.

- The parent tract bearing and distances shown on the plan do not form a closed tract when plotted. Please review and revise.

Mr. Gladhill indicated the only comment remaining on the plan was First Capital's review of the property line indicating there was an error in the closure of the property line shown on the current plan. The property line shown was taken from the deed written in 2004 plotted. In researching the error in closure, legal counsel for the Long family found a previous subdivision plan from approximately 1994 that closes. The property line was survey and it was determined that it is a matter of reflecting the previous property line survey updated and recorded onto the plan.

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 SD-07-02, BEVERLY LONG SUBDIVISION, TO RECOMMEND TO THE BOARD OF SUPERVISORS THE FOLLOWING WAIVER BE APPROVED:

- **WAIVER OF SALDO (§289-15.1) MINOR SUBDIVISION.**
- SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.**

The property line matter will be held for next month's meeting in order to allow resolution.

5. WAIVERS

A. LD-06-08 St. John's Evangelical Lutheran Church – Addition

John Runge, Gordon Brown & Associates

Todd Sindlinger, St. John's Lutheran Church

The property is located at 2580 Mt. Rose Avenue and is currently used as a church and school with a sanctuary, classrooms and gymnasium. The applicant is looking to add a fellowship hall. The plan was received on September 25, 2006.

Mr. Runge indicated they are submitting their waiver requests:

1. §281-7.G – *Infiltration beds minimum 4% bottom slope.* The 4% bottom slope pertains to a storm water management basin and they do not have a basin on the proposed. They are using underground infiltration structures, which by design need to be level at the bottom.
2. §289-11.A – *Waiver of preliminary plan.* Applicant requests to submit a final plan.

3. §289-11-B.19 – *Show all existing streets within 400 feet.* It was agreed upon with Staff a modification to show the street and right of way limits of our properties.
4. §289-13.A – *The final plan shall be at a scale of either 50 feet to the inch or 100 feet to the inch.* Applicant requests to show plan at 1"=30' for clarity.
5. §289-13.A.8 – *A complete street layout shall be provided at a scale of one inch equals 800 feet.* Applicant requests to use 2000 scale map which identifies streets and gives a detailed location of property.
6. §289-15.F – *Provide a copy of the traffic study.* Applicant requests not to submit report since the plan is a fellowship hall which is addressing an existing condition. PennDOT is proposing future improvements to Mt. Rose Avenue.
7. §289-23.A – *Sidewalks shall be installed on both sides of all streets.* The applicant is requesting a modification to provide sidewalks on the church side of the property which would connect with sidewalks on Mt. Rose Avenue at the time of future PennDOT improvements.
8. §289-26.A – *A landscape plan shall be provided to adequately illustrate the proposed buffer yards fro the residential development.* Additional review of the landscape plan shall be required. Applicant requests modification to fill in the gaps along Hartford Avenue and also on Mt. Rose Avenue. It was noted that in the area of the proposed fellowship hall there is already buffer screening, providing natural screening. Modification to continue some trees outside the playground area but would fill in the tree plantings through this area. WE would propose another tree in the streetscape and then on Mt. Rose would fill in with another tree.
9. §289-27 – *Streetlights shall be required to be installed in all subdivisions and land developments in all zoning districts and shall be in accordance with Township specifications.* Applicant requests not to provide streetlights since there are existing streetlights. For safety issues take one of the lights and convert it to a township approved light. In the process of revising land development plan and would propose on the corner to replace the light with a township approved streetlight to provide more illumination.

In regards to the Mt. Rose sidewalk issue, Mr. Runge stated they presented their case at the Board of Supervisor's meeting who were in agreement with the church not being responsible for the Mt. Rose sidewalk placement. Upon discussion with Staff it was determined that the church would be given a temporary grading and access easement for the improvements, and the sidewalk limits would fall within existing right of way.

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

MR. BENDER MOVED WITH REFERENCE TO LD-06-08, ST. JOHN'S EVANGELICAL LUTHERAN CHURCH ADDITION, TO GRANT THE FOLLOWING WAIVERS:

- **§281-7.G – INFILTRATION BEDS SHALL BE PROVIDED AT 0% SLOPE;**
- **§289-11.A – WAIVER OF PRELIMINARY PLAN SUBMISSION;**
- **§289-13.A – PLAN SCALE WILL BE 1"=30' FOR CLARITY.**
- **§289-13.A.8 – WAIVER OF STREET LAYOUT AT A SCALE OF ONE INCH EQUALS 800 FEET. APPLICANT REQUESTS TO USE 2000 SCALE MAP.**
- **§289-15.F – WAIVER OF TRAFFIC STUDY.**

SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

MR. BENDER MOVED WITH REFERENCE TO LD-06-08, ST. JOHN'S EVANGELICAL LUTHERAN CHURCH ADDITION, TO GRANT THE FOLLOWING MODIFICATION WAIVERS:

- **§289-11-B.19 – SHOW ALL EXISTING STREETS WITHIN 400 FEET. MODIFICATION TO SHOW EXISTING STREET FEATURES AND RIGHT OF WAY INFORMATION FOR THE STREETS ADJACENT TO THE CHURCH SITE. ANY STREET INFORMATION BEYOND THE PROPERTY WILL NOT BE SHOWN.**
- **§289-23.A – SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS. MODIFICATION THAT SIDEWALKS BE INSTALLED ON THE CHURCH**

SIDE OF HARTFORD ROAD AND WILL CONNECT WITH EXISTING SIDEWALKS TO THE SOUTH OF THE PROPERTY.

- **§289-26.A – LANDSCAPE AND BUFFER YARDS – MODIFICATION TO INDICATE THAT ADDITIONAL TREE PLANTING WILL BE PROVIDED TO FILL IN GAPS BETWEEN CURRENT EXISTING BUFFER AREAS.**
 - **§289-27 – STREETLIGHTS – MODIFICATION THAT ONE TOWNSHIP APPROVED LIGHT WILL BE PROVIDED AT THE ENTRANCE TO THE PROPERTY.**
- SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.**

B. LD-07-03 York Water Company – Addition

John Runge, Gordon Brown & Associates

Mr. Runge indicated that the request for waiver #1 is not reflected on this plan but will be reflected on the revised land development plan. He noted that due to the high water level they are going to modify the storm water management with the existing pond since it does not have the proper slope.

Waiver #2 - preliminary plan waiver request since this is an addition to an existing facility.

Waiver #3 plan scale – Applicant requests to show plan at 1”=30’ for clarity.

Waiver #4 street layout – Applicant requests to use 2000 scale map which identifies streets and gives a detailed location of property.

Waiver #5 - Traffic study - due to no additional usage or increase in traffic flow. Also, anticipation that future improvements will be made to the I-83 off-ramp by PennDOT. Discussion was held regarding where the nearest Rabbit Transit bus stop is located which was determined to be in the vicinity of K-Mart.

Waiver #6 and #7 - Curbing and sidewalks since there is no roadway frontage. However, it was determined that a six month note will be added to the plan.

Waiver #8 Landscaping and buffer – however, the applicant will need to provide a line of trees along the property line.

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

MR. WURSTER MOVED WITH REFERENCE TO LD-07-03, YORK WATER COMPANY ADDITION, TO GRANT THE FOLLOWING WAIVERS:

- **§281-7.G – INFILTRATION BEDS SHALL BE PROVIDED AT A MINIMUM 4% BOTTOM SLOPE;**
- **§289-11.A – WAIVER OF PRELIMINARY PLAN SUBMISSION DUE TO SIMPLICITY OF THE PLAN;**
- **§289-13.A – PLAN SCALE WILL BE 1”=30’ FOR CLARITY.**
- **§289-13.A.8 – WAIVER OF STREET LAYOUT AT A SCALE OF ONE INCH EQUALS 800 FEET. APPLICANT REQUESTS TO USE 2000 SCALE MAP.**
- **§289-15.F – WAIVER OF TRAFFIC STUDY. FACILITY IS AN EXISTING PUBLIC UTILITY AND PROPOSED PERMITS ARE INTENDED TO PROVIDE ADDITIONAL SPACE FOR EXISTING EMPLOYEES AND ALSO TO NOTE THAT ANY ADDITIONAL TRAFFIC STUDY IMPACT IS ALREADY BEING DONE AS RELATIVE TO THE INTERCHANGE.**
- **§289-22 – WAIVER FOR CURBING – THERE IS NO ROADWAY FRONTAGE ASSOCIATED WITH THIS PARCEL OTHER THAN I-83, HOWEVER A SIX MONTH NOTE WILL BE PLACED ON THE PLAN FOR CURBS;**

- **§289-23-A – WAIVER FOR SIDEWALK – SIX MONTH NOTE WILL BE PLACED ON THE PLAN FOR INSTALLATION OF SIDEWALK ON THE ROADWAY CURRENTLY ASSOCIATED AT THE SITE.**
 - **§289-6 – WAIVER OF LANDSCAPE AND BUFFER YARD, HOWEVER, WITH COMMENT FOR TREES TO BE ADDED AS RECOMMENDED ALONG THE BUILDING SITE ALONG THE PROPERTY LINE TO THE SATISFACTION OF THE PLANNING COMMISSION.**
- SECONDED BY MR. BENDER. MOTION UNANIMOUSLY CARRIED.**

6. OLD BUSINESS - None

7. NEW BUSINESS

It was noted that the lighting plan for the Saturn dealership will be reviewed.

8. ADJOURNMENT

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 9:45 P.M.

Respectfully submitted,

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
MARCH 15, 2007**

MEMBERS: Alan Maciejewski Present
Mark Robertson Present
William Bender Present
Mark Swomley Present
Charles Wurster Present

ALSO PRESENT: Harish Rao, Director of Community Development
John Luciani, First Capital Engineering
Nicole Ehrhart, Solicitor
Susan 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. FEBRUARY 1, 2007

MR. SWOMLEY MOVED FOR APPROVAL OF THE MEETING MINUTES OF FEBRUARY 1, 2007 AS PRESENTED. MR. BENDER SECONDED. MOTION UNANIMOUSLY CARRIED. MR. WURSTER ABSTAINED.

B. FEBRUARY 15, 2007

MR. BENDER MOVED FOR APPROVAL OF THE MEETING MINUTES OF FEBRUARY 15, 2007 AS AMENDED. MR. SWOMLEY SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

A. LD-06-08 – St. John’s Evangelical Lutheran Church - Addition

John Runge, Gordon Brown & Associates

The property is located at 2580 Mt. Rose Avenue and is currently used as a church and school with a sanctuary, classrooms and gymnasium. The applicant is looking to add a fellowship hall. The plan was received on September 25, 2006.

Staff recommends this application be accepted as duly filed by Planning Commission.

The tracking sheet contains a list of outstanding items.

Mr. Runge indicated the project is a land development plan located on Mt. Rose Avenue near the Heritage Hills golf course. The church is proposing constructing a fellowship hall off the rear of the building, with the front facing Mt. Rose Avenue. He indicated the reason for the construction is because the church uses the current gymnasium area as a fellowship hall, which requires set up and tear down of tables on a frequent basis. A waiver is being requested on the traffic study since the construction will not increase

the capacity of the church. Mr. Runge stated that the project was discussed with Staff and the Township Engineer. Mr. Runge also stated that he and representatives from the church appeared before the Board of Supervisors under public comment to express concerns regarding the sidewalk issue along Mt. Rose Avenue. Other requested waivers, in addition to the traffic study, include a modification to the sidewalk requirement, as well as a modification to the landscaping requirement and streetlights.

Mr. Runge pointed out the layout of the building in association with Mt. Rose Avenue on the slide presentation, pointing out the natural screening and buffering around the site. Mr. Runge noted that the fellowship hall addition will be in the area enclosed with pine trees, which is where the zoning line is between the two residential zones. As part of the requested modification, they will provide additional trees to fill in gaps around the rest of the site. He also noted there is a playground on the site.

Mr. Runge noted there are existing trees along Hartford Avenue, which borders the property; however, there is a gap and they will provide additional trees in that area.

Discussion was held regarding the following:

- Whether streetlights would be necessary along Hartford Avenue.
- Waiver for the lighting plan.
- Providing sidewalks – Reference was made to a note on a 1987 plan indicated that in exchange for right of way the church would not be required to provide sidewalk along Mt. Rose Avenue. This will be evaluated.
- Safety issues in regards to the intersection of Hartford and the access driveway.

Mr. Runge indicated they are in the process of addressing the York County comments.

Elevations will be submitted with the next submittal to the Township.

B. LD-07-03 York Water Company – Addition

John Runge, Gordon Brown & Associates

The property is located at the northwest quadrant of Mt. Rose Ave and I-83 and is currently used by the York Water Company for office and storage of materials. The plan was received on February 19, 2007.

Staff recommends this application be accepted as duly filed by Planning Commission.

The tracking sheet contains the list of outstanding items.

Mr. Runge indicated that the water company is proposing to put an addition onto the building with increased office area and garage. Additional parking is planned to account for the additional square footage and for spaces that are being taken up by the addition.

Discussion was held regarding requested waivers:

- Traffic study waiver – the addition will not affect the present intersection.
- Parking lot curbing – this is a low area and there is no curbing anywhere on the property.
- A sidewalk waiver for Mt. Rose Avenue since this is a separate parcel.

Discussion was held regarding the bus stop for Rabbit Transit. The Board requested a letter from Rabbit Transit indicating whether or not this is a stop on the bus route and where the drop off and pick up point will be located.

It was noted that the handicapped spaces would be detailed in the elevation views on the resubmitted plans. There is an existing handicap ramp.

Mr. Runge indicated that they are in the process of addressing the flood plain and the hydraulics, as well as emergency services to address concerns from the fire chief.

C. LD-07-02 Central York School District – High School Addition

Casey Deller, C.S. Davidson

David Schrader, Schrader Group Architecture

Currently the property located at 601 Mundis Mill Road is the high school for Central York School District. The Applicant is proposing several additions to each of the existing wings to add 22 classrooms, natatorium, locker room facilities and other interior renovations and alterations.

This plan was received on February 19, 2007.

Staff recommends this application be accepted as duly filed by Planning Commission.

The tracking sheet contains the list of outstanding items.

Mr. Schrader stated that originally the expectations of the demographic studies indicated that the student body would grow to approximately 1,650 by 2013-2014. He noted that it is now anticipated that the 1,650-student capacity will be attained by 2008. With 1500 students already occupying the school, they are attempting to provide an expansion of the facility to allow for that growth. The expansion will provide for 22 classrooms to the building, a dining room expansion, additional locker room space and a pool which was previously submitted but withdrawn as part of the deduct alternates when the project was bid.

Mr. Schrader presented a series of slides showing the existing conditions of the building, as well as a depiction of the proposed area for the pool and areas slated for classroom expansion. A layout of the site plan was also presented pointing out the location of the new pool addition, the infill of the dining area and the three – two story additions, as well as locker rooms near the stadium comprising a total of approximately 72,000 sq. ft. The site work to be done is minimal since most of the site work was designed for the expansion in the future.

Mr. Schrader presented an imagery of the 8 lane swimming pool addition which will go next to the training /weight room, showing the end view looking from the stadium back towards the athletic areas.

Mr. Deller indicated that the tie-ins with utilities were provided for as part of the future planning, with the configuration of the water/sewer lines, electric lines. The storm water management had been accounted for in the previous plan, so they are not proposing modifications to any of the storm water management controls on site.

Mr. Deller stated they have reviewed the comment letter from the Township Engineer and have no exceptions to any of the comments and they are in the process of working towards revising the plans to address the comments.

Mr. Deller indicated that a zoning variance was received by the Zoning Hearing Board for the increased coverage.

The following was discussed in regards to traffic issues:

- Potential for increased traffic due to public use of the swimming pool.
- Increased capacity on surrounding streets – Mundis Mills, Sheridan, Mt. Zion.
- Signal timing improvements required to mitigate site traffic impacts.
- Number of student parking passes.
- Emergency access.

The applicant was requested to research the status of the right turn access strip to determine if opening the gate would improve the intersection.

C. SD-07-02 Beverly Long / Columbia Gas Minor Subdivision

Eric Gladhill, C.S. Davidson

The Property is located at 3500 North Sherman Street and is currently is used for residential and agricultural purposes. Currently there is one house, barn and associated outbuildings on the site. Lot 1 with the house, barn and outbuildings will remain unchanged. Lot 2 had a portion of the parent tract taken by PennDOT by eminent domain for road realignment. This parcel was subdivided off as a portion of the parent tract (Lot 2). The purpose of this minor subdivision is to transfer this lot to Columbia Gas as a non-building lot for a gas pipeline regulator station.

This plan was received on February 19, 2007.

Staff recommends this application be accepted as duly filed by Planning Commission.

The tracking sheet lists outstanding items.

Mr. Gladhill referred to the plan indicating the existing property line and right of way line. He provided a history of the property, which is related to the original construction of Central York High School. The roads were realigned with North Sherman Street, Mundis Mill Road and Mt. Zion. Mr. Gladhill stated when the right of way was taken it created Lot 2 as shown on the plan. Columbia Gas has a regulator site at the end of old Sherman Street, which was abandoned. During the course of construction, Columbia Gas decided that improvements were needed on the regulator and consequently added a water bath heater to prevent freezing in the winter. A surrounding fence was also added. At that time Columbia Gas realized additional property was needed, and they approached Mrs. Long to obtain a piece of property to use as an easement. Mrs. Long agreed to sign the property over to Columbia Gas since she did not have any use for it. It was then determined by the Township that a minor subdivision was necessary for the easement.

Mr. Gladhill indicated they are working through the Township comments, one of which relates to the detail for Lot #1. He noted they show the existing right of way, which was taken by eminent domain by the school district's project and through the PennDOT realignment and widening.

4. ACTION ITEMS

A. LD-06-09 – K/G Whiteford – Withdrawn

5. SKETCH BRIEFINGS - None

6. VARIANCES AND SPECIAL EXCEPTIONS - None

7. OLD BUSINESS - None

8. NEW BUSINESS

A. April 19, 2007 Planning Commission Meeting

- 1. Public Hearing on New Zoning Ordinances at 5:00 PM**
- 2. Regular meeting at 6:00 PM**

9. ADJOURNMENT

Chairman Maciejewski adjourned the meeting At 7:45 p.m.

Respectfully submitted,

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
FEBRUARY 15, 2007**

MEMBERS: Mark Swomley (Acting Chairman) Present
William Bender Present
Charles Wurster Present

ALSO PRESENT: Harish Rao, Director of Community Development
Kristi Reese, Community Development Coordinator
John Luciani, First Capital Engineering
Chris Beauregard, First Capital Engineering
Nicole Erhart, Solicitor
Susan Sipe, Stenographer

NOT PRESENT: Alan Maciejewski, Chairman
Mark Robertson

1. CALL TO ORDER:

A. Pledge of Allegiance

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

B. Mr. Swomley announced the appointment of Charles Wurster to the Planning Commission as appointed by the Board of Supervisors Resolution 07-29.

2. ACTION ON THE MINUTES:

A. FEBRUARY 1, 2007

The minutes of the meeting of February 1, 2007 were tabled, due to absence of members who were in attendance at that meeting.

3. BRIEFING ITEMS

A. SD-07-01 – Beatrice Rowe Subdivision

Brian Dicara, LSC Designs

Karen Arnold, Interim Executive Director, Historic York Inc.

The applicant proposes to create two lots out of an existing 120-acre farm to preserve the historic Shultz House and surrounding out buildings. Property is located on Locust Grove Road, zoned R-3 Low Density Residential. The requested variances and outstanding items were listed on the attached tracking sheets.

Staff recommends this application be accepted as duly filed by Planning Commission and the plan be accepted as a Briefing Item.

Ms. Arnold stated that her agency was approached by Mrs. Rowe approximately 10 years ago in regards to ways that her house could be preserved, which is known as the Johannes Shultz house, and is the oldest house in York County. Included on the property in addition to the house, is a 19th century barn,

smokehouse, framed summer kitchen and mid-20th century butcher shop. Mrs. Rowe has planned to deed the property to Historic York as part of her estate.

Mr. Dicara indicated they are looking to create a 4.314 acre parcel out of the entire 125-acre parcel to be donated to Historic York for the purposes of restored preservation.

Ms. Arnold stated that her organization would be listing the property to the National Register of Historic Places.

Discussion was held regarding outstanding items. Mr. Luciani indicated that one of the issues on the outstanding comments was there were sub streets that came out to the Rowe property from Camp Security and those should be added to the plan in order to assure that the property line on the Rowe farm would not impact the future of an overall plan.

Mr. Dicara indicated that in the area where the house and buildings are located there will be an access easement for right-of-way set up for continuous use when this property is transferred.

Mr. Dicara stated when this was presented at the Zoning Hearing Board they addressed this concern and obtained a variance for the front yard setback back in order to create the access from the larger remaining parcel to the remainder of 40 acres as part of the transfer of the 5 acre parcel.

Mr. Dicara noted that wording placed on the deed states if and when the parent track gets developed in the future, that portion of land, which is 55 feet wide would allow for the developer to route the street through.

4. ACTION ITEMS

A. LD-06-09 - K/G Whiteford – Tabled

B. SD-06-10 - 34 Professional Office

Vince Weichert

Eric Johnston, Johnston & Assocs.

Chris Schwab, TRG

The property is open field with hedgerows and wooded areas. The applicant proposes a six-lot subdivision for professional /business use. The total tract of land is 33.05 acres, located on the north side of Pleasant Valley Road. Zoned O: Professional Office

This plan was received on September 25, 2006 and was previously presented as a briefing item.

Staff recommends the following waivers:

- Waiver of SALDO §289-32.J.6- Cul-de-sac shall not exceed a center line distance of 600 feet in length. *(Plan proposes cul-de-sac length of approximately 1,500 feet)*
- Waiver of SALDO §289-26 – Buffer yard and landscaping shall be provided between non-residential and residential uses. *(Plan proposes buffer yard easements on lots 1-4, but only landscape plantings on lot 4 as described in note 12 on sheet 1)*
- Waiver of SALDO §289-32.F.4 – The distance between street intersections shall not be less than 600 feet. *(Plan proposes approximately 450 feet)*

Staff recommends the following conditions:

- A foot-candle lighting plan be submitted for review;
- The preliminary plan be drawn on linen or Mylar;

- Add note to plan stating driveway locations;
- Preliminary plan should include a notarized statement to the effect that the applicant is the owner of the proposed plan;
- Recommendations from DEP be submitted;
- A copy of the erosion and sedimentation control plan and NPDES package should be submitted to the Township and Engineer for review and adequacy letter must be submitted when it is obtained by the consultant;
- Provide copy of the approved NPDES permit;
- Provide a copy of the PAHMC letter;
- Updated traffic impact study that includes the 140,000 square foot building shall be submitted to the Township Engineer for review;
- Revise note #20 to read, driveway entrance or aprons within the street right-of-way shall be surfaced in concrete to their full width;
- The plan for installation of a water supply system must be prepared for the development with cooperation of the appropriate water supplier;
- Applicant must show evidence that the subdivision is to be supplied by a certified public utility;
- Provide Information as to where the storm water will be discharging.

Mr. Weichert stated that this plan was presented at the October meeting. They have been working with Staff and received additional information. An item of discussion was obtaining a waiver for the cul-de-sac length. Mr. Weichert stated they are proposing only one access point for a six-lot professional office subdivision. He noted that at this time they do not have the land development for each respective lot, however in consideration of the tract of 33 acres, are proposing a length of approximately 1100 feet. Based on the discussion at the October Planning Commission meeting, they determined it would not be desirable to connect to the residential neighborhood located in the far left corner of the site into Argyle Drive. Upon recommendation of the township engineer they updated the traffic study to show the maximum impact of the six potential lots. As a result they are proposing widening the boulevard entrance, with the addition of lane improvements along Pleasant Valley Road consisting of striping and setting the curb line to match the radius area. In addition, the intersection at Whiteford Road and Pleasant Valley Road was identified in the study as an area that would need to be improved in the next 10 years with or without the development. Mr. Weichert indicated that they obtained an estimate from a contractor and are prepared to offer a fair share contribution for this off site improvement.

Mr. Weichert also indicated they have an updated summary of the plan items, which lists the items that are outstanding for the preliminary plan.

Mr. Weichert confirmed that the E&S plan, NPDES permit as well as the PAHMC letter have all been received and were submitted.

He also noted the lighting depiction of the intersection and street lighting will be added to the plan.

Discussion was held regarding the cul-de-sac. Mr. Weichert stated they committed for emergency egress out of the various subdivided lots and would include contiguous access drives in the future land development by adding a note on the plan to indicate an access at the cul-de-sac and one closer to the entrance point. They will coordinate it so that if there is an emergency situation a parking lot could be accessed with stubs and connections to each one to get back to the cul-de-sac depending on where the emergency would occur.

Discussion was held regarding comments from the Fire Chief not in support of the proposed cul-de-sac proposed due to concerns with traffic flow and safety in the event of an emergency situation.

It was discussed that the traffic study, based on office use is 1700 trips per day assuming 140,000 sq. ft., although the square footage could not be confirmed at this time.

It was determined that an extension of the plan was necessary to review the plan and get additional input and possible alternatives to discuss with the Fire Chief. Mr. Weichert agreed to grant a 90-day extension.

C. SD-06-12 - York Business Center

Att. Robert Katherman

Tim Bieber, Nutec Designs

Scott Bechard, TRG

Gary McMillan, Brasler Properties

The applicant proposes to create three new lots for future development. Location of the property is 601 Memory Lane.

This plan was received on November 27, 2006 and was presented on February 1, 2007 as a Briefing Item.

Staff recommends the following waivers:

- Waiver of SALDO §289-10.A – Preliminary Plan;
- Waiver of SALDO §289-11.C.6 – Description of all landscaping and buffer yards proposed;

Staff recommends the following modifications:

- Waiver of SALDO §289-11b.18 – Requirement to show location of utilities on the plans (Applicant will show utilities in concerned subdivision only);
- Waiver of SALDO §289-11.B.19 – Requirement for plans to show the name, right-of-way width, and the cart ways width of all existing streets within 400 ft. of any part of the tract (Applicant requests to show streets in concerned subdivision are only);
- Waiver of SALDO §289-13.A.8 – Complete street layout shall be provided at a scale of one inch equals 800 feet;
- Waiver of SALDO §289-23.A – Sidewalks shall be installed on both sides of all streets in subdivisions and land developments (Applicant requests sidewalks along Access Drive A and a 6-month note for Access Drive B);
- Waiver of SALDO §289-32.F.4 – Distance between intersections shall not exceed 1,800 feet nor be less than 600 feet (Applicant requests to provide 310 ft between access drive);
- Waiver of SALDO §289-32.I.1 – Access drives maximum width of 35 feet (Applicant requests providing a 42 ft. cart way width for Access Drive A);
- Waiver of SALDO §289-32.A.7 – Nonresidential subdivision development, not more than 250 average daily vehicle trips, shall have a t least two points of access (Applicants request one primary point of access and one emergency access point);
- Waiver of SALDO §289-11.C.5 – Requirement for plans to be submitted including a drawing of all present and proposed grades and storm water drainage facilities and supporting calculation (Applicant will provide supporting calculations for proposed storm water drainage);
- Waiver of Construction Materials Specifications §02618.3.02.A – Only reinforced concrete pipe is allowed in the cart way.

Staff recommends the following conditions:

- All fees related to the engineering review and inspection of the proposed storm water management facilities shall be paid by the developer;
- Emergency spillway is required;
- Performance guarantee;
- In lieu of completion of the installation of the required storm water 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 and required improvements as of 90 days following the date scheduled for completion by the developer;
- Provide copy of the NPDES permit;
- Provide documentation that one copy of the subdivision plans was sent to the York County Conservation District for erosion and sedimentation control review and letters of adequacy;
- A Developers Agreement will be required for the improvements specified in the Traffic Study. This agreement must be executed and acknowledged by the developer and the Township

Manager. The failure or refusal to sign the agreement within 10 days of its presentation for signature will result in a deemed denial of the plan;

- Final plan shall be drawn in ink or Mylar sheets;
- Notarized title showing the applicant is the owner of the land to be subdivided shall be provided on the plans;
- Provide a lighting plan for the site showing locations and illumination in foot-candles for the site;
- Letter from DEP and/or Army Corps of Engineers verifying the wetland boundaries shall also be attached to the Environmental Impact Study. If no permit is required, a statement to this effect from these agencies shall be submitted;
- All plans shall be submitted to fire, police, and other public facilities and services of the Township for comment and review;
- Applicant may be required to escrow sufficient funds for the maintenance and replacement of the proposed vegetation during an 18 month replacement period;
- Provide detail of street lighting on detail sheet of plan and provide a street lighting plan;

Att. Katherman stated this is a subdivision plan not a land development plan. It is for the east end of the former Caterpillar site. He pointed out the location of the York Town Center on the plan in relation to the proposed subdivision.

Att. Katherman indicated there will be three lots, however, the use of the lots has not yet been determined.

Att. Katherman indicated the majority of the waivers and modifications requested arise from the fact that the property is unusual in nature as it is 110-acre site proposed for subdivision. The applicant is requesting to show on the plan utilities and buffer plans for the portion which is being subdivided, rather than the entire site. The plan contemplates the proposed new Concord Road plan. They will be creating one roadway which will remain a public road. One of the waivers requested is to allow building the road wider than Township regulations.

Mr. Katherman indicated they have no objections to the conditions with exception of the emergency spillways required which will be discussed with Staff for resolution.

Discussion was held regarding location of access drive and traffic study. Mr. Katherman indicated the issue is the amount of trucks coming through this location along with regular vehicular traffic. He discussed the resolution proposed for trucks coming off Rt. 30 past the Town Center and through the access road, pointing out on the plan a deceleration turn lane. At the present time there are 250 trucks/day which currently come to the modular guardhouse. Mr. Katherman stated provision will be made that the guardhouse will be moved further down, so that the trucks will not be stacking on the access road, resulting in getting the trucks off the Township road and the private road and onto the site faster.

Discussion was held regarding the following issues:

- Direction of traffic.
- Item 31 on the comment sheet being a condition on the approval of the plan.
- Signage.
- Barrier to be placed to eliminate routine east/west and west/east traffic.

Discussion was also held regarding the waiver for the one way in and out taking into account proposed occupants consisting of a movie theatre, a restaurant and hotel, and the Township Ordinance requirements for vehicle trips allowed for these types of businesses. Mr. Luciani provided the following trip breakdown as stipulated by the Ordinance:

- 110 room hotel is 899 average daily trips,
- multi-plex theatre is 1940 trips,
- restaurant is 1000 trips.

Mr. Luciani noted that Donnelly currently generates 790 trips for a total of 4646. The Ordinance requirement for one access is not more than 250 trips. Mr. Bieber stated they were aware of this from the onset and their option would have been to allow cross traffic to the site and had proposed two access

points. However, to keep the site separate, they requested a modification based on providing one primary access point and a secondary emergency access point, which was reviewed by Staff.

Mr. Bechard indicated that the traffic study addresses the improvements at the site access with Concord Road, and indicates that the barrier between the two sites will be emergency access which can be opened up. In addressing the stacking and queuing of vehicles at Concord Road, he noted that the proposed road and left turn lane, with a length of 165 ft., would be adequate to accommodate the left turning vehicles and the other separate right turn lane proposed.

It was noted that the barriers, traveling both north and south are shown on the plan with the emergency access.

Acting Chairman Swomley called for a motion.

MR. BENDER MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING WAIVERS FOR SD-06-12 YORK BUSINESS CENTER:

- **WAIVER OF SALDO §289-10.A – PRELIMINARY PLAN;**
- **WAIVER OF SALDO §289-11.C.6 – DESCRIPTION OF ALL LANDSCAPING AND BUFFER YARDS PROPOSED;**

SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.

MR. BENDER MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF SD-06-12 YORK BUSINESS CENTER WITH THE FOLLOWING MODIFICATIONS:

- **WAIVER OF SALDO §289-11B.18 – REQUIREMENT TO SHOW LOCATION OF UTILITIES ON THE PLANS (APPLICANT WILL SHOW UTILITIES IN CONCERNED SUBDIVISION ONLY);**
- **WAIVER OF SALDO §289-11.B.19 – REQUIREMENT FOR PLANS TO SHOW THE NAME, RIGHT-OF-WAY WIDTH, AND THE CART WAYS WIDTH OF ALL EXISTING STREETS WITHIN 400 FT. OF ANY PART OF THE TRACT (APPLICANT REQUESTS TO SHOW STREETS IN CONCERNED SUBDIVISION ARE ONLY);**
- **WAIVER OF SALDO §289-13.A.8 – COMPLETE STREET LAYOUT SHALL BE PROVIDED AT A SCALE OF ONE INCH EQUALS 800 FEET;**
- **WAIVER OF SALDO §289-23.A – SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS IN SUBDIVISIONS AND LAND DEVELOPMENTS (APPLICANT REQUESTS SIDEWALKS ALONG ACCESS DRIVE A AND A 6-MONTH NOTE FOR ACCESS DRIVE B);**
- **WAIVER OF SALDO §289-32.F.4 – DISTANCE BETWEEN INTERSECTIONS SHALL NOT EXCEED 1,800 FEET NOR BE LESS THAN 600 FEET (APPLICANT REQUESTS TO PROVIDE 310 FT BETWEEN ACCESS DRIVE);**
- **WAIVER OF SALDO §289-32.I.1 – ACCESS DRIVES MAXIMUM WIDTH OF 35 FEET (APPLICANT REQUESTS PROVIDING A 42 FT. CART WAY WIDTH FOR ACCESS DRIVE A);**
- **WAIVER OF SALDO §289-32.A.7 – NONRESIDENTIAL SUBDIVISION DEVELOPMENT, NOT MORE THAN 250 AVERAGE DAILY VEHICLE TRIPS, SHALL HAVE A T LEAST TWO POINTS OF ACCESS (APPLICANTS REQUEST ONE PRIMARY POINT OF ACCESS AND ONE EMERGENCY ACCESS POINT);**
- **WAIVER OF SALDO §289-11.C.5 – REQUIREMENT FOR PLANS TO BE SUBMITTED INCLUDING A DRAWING OF ALL PRESENT AND PROPOSED GRADES AND STORMWATER DRAINAGE FACILITIES AND SUPPORTING CALCULATION (APPLICANT WILL PROVIDE SUPPORTING CALCULATIONS FOR PROPOSED STORMWATER DRAINAGE);**
- **WAIVER OF CONSTRUCTION MATERIALS SPECIFICATIONS §02618.3.02.A – ONLY REINFORCED CONCRETE PIPE IS ALLOWED IN THE CART WAY.**

SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.

MR. BENDER MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF SD-06-12 YORK BUSINESS CENTER WITH THE FOLLOWING CONDITIONS:

- **ALL FEES RELATED TO THE ENGINEERING REVIEW AND INSPECTION OF THE PROPOSED STORMWATER MANAGEMENT FACILITIES SHALL BE PAID BY THE DEVELOPER;**
- **EMERGENCY SPILLWAY IS REQUIRED;**
- **PERFORMANCE GUARANTEE;**
- **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 AND REQUIRED IMPROVEMENTS AS OF 90 DAYS FOLLOWING THE DATE SCHEDULED FOR COMPLETION BY THE DEVELOPER;**
- **PROVIDE COPY OF THE NPDES PERMIT;**
- **PROVIDE DOCUMENTATION THAT ONE COPY OF THE SUBDIVISION PLANS WAS SENT TO THE YORK COUNTY CONSERVATION DISTRICT FOR EROSION AND SEDIMENTATION CONTROL REVIEW AND LETTERS OF ADEQUACY;**
- **A DEVELOPERS AGREEMENT WILL BE REQUIRED FOR THE IMPROVEMENTS SPECIFIED IN THE TRAFFIC STUDY. THIS AGREEMENT MUST BE EXECUTED AND ACKNOWLEDGED BY THE DEVELOPER AND THE TOWNSHIP MANAGER. THE FAILURE OR REFUSAL TO SIGN THE AGREEMENT WITHIN 10 DAYS OF ITS PRESENTATION FOR SIGNATURE WILL RESULT IN A DEEMED DENIAL OF THE PLAN;**
- **FINAL PLAN SHALL BE DRAWN IN INK ON MYLAR SHEETS;**
- **NOTARIZED TITLE SHOWING THE APPLICANT IS THE OWNER OF THE LAND TO BE SUBDIVIDED SHALL BE PROVIDED ON THE PLANS;**
- **PROVIDE A LIGHTING PLAN FOR THE SITE SHOWING LOCATIONS AND ILLUMINATION IN FOOT-CANDLES FOR THE SITE;**
- **LETTER FROM DEP AND/OR ARMY CORPS OF ENGINEERS VERIFYING THE WETLAND BOUNDARIES SHALL ALSO BE ATTACHED TO THE ENVIRONMENTAL IMPACT STUDY. IF NO PERMIT IS REQUIRED, A STATEMENT TO THIS EFFECT FROM THESE AGENCIES SHALL BE SUBMITTED;**
- **ALL PLANS SHALL BE SUBMITTED TO FIRE, POLICE, AND OTHER PUBLIC FACILITIES AND SERVICES OF THE TOWNSHIP FOR COMMENT AND REVIEW;**
- **APPLICANT MAY BE REQUIRED TO ESCROW SUFFICIENT FUNDS FOR THE MAINTENANCE AND REPLACEMENT OF THE PROPOSED VEGETATION DURING AN 18 MONTH REPLACEMENT PERIOD;**
- **PROVIDE DETAIL OF STREET LIGHTING ON DETAIL SHEET OF PLAN AND PROVIDE A STREET LIGHTING PLAN;**
- **THE PREVIOUSLY SUBMITTED TRAFFIC STUDY WILL BE REVIEWED BY STAFF AND TOWNSHIP ENGINEER AND THEIR SATISFACTORY ACCEPTANCE OF THE TRAFFIC STUDY WILL BE COMPLETED;**
- **BARRIER TO BE CREATED TO ELIMINATE ROUTINE EAST/WEST AND WEST/EAST TRAFFIC SHALL BE SUBMITTED TO TOWNSHIP STAFF AND FIRE CHIEF FOR THEIR APPROVAL.**

SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.

5. SKETCH BRIEFINGS - None

6. VARIANCES AND SPECIAL EXCEPTIONS

A. York Town Center – Preliminary Signage Package – High Real Estate Group

Ken Hornbeck and Steve Evans, High Real Estate Group, Developer/Co-Owner of the York Town Center

Mr. Hornbeck stated that since the tenant lineup has solidified they are ready to present variance requests to the Zoning Hearing Board on March 1 to provide to owners and tenants the signage requirements for the shopping center.

Mr. Hornbeck indicated that signage for the shopping center is divided among individual stores. He provided a PowerPoint presentation with a representation of the proposed signage for multiple tenants and buildings, as well as multiple frontages.

The layout of the shopping center is such that most of the building frontages face inward, with the result that signage will not be very visible to vehicles passing on Mt. Zion Road and Route 30.

Mr. Hornbeck indicated that the western side of the buildings entails a Best Buy, Ross, Bed, Bath & Beyond. Adjacent the shops to the south side are a cluster of smaller shops ranging from 1200 to 5000 sq. ft. each of whom has a need for their own individual signage. Under the current sign code this would be split up to allow these tenants a maximum of 300 sq. ft. combined, which would not require a variance. The sign code does allow for increases in the size of the sign if it is a certain distance off the road for an additional 50 sq. ft. of signage.

The eastern shops that back up to Mt. Zion Road are Staples, Dicks, Christmas Tree Shops and two smaller stores. Their sign requirements would require a variance if considered individually because they have signage both on the front and the rear which backs up to Mt. Zion Road.

The proposed monument sign at the corner of Concord Road and Mt. Zion Road would not require a variance. This would be 15 ft. high allowable by code with 75 sq. ft. of signage.

Mr. Hornbeck stated they are requesting a main pylon sign which would be placed close to Route 30 to be 45 ft. in height with a sign square footage of 275 sq. ft. The reason for the height of the sign is due to the proximity of the sign to Route 30 which is approximately 120 ft., which is as close as they are able to get, due to underground utilities and easements that encumber the property on that side. Another reason is because Rt. 30 sits so much higher than the existing site, a 15 ft. sign would not be visible on Route 30. He presented photos to illustrate the placement and height of the sign, noting that trees shown on the photo will be cleared per the previous agreement with the Township to open a view corridor into the site.

Mr. Hornbeck pointed out that the variances they are proposing would also apply to the out parcels if they are granted up to 10% maximum of building frontage.

Mr. Hornbeck indicated they are proposing the variance to provide for the total building frontage square footage in keeping with calculation of current sign code which is on a per square footage of the building frontage. There are three fronts which they have calculated based on the front of each building, which is 72,500 sq. ft. of frontage. If the Zoning Hearing Board approves the request to allow up to 10% (current code allows up to 15%) that would be 7,250 sq. ft. The signage as proposed for total freestanding and on buildings is 4200 sq. ft.

The consensus of the Board was that they were in favor of the proposal as presented and agreed that the request is justifiable.

7. OLD BUSINESS – None

8. NEW BUSINESS

- A. Rose Hill Subdivision Plan update, SD-06-13, which borders Spring Garden and Springettsbury Township has been withdrawn as of February 7, 2007. Plans will be returned and escrow money remaining will be returned.

B. New Zoning / New SALDO Ordinances Update

Mr. Rao announced that the second draft of the new Zoning Ordinance was released today and copies will be provided to the Board, before copies are disseminated to the Board of Supervisors, March 25th.

9. ADJOURNMENT:

ACTING CHAIRMAN SWOMLEY ADJOURNED THE MEETING AT 8:30 P.M.

Respectfully submitted,

Secretary

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