

Approved
**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
NOVEMBER 17, 2005**

MEMBERS:	Alan Maciejewski	Present
	Larry Stets	Present
	Mark Robertson	Present
	Randy Meyerhoff	Present
	Mark Swomley	Present

ALSO PRESENT: Erika Belen, Community Development Coordinator
Chris Beauregard, First Capital Engineering
Stacey MacNeal, 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. OCTOBER 20, 2005

MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF OCTOBER 20, 2005 AS AMENDED. MR. MEYERHOFF SECONDED. MOTION UNANIMOUSLY CARRIED.

3. ACCEPTANCE ITEMS

A. SD-05-13 Market Street Commons - Withdrawn

B. LD-05-17 Rutter's

Eric Thomas, LCS Design

Ms. Belen reported that the property located at the intersection of North Hills Road and Industrial Highway currently contains a vacant industrial building and the applicant proposes a convenience store with fuel dispensing. Staff recommends this application be accepted as duly filed and the plan be accepted and briefing delayed, due to comments received from the Township Engineer.

MOTION WAS MADE BY MR. ROBERTSON TO ACCEPT THE PLAN AS DULY FILED AND MOVED TO A BRIEFING ITEM. SECONDED BY MR. STETS. MOTION UNANIMOUSLY CARRIED.

Ms. MacNeal clarified that the Planning Commission would discuss non-traffic issues since they have not had the opportunity to review the comments from the Township Engineer.

Mr. Thomas indicated that they are pursuing the convenience store plans with an extension of Industrial Highway and adding a cul-de-sac street. They are planning a meeting with PennDOT to discuss traffic issues. Landscaping issues will need to be resolved. Mr. Thomas stated that although Staff has recommended that the waiver not be granted for preliminary plan, the applicant requests a discussion on that matter.

Mr. Maciejewski stated that since Staff does not recommend the waiver of §304.1 Preliminary Plan, due to the nature of the site, it is the decision of the Board that will not be granted due to site requirements and other issues involved.

Discussion was held regarding the set back area relating to the amount of front setback area percentages and parking.

Mr. Thomas stated it was his understanding that where the parking was shown on the original plans was part of the development agreement that was entered into with CHR and the Board of Supervisors.

Ms. MacNeal explained that the developer's agreement was not clear on that issue because it was not specifically addressed in the agreement. She stated there is concern in regards to how the parking within the setback area relates to the landscaping, buffer yard and berm requirements.

Mr. Thomas stated that the Ordinance requires a 4-ft. berm wall with numerous trees and shrubs planted due to the minimum distance of 15 ft. He stated they are asking for a modification of the requirements to have a 2-3 ft. high berm with shrubs and trees as shown in the plan presented.

It was noted that there is conflict as to what the agreement was meant to cover, since it did not specifically address allowing for parking spaces in the setback.

Mr. Thomas stated they are planning to go before the Board of Supervisors on December 8 with the sketch plan to clear up some of the issues.

Ms. MacNeal stated that the issue in relation to the space noted between the property line on the plan and Interstate 83 has been resolved noting it was a temporary right-of-way for Route 83. Consequently, there is sufficient right-of-way distance in the back from the interstate.

Mr. Maciejewski recognized Mr. Tom Shaffer of 138 North Keesey Street who stated there were approximately 20-22 residents from East York in attendance and all were not in favor of moving forward with this plan due to quality of life and traffic issues.

Mr. Maciejewski recognized Mr. John Lutz, 106 N. Marshall Street, who asked when public comment would be invited. Mr. Maciejewski explained the procedure and urged interested parties in the audience to attend the Supervisors meeting on December 8 to address their concerns.

Mr. Maciejewski recognized Mr. Dave Fernandez, 1843 Wallace Street, who inquired about when and where interested citizens could review the plans. Mr. Maciejewski assured him the plans would be available during normal business hours at the Township office.

The Board recommended to continue the case for the December meeting.

4. Action Items

A. SD-05-12 Frantz-Dodson Subdivision - 1210 Druck Valley Road

Zane Williams, Gordon L. Brown

Ms. Belen stated the purpose of the plan is to divide property from the existing Parcel 17 and retain a part of it for Parcel 17 and add a portion of it to Parcel 14. No improvements are proposed with this submission; it is an exchange of land. This was previously presented as a briefing item. The applicant has requested a minor subdivision waiver in accordance with §22-310 of the Subdivision and Land Development Ordinance, which if granted, will waive all of the items listed below:

- waiver of SALDO §304 – Preliminary Plan,
- waiver of SALDO §403 – Streets and Aprons,
- waiver of SALDO §407 – Installation of Curbs and Gutters,
- waiver of SALDO §408.1 – Installation of Sidewalks,
- waiver of SALDO §412 – Street Lights,
- waiver of SALDO §502.3 – Road Widening.

Mr. Williams reiterated that Mr. Dodson owns this small piece of land which lies in the rear of the two existing houses and he is requesting to divide the property to adjoin half to his neighbor's property and half to his property.

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

MR. STETS MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF SD 05-12 DODSON/FRANTZ SUBDIVISION WITH A MINOR SUBDIVISION WAIVER IN ACCORDANCE WITH §22-310 OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY APPROVED.

MR. STETS MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS WITH REFERENCE TO SD-05-12, DODSON/FRANTZ SUBDIVISION THAT THE PLAN BE APPROVED AS PRESENTED. SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY APPROVED.

B. LD-05-16 Nemo Pools - 2001 Industrial Highway

Robert Sandmeyer, Site Design Concepts

Jamie Smith, Site Design Concepts

Ms. Belen reported that currently the site has an existing building that is 8,173 square feet. The building is used for pool and hot tub sales, supplies and office space. The proposed development plans include the construction of a 100x50-ft. warehouse that would be used for storing hot tubs, pools and pool supplies. The building will be surrounded by additional parking including an area that will be used for future parking needs, as well as loading space for access into the building, a 24 ft. wide access ramp for fork lift access along the east side of the building and landscape islands. This plan was previously presented as a Briefing Item.

Staff recommends approval of the following waiver:

- waiver of SALDO §304/305.1 – Preliminary Plan.

Staff recommends approval of the plan with the following conditions:

- providing a letter of adequacy from the York County Conservation District for Erosion and Sedimentation Control and a copy of the erosion and sedimentation control plan,
- providing a note on the plan that the applicant will maintain the landscape and buffer yards,
- providing a financial security in an amount approved by the Township Engineer and an inspection escrow in the amount of 10 percent of the financial security.

Mr. Sandmeyer stated that Mr. Nimmo is proposing a separate 5,000 sq. ft. warehouse in the back of his existing building for storage of hot tub and pool materials. Along with that they are adding a new parking area, stormwater management, landscaping and lighting to the site in according with the requirements for the land development plan.

Mr. Maciejewski reviewed York County comments:

- Question on the number of proposed parking spaces as to whether it meets the zoning requirements. Ms. Belen indicated that they do meet those requirements.
- Question on the location of the landscape and buffer yards, in reference to landscaping on the plan, since it did not specifically state that it would be maintained by the property owner. Mr. Sandmeyer indicated that the drawings were amended to include that reference.
- Use Restrictions from Met Ed for structures within the 30-foot right-of-way. Mr. Sandmeyer stated that has been provided to the township and Ms. Belen confirmed that they received the letter.
- Use and Maintenance Agreement for the existing 30-ft. wide joint access drive. Mr. Sandmeyer indicated this relates to the access easement with the veterinary hospital next door. The easement was set up in 1986 for a driveway. Mr. Sandmeyer stated it is recorded in the courthouse and he would obtain a copy for the Township.

Discussion was held regarding lighting and Mr. Sandmeyer stated they have existing wallpacks on the building and are proposing 25-ft. pole lights around the perimeter of the property. He noted they were presented on a separate exhibit submitted last month.

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

MR. MEYERHOFF MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF LD 05-16 NEMO POOLS WAREHOUSE WITH THE FOLLOWING WAIVER:

- **SALDO §304/305.1 – PRELIMINARY PLAN**
- SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY APPROVED.**

MR. MEYERHOFF MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF LD 05-16 NEMO POOLS WAREHOUSE WITH THE FOLLOWING CONDITIONS:

- **PROVIDING A LETTER OF ADEQUACY FROM THE YORK COUNTY CONSERVATION DISTRICT FOR EROSION AND SEDIMENTATION CONTROL AND A COPY OF THE EROSION AND SEDIMENTATION CONTROL PLAN,**
- **PROVIDING A NOTE ON THE PLAN THAT THE APPLICANT WILL MAINTAIN THE LANDSCAPE AND BUFFER YARDS,**
- **PROVIDING A FINANCIAL SECURITY IN AN AMOUNT APPROVED BY THE TOWNSHIP ENGINEER AND AN INSPECTION ESCROW IN THE AMOUNT OF 10 PERCENT OF THE FINANCIAL SECURITY.**

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY APPROVED.

C. LD-05-14 York County Emergency Services Center - Heindel and Davies Road

Mike Benton, Robert Kimball & Assocs.

Ms. Belen stated that the County of York, Pennsylvania proposes to build an emergency operations center of approximately 35,000 square feet in size. A parking structure for emergency response vehicles, parking, fenced in secure area, and associated appurtenances would be built and be approximately 13,000 square feet in size. At the current time, the property is owned by the county and totals 136.66 acres. The site is currently cultivated field on high ground consisting mostly of open space with a few trees towards the southern border. This plan was previously presented as a Briefing Item.

Staff recommends the following waivers and modification:

- waiver of SALDO §309.F – Traffic Study – *per an agreement between the County of York and the Board of Supervisors.*
- modification of SALDO §408 – Installation of Sidewalks –*to allow the applicant to address Heindel Road at the time of the plan submittal for the drug and alcohol treatment center.*
- waiver of SALDO §502.10 – cul-de-sacs – *to allow the cul-de-sac to exceed the maximum length because of a Developer’s agreement to extend the road to the south side of the railroad tracks at a future phase of development.*
- waiver of Storm water §26-107.h – Stormwater Management – Maximum Depth – *to allow a depth of 8 feet. Staff concurs.*
- waiver of Storm water §26-106.b – Design Criteria; Stormwater Collection System-Inlet Placement – *the request refers to inlets 102C and 105D which have both been designed as oversized units to accommodate future development. Applicant would like to allow 10.32 cfs to inlet 102C and 10.38 cfs to inlet 105D.*
- waiver of SALDO §27-1801 – Permitted Permanent Signs – *staff prefers to not see the signs on the land development plans.*

Staff recommends approval of the plan with the following conditions:

- providing a letter of adequacy from the York County Conservation District for Erosion and Sedimentation Control,
- correcting C3.00 storm and sanitary sewer notes and show storm sewer at station 22+90 as being removed and replaced on sheet C3.01 and in profile view in C8.00,
- identifying monuments on the plan,
- placing a note on the plan that the storm water and landscape facilities will be maintained by the County of York,
- providing a financial security for public improvements must be provided and a 10% inspection escrow,
- showing parking lot curbing on the plan.

Mr. Benton stated the purpose of the plan is for a new 911 facility for York County. This will consist of two buildings approximately 35,000-sq. ft. and a parking facility for emergency response vehicles about 13,000-sq. ft. There is public parking in front of the facility and fenced in parking in the rear of the building for employees and the vehicle area. The project includes an extension of Davies Drive.

Mr. Benton indicated they are adding curb cuts to the parking lot in the rear to allow drainage. The water will flow to a ditch that will be collected and treated at the detention facility. The requirement for vertical curbs at slope transition point is required within the parking area.

Mr. Benton explained that they have land development modifications for installation of sidewalks. The drawings state that sidewalks will not be provided on Heindel Road and the modification waiver states those sidewalks will eventually be shown with the Drug and Alcohol Treatment Center.

The applicant was advised that the drawing should be modified to better reflect that, while sidewalks will not be provided on Heindel Road for the purposes of this submittal, they will still be applicable when the

Drug and Alcohol treatment center is installed. Mr. Benton stated he would change the wording on the drawing.

It was noted that the waiver request for preliminary plan §305.2 was missed during the review of the plan and should be listed.

Discussion was held regarding §22.412 modification waiver requirement for lighting on the private access drive from Northgate. Mr. Benton stated they agreed at the developer's meeting they would not be required to put lighting on the back entry road, assuming this would be done upon implementation of the Detox facility plans.

The Board expressed concern as to aspects of the plan being based on the assumption of another plan being implemented, which may or may not materialize.

Mr. John Klinedinst, from C.S. Davison discussed the timing of the Detox facility plans. He noted they are hoping to submit a sketch plan for Township review at the beginning of December. He suggested that the Township make it a condition of approval of this plan regarding the lighting and curbing, noting they will bond the money in the financial security and then pick it up in the detox facility plan to protect the Township.

Mr. Holman, Township Manager, stated on the issue of the traffic study for this plan, the County has contributed funds for the comprehensive plan traffic study for that area.

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 TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF LD 05-14 YORK COUNTY EMERGENCY SERVICES CENTER WITH THE FOLLOWING MODIFICATIONS AND WAIVERS:

- **WAVIER OF SALDO §305.2 - PRELIMINARY PLAN**
- **WAIVER OF SALDO §309.F – TRAFFIC STUDY – PER AN AGREEMENT BETWEEN THE COUNTY OF YORK AND THE BOARD OF SUPERVISORS.**
- **MODIFICATION OF SALDO §408 – INSTALLATION OF SIDEWALKS –TO ALLOW THE APPLICANT TO ADDRESS HEINDEL ROAD AT THE TIME OF THE PLAN SUBMITTAL FOR THE DRUG AND ALCOHOL TREATMENT CENTER.**
- **WAIVER OF SALDO §502.10 – CUL-DE-SACS – TO ALLOW THE CUL-DE-SAC TO EXCEED THE MAXIMUM LENGTH TO 900 FEET BECAUSE OF A DEVELOPER'S AGREEMENT TO EXTEND THE ROAD TO THE SOUTH SIDE OF THE RAILROAD TRACKS AT A FUTURE PHASE OF DEVELOPMENT.**
- **WAIVER OF STORM WATER §26-107.H – STORMWATER MANAGEMENT – MAXIMUM DEPTH – TO ALLOW A DEPTH OF 8 FEET.**
- **WAIVER OF STORM WATER §26-106.B – DESIGN CRITERIA; STORMWATER COLLECTION SYSTEM INLET PLACEMENT –TO ALLOW 10.32 CFS TO INLET 102C AND 10.38 CFS TO INLET 105D.**
- **WAIVER OF SALDO §27-1801 – PERMITTED PERMANENT SIGNS TO NOT REVIEW THE SIGNS ON THE LAND DEVELOPMENT PLANS.**

SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY APPROVED.

MR. ROBERTSON MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF LD 05-14 YORK COUNTY EMERGENCY SERVICES CENTER WITH THE FOLLOWING CONDITIONS:

- **PROVIDING A LETTER OF ADEQUACY FROM THE YORK COUNTY CONSERVATION DISTRICT FOR EROSION AND SEDIMENTATION CONTROL,**
- **CORRECTING C3.00 STORM AND SANITARY SEWER NOTES AND SHOW STORM SEWER AT STATION 22+90 AS BEING REMOVED AND REPLACED ON SHEET C3.01 AND IN PROFILE VIEW IN C8.00,**

- **IDENTIFYING MONUMENTS ON THE PLAN,**
- **PLACING A NOTE ON THE PLAN THAT THE STORM WATER AND LANDSCAPE FACILITIES WILL BE MAINTAINED BY THE COUNTY OF YORK,**
- **PROVIDING A FINANCIAL SECURITY FOR PUBLIC IMPROVEMENTS AND A 10% INSPECTION ESCROW, INCLUDING SIDEWALKS AND LIGHTING ON EMPLOYEE PARKING LOT,**
- **SHOWING PARKING LOT CURBING ON THE PLAN WITH CURB CUTS TO ALLOW STORMWATER DRAINAGE.**

SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY APPROVED.

5. VARIANCES AND SPECIAL EXCEPTIONS - None

6. SKETCH BRIEFINGS - None

7. OLD BUSINESS - None

8. NEW BUSINESS

A. Comprehensive Plan Report

Mr. Maciejewski reported that the monthly meeting was held on Tuesday, November 15. A draft of the Comprehensive Plan was presented to the public. Comments were received from the public and those comments will be addressed at the December meeting.

B. Other New Business

Mr. Maciejewski stated that this was Ms. Belen's last meeting. He thanked her for her service and offered best wishes on her new venture. It was reported that Mr. Baugh has also moved onto a new position. Mr. Maciejewski expressed appreciation for his efforts.

Mr. Holman indicated that Mr. Yost would be assisting with managing the office in the interim period. Mr. Luciani and Mr. Beauregard will serve as interim Zoning Officer and Building Code official respectively.

Mr. Holman noted he received word from the Public Utilities Commission that Norfolk Southern has submitted a letter indicating they are formally withdrawing their objection to the Concord Road Crossing.

9. ADJOURNMENT:

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 7:05 P.M.

Respectfully submitted,

Secretary

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Approved
**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
OCTOBER 20, 2005**

MEMBERS:	Alan Maciejewski	Present
	Mark Robertson	Present
	Randy Meyerhoff	Present
	Mark Swomley	Present

ALSO PRESENT: James Baugh, Director of Community Development
Erika Belen, Community Development Coordinator
John Luciani, First Capital Engineering
Stacey MacNeal, Solicitor
Susan Sipe, Stenographer

NOT PRESENT: Larry Stets

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. JULY 21, 2005

MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF JULY 21, 2005 AS PRESENTED. MR. MEYERHOFF SECONDED. MOTION UNANIMOUSLY CARRIED.

B. AUGUST 18, 2005

TABLED FOR NEXT MONTH

C. SEPTEMBER 15, 2005

MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF SEPTEMBER 15, 2005 AS PRESENTED. MR. MEYERHOFF SECONDED. MOTION UNANIMOUSLY CARRIED.

3. ACCEPTANCE ITEMS:

A. SD-05-12 Frantz/Dodson Subdivision

Dennis Potts, Gordon Brown Associates.

Ms. Belen reported the purpose of this plan is to divide property from the existing Parcel 17 and retain a portion of it for Parcel 17 and add a portion of it to Parcel 14. No improvements are proposed with this submission; it is an exchange of land. Staff recommends this application be accepted as duly filed by Planning Commission and the plan be moved to a Briefing Item.

The following waivers were requested by the applicant:

- waiver of SALDO §304 – Preliminary Plan,
- waiver of SALDO §403 – Streets and Aprons,
- waiver of SALDO §407 – Installation of Curbs and Gutters,
- waiver of SALDO §408.1 – Installation of Sidewalks,
- waiver of SALDO §412 – Street Lights,
- waiver of SALDO §502.3 – Road Widening.

The applicant should also request a modification of §305.2.S – Street name, right-of-way and cart way width of roads within 400 feet of site shall be shown and §402.1 – Proposed monuments and the material of the monuments or these items should be considered outstanding items.

MOTION WAS MADE BY MR. MEYERHOFF TO ACCEPT PLAN SD-05-12 AS DULY FILED AND MOVED TO A BRIEFING ITEM. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

Mr. Potts reported the plan consists of existing two lots for the Frantz property of which part of the back tract is being given to the Dodson's. There are no improvements proposed, it is strictly an add-on parcel. The property is located at 1210 Druck Valley Road.

In regards to the outstanding items relating to the monuments, Ms. Belen stated that in reviewing the plan Staff did not see any waiver requests for these items and if the applicant would request a waiver modification it would be considered. Otherwise, the monuments should be provided on the plan.

Mr. Potts reported that upon meeting with the Staff they made the initial changes on the plans. He noted they have not received York County Planning comments and they have not submitted the revised plans to the engineer as yet. They have taken care of the items addressed for the next meeting.

B. LD-05-16 Nemo Pools

Robert Sandmeyer, Site Design Concepts

Jamie Smith, Site Design Concepts

Ms. Belen indicated that currently the site has an existing building that is 8,173 square feet. The building is used for pool and hot tub sales, supplies and office space. The proposed development plans include the construction of a 100x50 ft. warehouse that would be used for storing hot tubs, pools and pool supplies. The building will be surrounded by additional parking including an area that will be used for future parking needs, as well as loading space for access into the building, a 24 ft wide access ramp for fork lift access along the east side of the building and landscape islands. The plan was received on September 26, 2005. Staff recommends this application be accepted as duly filed by Planning Commission and the plan be moved to a briefing Item. The applicant requested a waiver of SALDO §304/305.1 – Preliminary Plan.

MOTION WAS MADE BY MR. ROBERTSON TO ACCEPT PLAN LD-05-16 AS DULY FILED AND MOVED TO A BRIEFING ITEM. SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY CARRIED.

Mr. Sandmeyer reported that the land development plan is for Nemo Pools property located at 2001 Industrial Highway. He noted there are temporary structures to the rear of the building which are used for storing materials, parts and accessories. The applicant proposes to build a 5000 sq. ft. warehouse to the rear of the property for storage. Along with that they will also be adding a parking lot to accommodate the Zoning Ordinance for parking, as well as upgrades to meet the Ordinance for lighting, landscaping and other requirements necessary for the site. Mr. Sandmeyer noted that this will be a pole building, as noted on the drawings submitted. It will be aluminum or similar type siding. The screening proposed will include a chain link fence.

In discussing the buffer, Mr. Baugh indicated that the requirement for the industrial zone is to provide a buffer yard against a commercial zone. However, he noted that since the applicant is in a commercial zone against an industrial zone it was not necessary to require it.

It was noted that the York County comments have not yet been received regarding the plan.

4. ACTION ITEMS - None

5. VARIANCES AND SPECIAL EXCEPTIONS

A. Z-05-21 Charter Homes Variance Request

Rob Bowman, President, Charter Homes
Jamie Brubaker, Charter Homes

Ms. Belen reported that Charter Homes is proposing a residential development at 421 Mundis Mill Road. The proposed development includes 90 lots for single family residences. Charter Homes requested the following variances:

- Variance from §2033.D.1, to allow a minimum lot size reduction from 15,000 square feet to 8,000 square feet,
- Variance from §2033.D, to allow a lot width reduction from 100 feet to 65 feet at the setback and 55 feet at the right-of-way,
- Variance from §2033.D.3, to decrease the minimum front yard setback to 10 feet,
- Variance from §2018.C, to decrease the minimum setback for housing of animals from 200 feet from property lines to 50 feet from the street right-of-way and 175 feet from any residence.

Ms. Belen noted that Staff had not made a formal recommendation on this application but met with the applicant several times at Staff meeting and like the concept.

Mr. Bowman indicated that they are making this submission to the Planning Commission in advance of a November 3 meeting with Zoning Hearing Board to discuss the variances that have been reviewed. Mr. Bowman reported that Charter Homes has been in business for approximately 15 years. In the last 5 years they have made a commitment to be more creative in the development process. He noted that for the Carter property, which will be called Meadow Creek; there are 3 objectives to the property. 1) Preserve the views, not only inside the property but how it looks from the street, 2) infrastructure's design as an amenity regarding roads and streets, storm water ponds in order to add value to the neighborhood, and 3) how to design homes and detail them so that over time they gain value.

Mr. Bowman gave a PowerPoint presentation on the concept of the plan, noting that the area is adjacent to Mundis Mill Road and that the property comprises acreage along a creek with an existing farmhouse and a house along the creek. He indicated there is some floodplain along the edge of the property. It is their plan to not disturb existing tree lines or trees on the property.

Discussion was held regarding traffic flow since only one point of entrance and exit was shown.

Mr. Baugh indicated that the plans currently show that Mr. Carter's driveway would be the secondary access and there is an easement shown around the back of the project that emergency vehicles could enter. Concern was noted about traffic movements in the location of the Carter property in relationship to the creek and the bridge. Mr. Baugh stated the Township would prefer not to have a second entry there; however, because an emergency access must be provided, they would request that the applicant find a way to make certain there is adequate emergency access without creating a second entry,

Discussion was held regarding the Ordinance for Housing of Animals - the ordinance currently states 200 feet from any building that holds animals to the closest property line. Currently there is a horse barn located on the property. The applicant requested that due to the fact that it is not an animal production

facility (there are 4 horses) and due to the topography of the property they are proposing 175 ft. from any homes.

Ms. MacNeal stated that it would be up to the Zoning Hearing Board to clarify the request from the standpoint of the owner of the barn and horses to see what would be permitted.

Discussion was held regarding a recreation area. It was noted the drawing indicated open space area, which Mr. Bowman stated they would be willing to work with the Township to meet the recreational plans for this site.

It was noted there would be a homeowners association which is part of the approval process and available for the Township's review.

Discussion was held regarding how to handle utilities with smaller lot size. Mr. Bowman stated that is taken into consideration by putting utilities on one side of the street. He also noted that they move the garages further back from the front plane of the home.

Mr. Bowman noted that the plan includes sidewalks on both sides. A decision has not yet been made regarding streetlights, however post lamps are located in front of all the homes on photocells.

Mr. Bowman stated they would be willing to provide restrictions of use for the property acceptable to the Township as part of the ZHB decision and future approvals. They would take responsibility for working with Mr. Carter and the Township to document an acceptable plan to both parties.

Chairman Maciejewski called for a motion.

MR. MEYERHOFF MOVED TO RECOMMEND TO THE TOWNSHIP ZONING HEARING BOARD IN THE CASE OF Z-05-21 CHARTER HOMES, GRANTING THE VARIANCE FROM §2033.D.1, TO ALLOW A MINIMUM LOT SIZE REDUCTION FROM 15,000 SQUARE FEET TO 8,000 SQUARE FEET. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

MR. SWOMLY MOVED TO RECOMMEND TO THE TOWNSHIP ZONING HEARING BOARD IN THE CASE OF Z-05-21 CHARTER HOMES, GRANTING THE VARIANCE FROM §2033.D, TO ALLOW A LOT WIDTH REDUCTION FROM 100 FEET TO 65 FEET AT THE SETBACK AND 55 FEET AT THE RIGHT OF WAY. SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY CARRIED.

MR. ROBERTSON MOVED TO RECOMMEND TO THE TOWNSHIP ZONING HEARING BOARD IN THE CASE OF Z-05-21 CHARTER HOMES, GRANTING THE VARIANCE FROM §2033.D.3, TO DECREASE THE MINIMUM FRONT YARD SETBACK TO 10 FEET. SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY CARRIED.

MR. MEYERHOFF MOVED TO RECOMMEND TO THE TOWNSHIP ZONING HEARING BOARD IN THE CASE OF Z-05-21 CHARTER HOMES, GRANTING THE VARIANCE FROM §2018.C, TO DECREASE THE MINIMUM SETBACK FOR HOUSING OF ANIMALS FROM 200 FEET FROM PROPERTY LINES TO 50 FEET FROM THE STREET RIGHT-OF-WAY AND 175 FEET FROM ANY RESIDENCE, WITH THE APPLICANT WORKING WITH THE TOWNSHIP TO DEVELOP THE RESTRICTION IN THE INTENSITY AGAIN ON THE PROPERTY. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

6. SKETCH BRIEFINGS:

Eric Thomas, LSC Design

A. SP-05-03 - Rutter's on North Hills Road

The property currently contains a vacant industrial building, and the applicant proposes a convenience store with fuel dispensing.

Mr. Thomas indicated they are working with CHR Corp. to place a Rutter's convenience store on the site. They filed a use variance in August 2004 and the Township Board of Supervisors and CHR Corp. entered into a land use agreement that allowed the convenience store to be built on the site. Plans of the site were submitted. They would tear down the vacant building and construct a convenience store with fuel pumps as indicated on the plan. Because of outstanding issues they have not yet been able to submit the land development plans to the Township. Mr. Baugh agreed to have the outstanding items discussed with the Planning Commission to gain a perspective before proceeding.

Mr. Thomas reviewed the outstanding items on the tracking sheet.

- #3 - traffic is an issue and they are attempting to set up a meeting with PennDOT to discuss traffic issues and using the #83 underpass as a future extension for Industrial Highway. PennDOT plans to bring an off ramp through there and would disallow that, so they are planning to meet with them to come up with a joint use that would still allow for a connection between the two townships but still allow them to access it.
- #9 - The environmental impact study will be included with the next submission along with a traffic study.
- #13 - Per the Ordinance they will be providing a street light on the plan for the next submission.
- #14 - Discussion was held regarding the streets and aprons and what will be required. The issue being discussed is if bituminous concrete will be acceptable as opposed to a Portland cement concrete apron.
- #16 - Modifications of the buffer yards - the buffer required between the site and the North Hills Road would be 15 ft wide with a berm wall, trees and shrubs. A berm is shown on the plans with shrubs and trees spaced out 6 per 100 feet of frontage. The other requirement was to provide a buffer to block the view from Interstate 83. The applicant requested a waiver or modification due to the fact that Route 83 sits so far above the site, putting a buffer in will not hide the site. The applicant will provide a headlight screen of bushes and shrubs.
- #18 - They have revised the plan to reflect intersection design, and increased the radius by 35 ft.
- #20 - In regards to the cul-de-sac street they are showing on the plans a 40-ft radius on the cul-de-sac and the regulation requires a 55 ft. radius. If the street would ever go through the cul-de-sac would be removed. The only people accessing the cul-de-sac street would be people turning into the Rutter's farm store. The applicant would be requesting a modification to keep it at 40 ft. A letter was sent to the Director of Emergency Services regarding emergency vehicles, but they have not yet received a response. If emergency vehicles would need to enter the site, there would be other exits so they would not have to turn their vehicles around in the cul-de-sac.

Under the Zoning Ordinance issues:

- #1 and #5 - A sketch plan was attached with the land use agreement which was submitted which illustrated how the site was to be developed. There has not been any change from that - it is the same general concept. An agreement was made with the Board of Supervisors by settling the use agreement which would be in place of a variance. It was noted the issue was the building setbacks and the off street parking lots projecting into the yards.

- #4 - A light plan was prepared and will be included on the next submission.

Under General Comments:

Regarding abandoning the use of Industrial Highway right-of-way when PennDOT constructs the 83 southbound ramp, that is in discussion with PennDOT to address the issue before it ever arises.

Mr. Tom Shaffer - 138 North Keesey Street

Mr. Shaffer indicated he was speaking for the Old East York neighborhood association, stating that they are vehemently opposed to the Rutters convenience store or any other type of commercial venture. His objections included traffic issues, noise, light pollution, quality of life, and devalue of real estate for both North Hills Road residents, as well as Oxford Street and the upper end of Wallace St. He stated they wanted to make sure the Township was aware of their grievances before the plan was acted upon.

Discussion was held regarding the following issues:

- Sidewalks
- Buffer for Interstate 83
- Berm wall
- Cul-de-sac modification up to the 40 ft line
- Turnaround for emergency vehicles
- Need radius for liquid fuel requirements
- Lighting plan
- Off street parking requirement
- General comment regarding potential construction 83 southbound ramp

It was noted that the applicant would have to go through the land development plan process to work out the details.

7. OLD BUSINESS:

There was no Old Business for discussion.

8. NEW BUSINESS:

A. Comprehensive Plan Report

Mr. Maciejewski reported that last month KSK gave a PowerPoint presentation on the draft of the Comprehensive Plan. He noted they are questioning certain areas of the plan as it relates to future uses of land in the Township. There will be a public meeting held on Tuesday, November 15 at the Springetts Fire Hall. The regular meeting will start at 6:00 p.m. and the public meeting open at 7:00 p.m. Everyone is invited to attend.

9. ADJOURNMENT:

Chairman Maciejewski adjourned the meeting at 8:00 p.m.

Respectfully submitted,

Secretary
/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
SEPTEMBER 15, 2005**

MEMBERS: Larry Stets Present
Mark Robertson Present
Randy Meyerhoff Present
Mark Swomley Present

ALSO PRESENT: James Baugh, Director of Community Development
John Luciani, First Capital Engineering
Stacey MacNeal, Solicitor
Jean Abreght, Stenographer

NOT PRESENT: Alan Maciejewski, Chairman

1. CALL TO ORDER:

A. Pledge of Allegiance

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

2. ACTION ON THE MINUTES:

A. AUGUST 18, 2005

THE MINUTES OF AUGUST 18, 2005 WERE TABLED UNTIL THE OCTOBER MEETING.

3. ACCEPTANCE ITEMS:

A. LD-05-14 York County Emergency Services Center

Mike Denton, Robert Kimball & Assoc.

Mr. Baugh reported that the County of York, Pennsylvania proposes to build an emergency operations center of approximately 35,000 square feet in size. A parking structure for emergency response vehicles, parking, fenced in secure area, and associated appurtenances would be built and be approximately 13,000 square feet in size. At the current time, the property is owned by the County and totals 136.66 acres. The site is currently cultivated field on high ground consisting mostly of open space with a few trees towards the southern border. The Land Development plan was received on August 22, 2005.

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

The following waivers and modifications are being requested by the applicant:

- waiver of SALDO §305.2 – Preliminary Plan Specifications,
- waiver of SALDO §309.F – Traffic Study,
- modification of SALDO §408 – Installation of Sidewalks,
- waiver of SALDO §502.10 – Cul-de-Sacs,
- waiver of SALDO §26-107.h – Stormwater Management – Maximum Depth,
- waiver of SALDO §27-1801 – Permitted Permanent Signs,
- modification of SALDO §22-412 – Street lighting.

Mr. Denton noted that the property consisting of 136 acres includes the area from the County prison on the west end to the Pleasant Acres complex on the east end. The proposed project consists of 25 acres located in the middle of that property. The two buildings - the operations center and the garage for the emergency response vehicles is included in the project. There are approximately 162 parking spaces proposed for the project, a third of which is in front of the building for non-employee patrons. There are two gates for vehicle circulation that will be kept closed and operated with a card reader at each gate. The parking has been laid out so it can expand to the rear of the site. Utilities are located from the Heindel Road area north to the site. Storm water and sanitary sewer are both going to the south, connecting the sewer to an existing manhole north of the railroad tracks. A new storm sewer will be run underneath the railroad tracks to Kreutz Creek.

MOTION WAS MADE BY MR. ROBERTSON TO ACCEPT THE PLAN LD-05-14 YORK COUNTY EMERGENCY SERVICES CENTER AS DULY FILED AND MOVED TO A BRIEFING ITEM. SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY CARRIED.

Discussion was held regarding stormwater in the area of Davies Drive. Mr. Baugh stated that a developer's agreement with the County has already been negotiated and signed. The developer is granting to the Township right-of-way down to the railroad tracks that is on their property with the expectation of future connection to Davies Drive. Mr. Baugh further stated that the dedication of right-of-way is there and Staff will be supporting the waiver of the cul-de-sac, which was voted on by the Board of Supervisors. He noted the applicant has access to the site via Heindel Road from both directions.

The applicant was advised that a physical rendering of what the building is going to look like will be required by their next submittal date.

4. ACTION ITEMS:

A. SD-05-10 Center Point Subdivision

Monica Love, Site Design Concepts
Mike Jeffers, Kinsley

Mr. Baugh reported the purpose of this plan is to subdivide the three (3) existing parcels into one (1) property. Currently the property is of warehouse and office use which would be maintained by the applicant. The total acreage of the proposed subdivision is approximately 25.3 acres. The plan was previously presented as a Briefing Item.

Staff recommends approval of the following waivers and modifications:

- waiver of SALDO §304, Preliminary Plan Procedure – *Staff does not object because the plan combines three developed lots and only increases new coverage by a small amount.*
- modification of SALDO § 502.7.a, Design standards requiring two points of access from a through street to allow a second emergency entrance through adjacent K.G. Whiteford property – *Staff supports this modification to avoid another drive entrance on North Sherman Street and as a way to provide emergency access to the site.*
- modification of SALDO §407, Installation of Curbs applicable only to the area along North Sherman Street from the existing entrance drive south to the existing I-83 overpass bridge on the west side and §408, Installation of Sidewalks in the form of a note on the plan stating that upon six months notice from the Township, the applicant shall install curbs and sidewalks– *Staff supports this modification because at the current time the bridge across the I-83 overpass is not wide enough to accommodate a pedestrian walkway, but would like the six month note in case the bridge should be widened in the future.*

- Modification of SALDO §411, Landscaping and Buffer yards to provide 41 trees and no shrubs instead of the required 25 trees and 50 shrubs along Route 30 – *Staff supports this request because the low growing shrubs would not provide adequate screening because of the embankment of Route 30.*

Staff recommends approval of the plan with the following conditions:

- providing letter of adequacy from County Conservation District,
- providing a financial security in an amount approved by the Township Engineer and an inspection escrow in the amount of 10 percent of the financial security.

Ms. Love reported that the plan is a reverse subdivision. There are three parcels existing that will be combined into one. There is one existing building which is on two of the lots, which addresses the non-conformity. The third lot has no buildings on it. She noted they have submitted to the County Conservation District but have not received an approval letter as yet. They have presented an estimate to the engineer's office this morning and are waiting to see if that is adequate.

Mr. Jeffers confirmed that the cross order agreement between this property and the adjoining property was worked out and they show an emergency access between the two properties on the plan. Since Mr. Jeffers did not yet have the agreement in hand, it was determined that this would need to be a condition.

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

MR. ROBERTSON MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SD-05-10, CENTER POINT SUBDIVISION, WITH THE FOLLOWING WAIVER AND MODIFICATIONS:

- **WAIVER OF SALDO §304, PRELIMINARY PLAN,**
- **MODIFICATION OF SALDO § 502.7.A, DESIGN STANDARDS REQUIRING TWO POINTS OF ACCESS FROM A THROUGH STREET TO ALLOW A SECOND EMERGENCY ENTRANCE THROUGH ADJACENT K.G. WHITEFORD PROPERTY,**
- **MODIFICATION OF SALDO §407, INSTALLATION OF CURBS AND §408, INSTALLATION OF SIDEWALKS IN THE FORM OF A NOTE ON THE PLAN STATING THAT UPON SIX MONTHS NOTICE FROM THE TOWNSHIP, THE APPLICANT SHALL INSTALL CURBS AND SIDEWALKS, APPLICABLE ONLY TO THE AREA ALONG NORTH SHERMAN STREET FROM THE EXISTING ENTRANCE DRIVE SOUTH TO THE EXISTING I-83 OVERPASS BRIDGE ON THE WEST SIDE,**
- **MODIFICATION OF SALDO §411, LANDSCAPING AND BUFFER YARDS TO PROVIDE 41 TREES AND NO SHRUBS INSTEAD OF THE REQUIRED 25 TREES AND 50 SHRUBS ALONG ROUTE 30.**

SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY CARRIED.

MR. ROBERTSON MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SD-05-10, CENTER POINT SUBDIVISION WITH THE FOLLOWING CONDITIONS:

- **AGREEMENT FOR THE EMERGENCY ACCESS TO BE COMPLETED,**
- **PROVIDING LETTER OF ADEQUACY FROM COUNTY CONSERVATION DISTRICT,**
- **PROVIDING A FINANCIAL SECURITY IN AN AMOUNT APPROVED BY THE TOWNSHIP ENGINEER AND AN INSPECTION ESCROW IN THE AMOUNT OF 10 PERCENT OF THE FINANCIAL SECURITY.**

SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY CARRIED.

B. LD-05-12 Center Point Land Development

Monica Love, Site Design Concepts

Mike Jeffers, Kinsley

Mr. Baugh reported the purpose of this Land Development plan is to construct a 42,429 square foot separate free-standing warehouse/office building with twenty-five (25) truck dock spaces and ninety-one (91) parking spaces. The property is currently an industrial warehouse and office use. This plan was previously presented as a Briefing Item.

Staff recommends approval of the following waivers and modifications:

- waiver of SALDO §304, Preliminary Plan Procedure – *staff does not object because the plan combines three developed lots and only increases new coverage by a small amount.*
- modification of SALDO § 502.7.a, Design standards requiring two points of access from a through street to allow a second emergency entrance through adjacent K.G. Whiteford property – *Staff supports this modification to avoid another drive entrance on North Sherman Street and as a way to provide emergency access to the site.*
- modification of SALDO §407, Installation of Curbs and §408, applicable only to the area along North Sherman Street from the existing entrance drive south to the existing I-83 overpass bridge on the west side and Installation of Sidewalks in the form of a note on the plan stating that upon six months notice from the Township, the applicant shall install curbs and sidewalks, – *Staff supports this modification because at the current time the bridge across the I-83 overpass is not wide enough to accommodate a pedestrian walkway, but would like the six month note in case the bridge should be widened in the future.*
- modification of SALDO §411, Landscaping and Buffer yards to provide 41 trees and no shrubs instead of the required 25 trees and 50 shrubs along Route 30 – *Staff supports this request because the low growing shrubs would not provide adequate screening because of the embankment of Route 30.*

Staff recommends approval of the plan with the following conditions:

- providing letter of adequacy from the York County Conservation District,
- providing a financial security in an amount approved by the Township Engineer and an inspection escrow in the amount of 10 percent of the financial security.

Ms. Love indicated this was the same plan with a 42,000 sq. ft. new freestanding building. The steel from that building was taken from the previously site where the docks were removed. She provided a photograph of the site.

It was noted that a condition be added on paying storm water fees for additional impervious area. The fees are determined by resolution of the fee schedule.

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

MR. MEYERHOFF MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF LD-05-12, CENTER POINT LAND DEVELOPMENT, WITH THE FOLLOWING WAIVER AND MODIFICATIONS:

- **WAIVER OF SALDO §304, PRELIMINARY PLAN,**
- **MODIFICATION OF SALDO § 502.7.A, DESIGN STANDARDS REQUIRING TWO POINTS OF ACCESS FROM A THROUGH STREET TO ALLOW A SECOND EMERGENCY ENTRANCE THROUGH ADJACENT K.G. WHITEFORD PROPERTY,**
- **MODIFICATION OF SALDO §407, INSTALLATION OF CURBS AND §408, INSTALLATION OF SIDEWALKS IN THE FORM OF A NOTE ON THE PLAN STATING THAT UPON SIX MONTHS NOTICE FROM THE TOWNSHIP, THE APPLICANT SHALL INSTALL CURBS AND SIDEWALKS, APPLICABLE ONLY TO THE AREA ALONG**

NORTH SHERMAN STREET FROM THE EXISTING ENTRANCE DRIVE SOUTH TO THE EXISTING I-83 OVERPASS BRIDGE ON THE WEST SIDE,

- **MODIFICATION OF SALDO §411, LANDSCAPING AND BUFFER YARDS TO PROVIDE 41 TREES AND NO SHRUBS INSTEAD OF THE REQUIRED 25 TREES AND 50 SHRUBS ALONG ROUTE 30.**

SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

MR. MEYERHOFF MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF LD-05-12, CENTER POINT LAND DEVELOPMENT, WITH THE FOLLOWING CONDITIONS:

- **PROVIDING LETTER OF ADEQUACY FROM COUNTY CONSERVATION DISTRICT,**
- **PROVIDING A FINANCIAL SECURITY IN AN AMOUNT APPROVED BY THE TOWNSHIP ENGINEER AND AN INSPECTION ESCROW IN THE AMOUNT OF 10 PERCENT OF THE FINANCIAL SECURITY.**
- **PAYING STORM WATER FEES FOR ADDITIONAL IMPERVIOUS AREA**

SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

C. SD-05-07 York Business Center

Robert Katherman, Attorney

Tim Bieber, Nutec Designs

Mr. Baugh stated the applicant proposes to divide two (2) new lots from the former Caterpillar site for future commercial uses. The new lots, Lots 3 and 4 are located on the east side of Memory Lane.

This plan was previously presented as a Briefing Item.

Staff recommends approval of the following waivers and modifications:

- waiver of SALDO §304/305.1 Preliminary Plan – *the applicant is providing both preliminary and final plan requirements.*
- modification of SALDO §305.2R All existing buildings, sewers, water mains, culverts, petroleum lines, telephone and electrical lines, gas lines, fire hydrants, and other significant manmade features. Provide how features were identified, i.e. aerial photos or survey and the date – *the applicant has provided the utilities in the area currently being subdivided.*
- modification of SALDO §305.2S All existing streets on, adjacent to or within 400 feet of any part of the tract, including name, right-of-way width and cartway width – *the applicant has shown streets in the area currently being subdivided and has provided a map on the cover sheet of the plan that shows the general location of the site.*
- modification of SALDO §305.3E A drawing of all present and proposed grades and facilities for stormwater drainage and supporting calculations – *these items can be addressed at time of Land Development.*
- modification of SALDO §307.1.H The location map should be at a scale of not less than 2000 feet to the inch, and the complete street layout shall be provided at a scale of 1 inch equals 800 feet – *the location of the site is shown in a map on the cover sheet of the plan, and staff feels it is sufficient.*
- modification of SALDO §309.B Wetlands – all plans shall have a wetlands identification and/or delineation performed – *lots 3 and 4 have been previously developed as parking lots and have no indicators of wetlands. Future land development will require delineation and necessary permitting.*
- modification of SALDO §403.3 Driveway entrances or aprons within the street right-of-way shall be surfaced to their full width, the type of surface to be concrete as specified by the engineering specifications for streets – *this request refers to the drive that connects to Northern Way. The entrance does not show signs of deterioration.*
- modification of SALDO §407.1 Curbs for Butterfly Drive and Pearl Drive to allow the applicant to retain the existing rolled curb on these drives. Curbs and gutters shall be installed on Concord Road – *the modification refers to interior streets only.*

- modification of SALDO §408.1 Sidewalks shall be installed on both sides of all streets in subdivision and land development – *sidewalk is shown on the plan for lots 3 and 4. The applicant requests the modification in the form of a six month note for the remainder of the sidewalk. The remainder of the sidewalk may be addressed upon further land development or subdivision of the site.*
- modification of SALDO §305.3F Description of all landscaping buffer yards proposed and their compliance with the requirements for Lot 1 – *the applicant requests the remainder of the property no be included in this area of development until further Land Development of Lot 1.*
- modification of SALDO §305.2P Names of owners of adjacent land, the names of proposed or existing land developments and the locations and dimensions of any streets or easements shown thereon which abut the land to be developed – *the applicant is requesting to show the information for the area currently being subdivided.*

Denial of:

- waiver of SALDO §307.2A Profiles of streets showing grades at a minimum scale of 40 feet horizontal and 4 feet vertical. Plan shall show access drive on Northern Way to meet these requirements.
- waiver of SALDO §307.2B Cross-sections of streets showing the width of right-of-way, width of cartway, location and width of sidewalks and location and size of utility mains for Concord Road and Memory Lane.

The applicant has agreed to provide the above requested information, therefore eliminating the need for a waiver of §307.2A and §307.2B.

Staff recommends approval of the plan with the following conditions:

- notarized signature of owners on the plan,
- providing profiles of streets showing grades at a minimum scale of 40 feet horizontal and 4 feet vertical for Concord Road.
- providing HOP for Memory Lane. Highway Occupancy Permit is required for construction in Memory Lane right-of-way, in keeping with the traffic study which will include the signal timings, signal phasing, and optimization and widening of Memory Lane, which will be the responsibility of the applicant, additionally ensuring that cross-sections of streets showing the width of right-of-way, width of cartway, location and width of sidewalks and location and size of utility mains for Memory Lane will be included,
- showing access easement to provide access to Lot 4 and Lot 3,
- showing floodplain on plans,
- approval of the Developer’s Agreement by the Board of Supervisors for public improvements including Concord Road.

Mr. Katherman concurred with the above noted waivers, modifications and conditions..

It was noted that as this property is subdivided off each lot will stand on its own. Mr. Katherman noted that the Concord Road area was added which will give good coverage along the southern portion of the property. It was understood that once the lots are subdivided and a new lot is created, Staff will review what additional elements are needed. Mr. Katherman requested that a condition be added to state “change plan to reflect that Concord Road has been adopted to by the Township and standards met.

Mr. Katherman further noted that they wished to withdraw the two waivers recommended for denial by the Staff.

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

MR. ROBERTSON MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SD-05-07, YORK BUSINESS CENTER, WITH THE FOLLOWING WAIVER AND MODIFICATIONS:

- **WAIVER OF SALDO §304/305.1 PRELIMINARY PLAN.**
- **MODIFICATION OF SALDO §305.2R ALL EXISTING BUILDINGS, SEWERS, WATER MAINS, CULVERTS, PETROLEUM LINES, TELEPHONE AND ELECTRICAL LINES, GAS LINES, FIRE HYDRANTS, AND OTHER SIGNIFICANT MANMADE FEATURES TO PROVIDE ONLY THOSE IN THE AREA CURRENTLY BEING SUBDIVIDED.**
- **MODIFICATION OF SALDO §305.2S ALL EXISTING STREETS ON, ADJACENT TO OR WITHIN 400 FEET OF ANY PART OF THE TRACT, INCLUDING NAME, RIGHT-OF-WAY WIDTH AND CARTWAY WIDTH TO ALLOW THE APPLICANT TO ONLY SHOW THOSE IN THE AREA BEING SUBDIVIDED.**
- **MODIFICATION OF SALDO §305.3E A DRAWING OF ALL PRESENT AND PROPOSED GRADES AND FACILITIES FOR STORMWATER DRAINAGE AND SUPPORTING CALCULATIONS TO ALLOW THE APPLICANT TO ADDRESS THESE ITEMS AT TIME OF LAND DEVELOPMENT WHEN THE USES HAVE BEEN DETERMINED.**
- **MODIFICATION OF SALDO §307.1.H THE LOCATION MAP SHOULD BE AT A SCALE OF NOT LESS THAN 2000 FEET TO THE INCH, AND THE COMPLETE STREET LAYOUT SHALL BE PROVIDED AT A SCALE OF 1 INCH EQUALS 800 FEET TO ALLOW THE APPLICANT TO USE THE LOCATION MAP ON THE COVER SHEET OF THE PLAN.**
- **MODIFICATION OF SALDO §309.B TO ALLOW IDENTIFYING AND DELINEATING WETLANDS FOR LOTS 3 AND 4 TO BE COMPLETED AT TIME OF LAND DEVELOPMENT BECAUSE THE LOTS HAVE BEEN PREVIOUSLY DEVELOPED AS PARKING LOTS AND HAVE NO INDICATORS OF WETLANDS.**
- **MODIFICATION OF SALDO §403.3 DRIVEWAY ENTRANCES OR APRONS WITHIN THE STREET RIGHT-OF-WAY SHALL BE SURFACED TO THEIR FULL WIDTH, THE TYPE OF SURFACE TO BE CONCRETE AS SPECIFIED BY THE ENGINEERING SPECIFICATIONS FOR STREETS FOR THE DRIVE THAT CONNECTS TO NORTHERN WAY.**
- **MODIFICATION OF SALDO §407.1 CURBS FOR BUTTERFLY DRIVE AND PEARL DRIVE TO ALLOW THE APPLICANT TO RETAIN THE EXISTING ROLLED CURB ON THESE DRIVES. CURBS AND GUTTERS SHALL BE INSTALLED ON CONCORD ROAD.**
- **MODIFICATION OF SALDO §408.1 SIDEWALKS TO ALLOW INSTALLATION OF SIDEWALKS ON LOTS 3 AND 4 AND ALLOW A NOTE ON THE PLAN THAT UPON SIX MONTHS NOTICE FROM THE TOWNSHIP THE REMAINDER OF THE SIDEWALK SHALL BE INSTALLED.**
- **MODIFICATION OF SALDO §305.3F DESCRIPTION OF ALL LANDSCAPING BUFFER YARDS PROPOSED AND THEIR COMPLIANCE WITH THE REQUIREMENTS FOR LOT 1 TO DELAY UNTIL FURTHER LAND DEVELOPMENT OF LOT 1.**
- **MODIFICATION OF SALDO §305.2P NAMES OF OWNERS OF ADJACENT LAND, THE NAMES OF PROPOSED OR EXISTING LAND DEVELOPMENTS AND THE LOCATIONS AND DIMENSIONS OF ANY STREETS OR EASEMENTS SHOWN THEREON WHICH ABUT THE LAND TO BE DEVELOPED TO ALLOW THE APPLICANT TO SHOW THIS INFORMATION FOR THE AREA CURRENTLY BEING SUBDIVIDED.**

MR. MEYERHOFF SECONDED. MOTION UNANIMOUSLY CARRIED.

MR. ROBERTSON MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SD-05-07, YORK BUSINESS CENTER, WITH THE FOLLOWING CONDITIONS:

- **NOTARIZED SIGNATURE OF OWNERS ON THE PLAN,**
- **PROVIDING PROFILES OF STREETS SHOWING GRADES AT A MINIMUM SCALE OF 40 FEET HORIZONTAL AND 4 FEET VERTICAL FOR CONCORD ROAD.**
- **PROVIDING HOP FOR MEMORY LANE. HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR CONSTRUCTION IN MEMORY LANE RIGHT-OF-WAY, IN KEEPING WITH THE TRAFFIC STUDY WHICH WILL INCLUDE THE SIGNAL TIMINGS, SIGNAL**

PHASING, AND OPTIMIZATION AND WIDENING OF MEMORY LANE, WHICH WILL BE THE RESPONSIBILITY OF THE APPLICANT, ADDITIONALLY ENSURING THAT CROSS-SECTIONS OF STREETS SHOWING THE WIDTH OF RIGHT-OF-WAY, WIDTH OF CARTWAY, LOCATION AND WIDTH OF SIDEWALKS AND LOCATION AND SIZE OF UTILITY MAINS FOR MEMORY LANE WILL BE INCLUDED,

- **SHOWING ACCESS EASEMENT TO PROVIDE ACCESS TO LOT 4 AND LOT 3,**
 - **SHOWING FLOODPLAIN ON PLANS.**
 - **APPROVAL OF THE DEVELOPER'S AGREEMENT BY THE BOARD OF SUPERVISORS FOR PUBLIC IMPROVEMENTS INCLUDING CONCORD ROAD.**
 - **CHANGE THE PLAN TO SHOW CONCORD ROAD HAS BEEN ADOPTED BY THE TOWNSHIP AND STANDARDS WILL BE MET**
- SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY CARRIED.**

B. SD-05-11 Hoss's

Robert Katherman, Attorney
Jerry Stahlman, Engineer

Mr. Baugh reported that the site is currently used by the Hoss's Restaurant Operations, Inc. and is divided by an existing stream that runs parallel to East Market Street. The parcel is accessed by a 36' wide cartway within a 50' wide right-of-way off East Market Street. The purpose of this plan is to subdivide Parcel 64A into three lots identified as Lots 1, 2 and 3 on the plan. Lot 1 is located entirely on the developed, north side of the stream, while Lots 2 and 3 occupy the undeveloped land on the south side of the stream. This plan was previously presented as a Briefing Item.

Staff recommends approval of the following waivers and modifications:

- waiver of SALDO §304 – Preliminary Plans Procedure – *Staff feels this subdivision can be treated as a final subdivision plan.*

Staff recommends the following modifications to allow the items to be addressed at time of land development:

- modification of SALDO §305.3.E-G – Preliminary Plan Specifications,
- modification of SALDO §308.1-3&8 – Feasibility Report on Sewer and Water Facilities,
- modification of SALDO §309.B.4&5 – Environmental Impact studies, Wetlands,
- modification of SALDO §309.F – Environmental Impact Studies, Traffic,
- modification of SALDO §411.1 – Landscaping and Buffer yards,
- modification of SALDO §508.5 – Storm Drainage,
- modification of §26-104 – Storm water plan submission.

The objective of the plan is to allow a subdivision of property from the site where Hoss's is situated so the applicant can purchase the property. Staff feels with the modifications and notes on the plan this subdivision can safely be treated as a plan that will allow no site or infrastructure improvements until land development.

The applicant should request a modification of SALDO §304.1.A.3, Letter of adequacy from the York County Conservation District and SALDO §305.3.D, Design calculations for the culvert below Commons Drive, or these items must be addressed as outstanding items.

Staff recommends approval of the plan with the following conditions:

- amending Note 10 on the plan being changed to state the sidewalk will be 5 feet wide and should be reflected on the plan,

- Providing name, seal and signature of the registered surveyor or engineer responsible for plan,
- Adding a note to the plan stating this plan is for the sole purpose of subdividing the lots in order that the ownership of Lot 2 may be transferred. No other approvals of the requirements of the SALDO are granted or implied. The owner will not build upon the land, disturb the soil, or place anything on the land until such time as the land development plan has been approved.
- providing letter of adequacy from the York County Conservation District (if modification is not sought),
- providing design calculations for the culvert extending below Commons Drive (if modification is not sought).

Discussion was held regarding the issue of the section of Hoss's lot on the north side of the creek, where a non-conforming lot was created. Mr. Katherman noted that an as-built of the vegetative cover on the portion of the north side of the creek revealed it is 30%. The Ordinance requires it to be 15%.

Mr. Katherman indicated the dilemma for Mr. Pasch is that in order to meet the deadline to be able to buy the area from Hoss's a subdivision is necessary. The applicant has made a note on the plan and with a letter to the Township. Mr. Katherman offered assurance that there would be positively nothing built on the land until further land development plan approval would come in, which would allow the sale of the subdivision and give the applicant time needed to proceed with any further development.

It was noted that a condition needs to be added showing Hoss's stormwater detention pond on Lot 1 in its entirety.

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

MR. MEYERHOFF MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SD-05-11, HOSS'S, WITH THE FOLLOWING WAIVER AND MODIFICATIONS:

- **WAIVER OF SALDO §304 – PRELIMINARY PLANS PROCEDURE**
- **MODIFICATION OF SALDO §305.3.E-G – PRELIMINARY PLAN SPECIFICATIONS TO BE ADDRESSED UPON FURTHER SUBDIVISION OR LAND DEVELOPMENT.**
- **MODIFICATION OF SALDO §308.1-3&8 – FEASIBILITY REPORT ON SEWER AND WATER FACILITIES TO BE ADDRESSED UPON FURTHER SUBDIVISION OR LAND DEVELOPMENT.**
- **MODIFICATION OF SALDO §309.B.4&5 – ENVIRONMENTAL IMPACT STUDIES, WETLANDS TO BE ADDRESSED UPON FURTHER SUBDIVISION OR LAND DEVELOPMENT.**
- **MODIFICATION OF SALDO §309.F – ENVIRONMENTAL IMPACT STUDIES, TRAFFIC TO BE ADDRESSED UPON FURTHER SUBDIVISION OR LAND DEVELOPMENT.**
- **MODIFICATION OF SALDO §411.1 – LANDSCAPING AND BUFFER YARDS TO BE ADDRESSED UPON FURTHER SUBDIVISION OR LAND DEVELOPMENT.**
- **MODIFICATION OF SALDO §508.5 – STORM DRAINAGE TO BE ADDRESSED UPON FURTHER SUBDIVISION OR LAND DEVELOPMENT.**
- **MODIFICATION OF §26-104 – STORM WATER PLAN SUBMISSION TO BE ADDRESSED UPON FURTHER SUBDIVISION OR LAND DEVELOPMENT.**
- **MODIFICATION OF SALDO §304.1.A.3 LETTER OF ADEQUACY FROM YORK COUNTY CONSERVATION DISTRICT**
- **MODIFICATION OF SALDO §305.3.D. DESIGN CALCULATIONS FOR THE CULVERT BELOW COMMONS DRIVE BE ADDRESSED UPON FURTHER SUBDIVISION OR LAND DEVELOPMENT**

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

MR. ROBERTSON MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SD-05-11, HOSS'S, WITH THE FOLLOWING CONDITIONS:

- **AMENDING NOTE 10 ON THE PLAN BEING CHANGED TO STATE THE SIDEWALK WILL BE 5 FEET WIDE AND SHOULD BE REFLECTED ON THE PLAN,**
 - **PROVIDING NAME, SEAL AND SIGNATURE OF THE REGISTERED SURVEYOR OR ENGINEER RESPONSIBLE FOR PLAN,**
 - **ADDING A NOTE TO THE PLAN STATING THIS PLAN IS FOR THE SOLE PURPOSE OF SUBDIVIDING THE LOTS IN ORDER THAT THE OWNERSHIP OF LOT 2 AND LOT 3 MAY BE TRANSFERRED. NO OTHER APPROVALS OF THE REQUIREMENTS OF THE SALDO ARE GRANTED OR IMPLIED. THE OWNER WILL NOT BUILD UPON THE LAND, DISTURB THE SOIL, OR PLACE ANYTHING ON THE LAND UNTIL SUCH TIME AS THE LAND DEVELOPMENT PLAN HAS BEEN APPROVED.**
 - **SHOWING HOSS'S STORM WATER DETENTION POND ON HOSS'S LOT 1 IN ITS ENTIRETY**
 - **CHANGE LANGUAGE ON PRINT TO SHOW MODIFICATION OF WAIVERS INSTEAD OF FULL WAIVERS**
- SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.**

5. BRIEFING ITEMS:

A. SP-05-04 34 Professional Office, LP Sketch Plan

Richard Bogart, James Holley & Assoc.
Vince Weikert, 34 Professional Office, LP

Mr. Baugh reported the proposed use for this plan would be professional office. The submitted plans show six (6) lots with an average size of 5.25 acres. The applicant notes that lot sizes, configuration and total number of lots may change due to market conditions. Currently the property is open fields and wooded areas with some hedging.

The applicant would need to apply for the following waivers for the Preliminary Plan:

- SALDO §502.10.E – Cul-de-Sac Streets – Permanent cul-de-sac streets should, in general, not exceed 600 feet, unless topographic conditions warrant increase when approved by the by the Board of Supervisors.

This plan is before you as a Sketch Briefing only.

Mr. Bogart stated the plan is similar to one they presented in January, submitted to start a dialogue with the Township about the possibility of a text amendment to the Zoning Ordinance for a variance to allow uses supporting commercial uses within the professional office zone. This was discussed with Staff and Planning Commission. At that time neither the Staff nor this Board felt that it would be prudent to pursue those changes at that time, either a variance or a text amendment because of being in the beginning stages of updating the Comprehensive Plan. Mr. Bogart indicated they met with the Comprehensive Plan Committee and provided information. Because of the time involved in updating a plan and then subsequently changing the ordinances and the fact that there is no guarantee that the Comprehensive Plan Committee was going to make the same recommendations that the applicant would like to see, they decided to move forward with a proposal that would meet all the Zoning Ordinance requirements. Consequently Mr. Bogart indicated the applicant is presenting a plan with additional information to move forward with a subdivision plan to create an office park. Mr. Bogart indicated the applicant is requesting direction on the length of the cul-de-sac proposed, noting that because of the topographic conditions of the site there are only two locations where access can be acquired from existing public streets. He noted that Argyle Road connects to a residential area and they have less than 200 ft. of road frontage on Pleasant Valley Road at the area where it makes a 90 degree bend. Because of the configuration of the lot the applicant can not provide two access points without connecting to a residential area. Mr. Bogart noted that when the first submittal was made in January it was agreed that it was not desirable to connect a non-residential area to an area that was a single family home. The

applicant would like to consider the possibility of a emergency access connecting to Argyle Drive that could be gate configured so that it would not look like a through street - it would be only for emergency vehicles. Mr. Bogart indicating they are seeking direction from the Planning Commission on this idea and provided information on the second sheet of the sketch plan showing that it is physically possible to achieve.

Discussion was held regarding the applicant's proposal and the following concerns were noted regarding the historical difficulties of the site:

- Traffic - with entry onto Pleasant Valley Road
- Storm water management basin relating to run off
- A 1200 ft. cul-de-sac - the Ordinance permits 600 ft.

It was suggested that the applicant review the traffic volume numbers and other options in terms of the cul-de-sac, and also look at flag alternatives.

6. VARIANCES AND SPECIAL EXCEPTIONS: - None

7. OLD BUSINESS: - None

8. NEW BUSINESS:

A. Comprehensive Plan Report

Ms. MacNeal gave the report and indicated that KSK has completed the first draft of the plan. They are waiting for comments from the Committee and Staff. They have made some revisions and putting those strategies forward. They are anticipating the next public meeting to occur in the next few months.

9. ADJOURNMENT:

ACTING CHAIRMAN STETS ADJOURNED THE MEETING AT 8:00 P.M.

Respectfully submitted,

Secretary

/ses

Approved

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
AUGUST 18, 2005**

MEMBERS: Alan Maciejewski Present
Larry Stets Present
Mark Robertson Present

ALSO PRESENT: James Baugh, Director of Community Development
Erika Belen, Community Development Coordinator
John Luciani, First Capital Engineering
Stacey MacNeal, Solicitor
Susan Sipe, Stenographer

NOT PRESENT: Randy Meyerhoff
Mark Swomley

1. CALL TO ORDER:

A. Pledge of Allegiance

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

2. ACTION ON THE MINUTES:

A. JULY 21, 2005

The minutes of July 21, 2005 were tabled until next month's meeting.

3. ACCEPTANCE ITEMS:

A. SD-05-10 Center Point SD

Mike Jeffers, Kinsley

Ms. Belen reported the purpose of this plan is to subdivide the three existing parcels into one property. Currently the property is warehouse and office use which would be maintained by the applicant. The total acreage of the proposed subdivision is approximately 25.3 acres. Staff recommends this application be accepted as duly filed by the Planning Commission and the plan be moved to a Briefing Item. The following waivers are being requested by the applicant:

- Waiver of SALDO §304 - Preliminary Plan Procedure
- Waiver of SALDO §306 - Requiring preliminary plan - This waiver is not needed.

A second point of access must be provided or a waiver of SALDO §502.7.a must be requested.

MOTION WAS MADE BY MR. ROBERTSON TO ACCEPT THE PLAN SD-05-10 NORTH SHERMAN PROPERTIES, LLC AS DULY FILED AND MOVED TO A BRIEFING ITEM. SECONDED BY MR. STETS. MOTION UNANIMOUSLY CARRIED.

Mr. Jeffers concurred that the subdivision plan is to combine parcels that remain from the entire tract from the former Fleming piece.

B. LD-05-12 Center Point LD

Mike Jeffers, Kinsley

Ms. Belen indicated the purpose of the land development plan is to construct a 42,429 square foot separate freestanding warehouse/office building with 25 truck dock spaces and 91 parking spaces. The property is currently an industrial warehouse and office use. Staff recommends this application be accepted as duly filed by the Planning Commission and the plan be moved to a Briefing Item. The following waivers are being requested by the applicant:

- Waiver of SALDO §304 - Preliminary Plan Procedure
- Waiver of SALDO §306 - Requiring preliminary plan - This waiver is not needed.
- Waiver of SALDO §407 - Installation of Curbs
- Waiver of SALDO §408 - Installation of Sidewalks

A second point of access must be provided or a waiver of SALDO §502.7.a must be requested. Ms. Belen confirmed that this has been discussed at Staff and the applicant has indicated they will come up with an option that Staff will be able to support as a modification.

Mr. Jeffers reviewed the land development plan with the Planning Commission. He noted the 42,000 square foot building would be located on top of the impervious area, resulting in a small increase of the impervious area, approximately 1,000 sq. ft. The parking areas remain as they were previously. The building will be located where the truck docks are presently and will be similar in dimension. The emergency access is planned in the same area, since there is no other place because they are surrounded by state roads.

Discussion was held regarding flooding issues with drainage from Mill Creek. Mr. Jeffers indicated that the flood plain extends along Rt. 83 and when they did their analysis all the stormwater for this site runs down to a group of inlets that go underneath Rt. 83.

In regards to truck movements, Mr. Jeffers assured the drive is more than adequate as it is over 30 feet wide. They have provided a turning template for vehicles getting in and out of the site, taking into consideration emergency access. Discussion was held regarding the need for an agreement with KG Whiteford regarding the shared access.

Mr. Jeffers provided a brochure of what the façade of the building will look like.

MOTION WAS MADE BY MR. STETS TO ACCEPT THE PLAN LD-05-12 NORTH SHERMAN PROPERTIES, LLC AS DULY FILED AND MOVED TO A BRIEFING ITEM. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

C. SD-05-11 Hoss's

Timothy Pasch, Developer
Jerry Stahlman, Stahlman & Stahlman

Ms. Belen reported the site is currently used by the Hoss's Restaurant Operations, Inc. and is divided by an existing stream that runs parallel to East Market Street. The parcel is accessed by a 36-foot wide cartway within a 50-foot wide right-of-way of East Market Street. The purpose of this plan is to subdivide Parcel 64A into three lots identified as Lots 1, 2, and 3 on the plan. Lot 1 is located entirely on the developed, north side of the stream, while Lots 2 and 3 occupy the undeveloped land on the south side of the stream. Staff recommends this application be duly filed by the Planning Commission and the plan be moved to a Briefing Item.

The following waivers are being requested by the applicant:

- Waiver of SALDO §304 - Preliminary Plans Procedure
- Waiver of SALDO §305.3.D-G - Preliminary Plan Specifications
- Waiver of SALDO §308.1-3&8 - Feasibility Report on Sewer and Water Facilities
- Waiver of SALDO §309.B.4&5 - Environmental Impact Studies, Wetlands
- Waiver of SALDO §309.F - Environmental Impact Studies, Traffic
- Waiver of SALDO §411.1 - Landscaping and Buffer yards
- Waiver of SALDO §508.5 - Storm Drainage
- Waiver of SALDO §26-104 - Storm water plan submission

Staff supports the following items being approved in the form of modifications to allow the items to be addressed at the time of land development:

- Waiver of SALDO §304 - Preliminary Plans Procedure
- Waiver of SALDO §305.3.D-G - Preliminary Plan Specifications
- Waiver of SALDO §309.F - Environmental Impact Studies, Traffic
- Waiver of SALDO §411.1 - Landscaping and Buffer yards

Staff does not support the following waivers and recommends they not be granted:

- Waiver of SALDO §308.1-3&8 - Feasibility Report on Sewer and Water Facilities
- Waiver of SALDO §309.B.4&5 - Environmental Impact studies, Wetlands
- Waiver of SALDO §508.5 - Storm Drainage
- Waiver of SALDO §26-104 - Storm water plan submission

MOTION WAS MADE BY MR. STETS TO ACCEPT PLAN SD-05-11 TIMOTHY F. PASCH AS DULY FILED AND MOVED TO A BRIEFING ITEM. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

Mr. Stahlman stated that Hoss's owns the entire tract represented on the plan. Mr. Pasch has entered into an agreement to purchase the portion that is undeveloped which is on the opposite side of the creek. The dividing line is the center of the creek. At the time Mr. Pasch entered into the agreement Hoss's was of the belief that this had been previously subdivided. No action was taken on that. The purpose of this plan is to subdivide the unit and develop a portion so that Mr. Pasch can take title to it and then file a land development plan for the balance. Mr. Stahlman indicated that Mr. Pasch has agreed to post security for the construction of this future street as part of this subdivision. That dollar amount was determined when it was submitted for consideration. Mr. Stahlman noted that Mr. Pasch has completed the boundary survey, topographic survey, as well as a wetlands delineation and an environmental study. Mr. Stahlman also noted a special exception request was granted by the Zoning Hearing Board for the development of the tract.

Mr. Stahlman stated that Hoss's has indicated there is a 54-ft. wide right-of-way that comes in to this portion and Mr. Pasch has agreed to continue this street to Eastern Blvd.

Discussion was held regarding the need for an analysis of the impervious coverage for Hoss's to make sure they have enough area for lot coverage. The Planning Commission agreed this would need to be resolved before the final subdivision.

4. ACTION ITEMS:

A. SD-05-06 Leon & Donalene Denlinger

John Runge, Gordon L. Brown & Assocs.

Ms. Belen reported that currently the site is divided by Deininger Road. Lot 3 is on the north side of the road and consists of a dwelling and is presently served by public sewer. Lot 5 is on the south side of the road and currently has no proposed use. The applicant is requesting to have Lot 5 removed from the

house lot. The plan was previously presented as a Briefing Item. Staff recommends the following waivers and modifications:

- Waiver of SALDO §305 - Preliminary Plan - This is a one-lot subdivision
- Waiver of SALDO §403 - Streets and Aprons - Staff supports this waiver to allow Mr. Denlinger's existing driveway to remain as it is. Any new driveway associated with construction on the newly divided lot will require the driveway to be constructed to Township Zoning and specification standards.
- Modification of SALDO §407 - Curbs and Gutters, §412 - Street Lighting, §408.1 Sidewalks and §502.3 Road widening - Staff recommends a note on the plan stating that upon six months notice from the Township, the applicant will install curbs and gutters, street lighting, sidewalks and widen roadway to Township standards.
- Modification of SALDO §406 - Storm Drainage - Staff recommends a note on the plan that storm water must be addressed prior to obtaining a building permit.
- Modification of SALDO §411 - Landscaping and Buffer Yards - Staff recommends a note on the plan that the existing trees used for buffering on the western portion of the site cannot be removed and must remain as a buffer yard.

Staff recommends denial of the following waiver request:

- Waiver of SALDO §308 - Feasibility Report on Sewer and Water Facilities - The Feasibility Report must be completed.

Staff recommends approval of the plan with the following conditions:

- Showing the location of permanent reference monuments on the plan. Proposed monumentation to be set as concrete monument in accordance to Township Standards,
- Submitting a feasibility study on sewer and water facilities for the tract,
- Bringing the sanitary sewer which would service the site into conformance with Township Standards - necessary sewer repairs must be completed,
- Modifying notes on the plan to accurately reflect waivers and modifications granted,
- Obtaining an address from the Springettsbury Township Fire Department
- Posting financial security in an amount approved by the Township engineer and an inspection escrow in the amount of 10% of the financial security.

Mr. Runge reviewed the plan, confirming that it was a two-lot subdivision plan to create a building lot on the opposite side of the roadway. Mr. Denlinger wants to separate his personal residence from the property across the street. Mr. Runge asked for clarification in regards to the water and sewer feasibility report. It was noted the reason for it is because at this time the issue is that the sewer is available to the site however, it has not yet been dedicated over. It was noted that the public sewer was extended up the road and there was a discussion of what path to take. There is no public sewer line there yet until they dedicate that segment of the line to the Township which is currently bonded. It was noted the terminal manhole on Lot 5 is on the opposite side of the road on Mr. Denlinger's property, which when repaired will serve all the surrounding properties.

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 TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF SD-05-06 LEON AND DONALENE DENLINGER WITH THE FOLLOWING WAIVERS:

- **WAIVER OF SALDO §305 - PRELIMINARY PLAN**
- **WAIVER OF SALDO §403 - STREETS AND APRONS**
- **MODIFICATION OF SALDO §407 - CURBS AND GUTTERS, §412 - STREET LIGHTING, §408.1 SIDEWALKS AND §502.3 ROAD WIDENING - BASED ON THE SIX MONTHS NOTICE FROM THE TOWNSHIP, THE APPLICANT WILL INSTALL CURBS AND GUTTERS, STREET LIGHTING, SIDEWALKS AND WIDEN ROADWAY TO TOWNSHIP STANDARDS.**

- **MODIFICATION OF SALDO §406 - STORM DRAINAGE - NOTE ON THE PLAN THAT STORM WATER MUST BE ADDRESSED PRIOR TO OBTAINING A BUILDING PERMIT.**
- **MODIFICATION OF SALDO §411 - LANDSCAPING AND BUFFER YARDS - NOTE ON THE PLAN THAT THE EXISTING TREES USED FOR BUFFERING ON THE WESTERN PORTION OF THE SITE CANNOT BE REMOVED AND MUST REMAIN AS A BUFFER YARD.**
- **RECOMMEND DENIAL OF WAIVER OF SALDO §308 - FEASIBILITY REPORT ON SEWER AND WATER FACILITIES - THE FEASIBILITY REPORT MUST BE COMPLETED.**

SECONDED BY MR. STETS. MOTION UNANIMOUSLY CARRIED.

MR. ROBERTSON MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF SD-05-06 LEON AND DONALENE DENLINGER WITH THE FOLLOWING CONDITIONS:

- **SHOWING THE LOCATION OF PERMANENT REFERENCE MONUMENTS ON THE PLAN. PROPOSED MONUMENTATION TO BE SET AS CONCRETE MONUMENT IN ACCORDANCE TO TOWNSHIP STANDARDS,**
- **SUBMITTING A FEASIBILITY STUDY ON SEWER AND WATER FACILITIES FOR THE TRACT,**
- **BRINGING THE SANITARY SEWER WHICH WOULD SERVICE THE SITE INTO CONFORMANCE WITH TOWNSHIP STANDARDS. NECESSARY SEWER REPAIRS MUST BE COMPLETED,**
- **MODIFYING NOTES ON THE PLAN TO ACCURATELY REFLECT WAIVERS AND MODIFICATIONS GRANTED,**
- **OBTAINING AN ADDRESS FROM THE SPRINGETTSBURY TOWNSHIP FIRE DEPARTMENT,**
- **POSTING FINANCIAL SECURITY IN AN AMOUNT APPROVED BY THE TOWNSHIP ENGINEER AND AN INSPECTION ESCROW IN THE AMOUNT OF 10% OF THE FINANCIAL SECURITY,**

SECONDED BY MR. STETS. MOTION UNANIMOUSLY CARRIED.

B. SD-05-08 Orchard Hills Phase 4

Jim Holley, James Holley & Assocs., Consulting Engineers

Ms. Belen stated that the purpose of the plan is to subdivide the existing 12.18 acres lot into nineteen single family detached housing units. The current site is vacant with grass and tree cover. The plan was received on June 30, 2005 and is a final stage plan and phase four for the overall subdivision plan.

The plan was previously presented as a Briefing item. Staff recommends approval of the following waiver:

- Waiver of SALDO §305.2.s - Existing streets within 400 feet - The applicant included a map on the cover sheet of the plan that shows surrounding streets. Staff feels this is sufficient.

Staff recommends approval of the plan with the following conditions:

- Establishing a drainage easement for the drainage way located along the north, east and west boundaries of the site.
- Providing a financial security in an amount approved by the Township Engineer and an inspection escrow in the amount of 10% of the financial security.

Mr. Holley indicated the conditions were acceptable to the applicant.

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

MR. STETS MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF SD-05-08 ORCHARD HILLS PHASE 4 WITH THE FOLLOWING WAIVER:

- **WAIVER OF SALDO §305.2.S - EXISTING STREETS WITHIN 400 FEET.**

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

MR. STETS MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF SD-05-08 ORCHARD HILLS PHASE 4 WITH THE FOLLOWING CONDITIONS:

- **ESTABLISHING A DRAINAGE EASEMENT FOR THE DRAINAGE WAY LOCATED ALONG THE NORTH, EAST AND WEST BOUNDARIES OF THE SITE.**
- **PROVIDING A FINANCIAL SECURITY IN AN AMOUNT APPROVED BY THE TOWNSHIP ENGINEER AND AN INSPECTION ESCROW IN THE AMOUNT OF 10% OF THE FINANCIAL SECURITY.**

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

C. LD-05-10 Members 1st Federal Credit Union

Aaron Navarro, J. Michael Brill & Assoc. Consulting Engineers

Ms. Belen indicated the purpose of this land development plan is to relocate the existing member's federal credit union in the proposed location. The current location is to the south of the proposed site. The new site would consist of a 3,452.67 square foot building as well as associated parking and utilities. Currently the subject tract is vacant. The plan was previously presented as a Briefing item.

Staff recommends approval of the following waivers:

- Waiver of SALDO §22-304 - Preliminary Plan Procedure - Staff has no objection because the plan includes one lot and proposed improvements
- Waiver of SALDO §26-107.1 - Stormwater Management Side Slopes, to allow a slope of 3:1 - Staff has no objection.

Staff recommends approval of the plan with the following conditions:

- Providing a letter of adequacy from the York County Conservation District for Erosion and Sedimentation Control,
- Providing a Developer's Agreement for traffic improvements,
- Providing a financial security in an amount approved by the Township Engineer and an inspection escrow in the amount of 10% of the financial security,
- Providing an agreement for grading easement,
- Obtaining an address from the Springettsbury Township Fire Department.

Mr. Navarro stated Members 1st is currently located in the shopping center where Gabriel Brothers. They are leasing the lot and they would like to purchase and relocate to the corner of Mt. Rose Avenue/ Greensprings Road with full access off Greensprings Road. The proposed building will be 3500 sq. ft. He noted they have received comments from the County and Township Staff and do not disagree with any of those comments.

Discussion was held regarding all the trees recently cut down on Bridlewood Way. Mr. Navarro indicated he was unaware of why that had occurred. The lot is owned by Jara Group Partnership.

Discussion was held regarding traffic considerations. Mr. Navarro stated they discussed with the Township Staff the suggestion for a center island down Mt. Rose Avenue, which he indicated on the plan. Mr. Navarro stated that Members 1st will be doing a Developer's Agreement with the Township to provide a center island or whatever improvements PennDOT would suggest. He noted they are in the

process of meeting with PennDOT and the project managers of the expansion for Mt. Rose Avenue to determine the best solution.

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 TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF LD-05-10 MEMBERS FIRST FEDERAL CREDIT UNION WITH THE FOLLOWING WAIVERS:

- **WAIVER OF SALDO §22-304 - PRELIMINARY PLAN PROCEDURE**
 - **MODIFICATION WAIVER OF SALDO §26-107.1 - STORMWATER MANAGEMENT SIDE SLOPES, TO ALLOW A SLOPE OF 3:1**
- SECONDED BY MR. STETS. MOTION UNANIMOUSLY APPROVED.**

MR. ROBERTSON MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF LD-05-10 MEMBERS FIRST FEDERAL CREDIT UNION WITH THE FOLLOWING CONDITIONS:

- **PROVIDING A LETTER OF ADEQUACY FROM THE YORK COUNTY CONSERVATION DISTRICT FOR EROSION AND SEDIMENTATION CONTROL,**
 - **PROVIDING A DEVELOPER'S AGREEMENT FOR TRAFFIC IMPROVEMENTS,**
 - **PROVIDING A FINANCIAL SECURITY IN AN AMOUNT APPROVED BY THE TOWNSHIP ENGINEER AND AN INSPECTION ESCROW IN THE AMOUNT OF 10% OF THE FINANCIAL SECURITY,**
 - **PROVIDING AN AGREEMENT FOR GRADING EASEMENT,**
 - **OBTAINING AN ADDRESS FROM THE SPRINGETTSBURY TOWNSHIP FIRE DEPARTMENT.**
- SECONDED BY MR. STETS. MOTION UNANIMOUSLY CARRIED.**

5. **BRIEFING ITEMS:** There were no Briefing Items for discussion.

6. **VARIANCES AND SPECIAL EXCEPTIONS:** There were none for discussion.

7. **OLD BUSINESS:** There was no Old Business for discussion.

9. **NEW BUSINESS:**

A. **Comprehensive Plan Report**

Mr. Maciejewski reported there was no meeting in July.

10. **ADJOURNMENT:**

Chairman Maciejewski adjourned the meeting at 7:10 p.m.

Respectfully submitted,

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
JULY 21, 2005**

MEMBERS: Alan Maciejewski Present
Mark Robertson Present
Randy Meyerhoff Present
Mark Swomley Present

ALSO PRESENT: Erika Belen, Community Development Coordinator
John Luciani, First Capital Engineering
Stacey MacNeal, Solicitor
Susan Sipe, Stenographer

NOT PRESENT: Larry Stets
Jim Baugh

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 16, 2005

MR. MEYERHOFF MOVED FOR APPROVAL OF THE MEETING MINUTES OF JUNE 16, 2005 AS PRESENTED. MR. SWOMLEY SECONDED. MOTION UNANIMOUSLY CARRIED.

3. ACCEPTANCE ITEMS

A. SD-05-06 Denlinger Final Subdivision

John Runge, Gordon L. Brown & Assocs.

Ms. Belen reported that currently the site is divided by Deininger Road. Lot 3 is on the north side of the road and consists of a dwelling and is presently served by public sewer. Lot 5 is on the south side of the road and currently has no proposed use. The applicant is requesting to have Lot 5 removed from the house lot. Staff recommends the application be accepted as duly filed by the Planning Commission and the plan be moved to a Briefing item. The applicant is requesting the following waivers:

- Waiver of SALDO §308 - Feasibility Report on Sewer and Water Facilities
- Waiver of SALDO §406 - Storm Drainage
- Waiver of SALDO §411 - Landscaping and Buffer Yards
- Waiver of SALDO §305 - Preliminary Plan
- Waiver of SALDO §403 - Streets and Aprons
- Waiver of SALDO §407 - Curbs and Gutters
- Waiver of SALDO §409 - Street Names and Name Signs
- Waiver of SALDO §412 - Street Lights

The following items are outstanding, but the applicant may wish to request waivers or modifications for the items:

§502.c - Proposed Street System, General Standards road widening
§408.1 - Sidewalks

MOTION WAS MADE BY MR. MEYERHOFF TO ACCEPT PLAN SD-05-06 AS DULY FILED AND MOVED TO A BRIEFING ITEM. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

Mr. Runge noted that the major issues under General Comments deal with sanitary sewer issues on a sewer line that was put in from a previous subdivision across the street. After meeting with Staff, he indicated they have reached a conclusion on remedying that situation.

In regards to the restoration issue, Mr. Runge indicated they met in the field with the contractor and will proceed with the scheduling to have that work completed prior to the plan moving forward.

Mr. Runge reviewed the status of the items on the Comments Tracking Sheet.

Discussion was held regarding the situation with the sewer. Mr. Runge stated the terminal manhole which is on the south side of Deininger Road and backs up to Mr. Denlinger's lateral, has a section of pipe which appears through TV inspection to have debris in the line and there are several low spots. Upon viewing the videotape it was decided to hire a subcontractor to come in to flush the line, remove debris and re-flush. Then TV the line again and have Public Works and the Township Engineer view the videotape and make a decision as to whether the line is acceptable and if there is actually a dip in the line.

B. SD-05-07 York Business Center

Attorney Robert Katherman, Representing York Butterfly, LLC
Robert Brazzler, Principal of York Butterfly, LLC
Tim Beaver, Nutec Designs

Ms. Belen stated that the applicant proposes to divide two new lots from the former Caterpillar site for future commercial uses. The new lots, Lots 3 and 4 are located on the east side of Memory Lane. The plan is being presented as an Acceptance item. Most of the outstanding items are not major items and the applicant and Staff have agreed to a resolution on most. Staff has met with the applicant numerous times to discuss issues associated with the plan and at this point because of the complexity and scale of this plan, Staff would like to see this plan moved to a Briefing Item. If the Planning Commission has comments in addition to the staff comments, the applicant can address these items at the same time.

The applicant has granted the Township an extra month so the plan can be a Briefing Item this month to allow the applicant to gain input from the Planning Commission and then address any concerns that may arise from the briefing. The applicant is requesting several waivers for the plan. The Planning Commission's position on the waivers will also allow the applicant to make necessary changes to the plan.

The applicant is requesting the following waivers:

- Waiver of SALDO §304/305.1 Preliminary Plan
- Waiver of SALDO §305.2P names of owners of adjacent land, the names of proposed or existing land developments and the locations and dimensions of any streets or easements shown thereon which abut the land to be developed
- Waiver of SALDO §305.2R - All existing buildings, sewers, water mains, culverts, petroleum lines, telephone and electrical lines, gas lines, fire hydrants, and other significant manmade features. Provide how features were identified, i.e., aerial photos or survey and the date.
- Waiver of SALDO §305.2S All existing streets on, adjacent to or within 400 feet of any part of the tract, including name, right-of-way width and cartway width.

- Waiver of SALDO §305.3E A drawing of all present and proposed grades and facilities for stormwater drainage and supporting calculations.. The applicant requests to delay this until Land Development.
- Waiver of SALDO §305.3F Description of all landscaping buffer yards proposed and their compliance with the requirements for Lot 1. The applicant requests to delay this further under land development of Lot 1.
- Waiver of SALDO §307.1H The location map should be at a scale of not less than 2000 feet to the inch, and the complete street layout shall be provided at a scale of 1 inch equals 800 feet.
- Waiver of SALDO §307.2A Profiles of streets showing grades at a minimum scale of 40 feet horizontal and 4 feet vertical. Plan shall show access drive on Northern Way to meet these requirements.
- Waiver of SALDO §307.2B Cross sections of streets showing the width of right-of-way, width of cartway, location and width of sidewalks and location and size of utility mains for Concord Road and Memory Lane
- Waiver of SALDO §309.B Wetlands - all plans shall have a wetlands identification and/or delineation performed.
- Waiver of SALDO §407.1 Curbs shall be installed on both sides of all streets in subdivisions and land developments as herein specified. Curbs and gutters shall be constructed within the street right-of-way according to Township specifications. Curbs and gutters shall be installed on Concord Road.
- Waiver of SALDO §408.1 Sidewalks shall be installed on both sides of all streets in subdivision and land development.

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

MOTION WAS MADE BY MR. ROBERTSON TO ACCEPT PLAN SD-05-07 AS DULY FILED AND MOVED TO A BRIEFING ITEM. SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

Mr. Katherman stated this subdivision presents unusual circumstances because of the size of the lot, which is approximately a mile long.

Mr. Katherman reviewed the comments on the Comments Tracking Sheet. Mr. Beaver stated that in regards to #3 the names of owners of adjacent lands are on the plan. They will not require a waiver, and will provide that information.

Mr. Katherman noted that the main road leading in off of Memory Lane into the Caterpillar site is wider than Township Ordinance requires and has rolled curbs rather than perpendicular curbs. They are requesting a waiver to leave the road wider than the requirement and have rolled curbs rather than perpendicular.

Discussion was held regarding the following issues:

- Infrastructure and improvement costs
- Landscaping - where and how much
- Outstanding issue of Concord Road
- Impact from railroad
- Results of traffic study recommends that Memory Lane be widened and it is the developer's intent to adhere to that recommendation.

C. SD-05-08 Orchard Hills Phase 4

Jim Barnes, James R. Holley & Assoc.

Ms. Belen stated that the purpose of the plan is to subdivide the existing 12.18 acres lot into nineteen single family detached housing units. The current site is vacant with grass and tree cover. The plan was received on June 30, 2005 and is a final stage plan and phase four for the overall subdivision plan.

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

The following waiver is being requested by the applicant:

- Waiver of SALDO §305.a - Existing streets within 400 feet - It should be noted that the applicant is actually seeking a waiver of SALDO §305.2.s which states that all existing streets on, adjacent to or within 400 ft. of any part of the tract, including name, right-of-way width and cartway width shall be specified in the preliminary plan. The applicant is recommended to revise their waiver request.

Mr. Barnes stated this is the last phase of Orchard Hills. He received Staff's comments. The outstanding issues will be taken care on the next resubmission to Staff on Monday.

MOTION WAS MADE BY MR. SWOMLEY TO ACCEPT PLAN SD-05-08 CONEWAGO CONTRACTORS, AS DULY FILED AND MOVED TO A BRIEFING ITEM. SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY CARRIED.

D. LD-05-10 Member's First Federal Credit Union

Eric Navarro, J. Michael Brill & Assocs.

Ms. Belen indicated the purpose of this land development plan is to relocate the existing Member's First Federal Credit Union in the proposed location. The current location is to the south of the proposed site. The new site would consist of a 3,452.67 square foot building as well as associated parking and utilities. Currently the subject tract is vacant. Staff recommends this application be accepted as duly filed by the Planning Commission and the plan be moved to a Briefing Item. The following waivers are being requested by the applicant:

- Waiver of SALDO §22-304 - Preliminary Plan Procedure
- Waiver of SALDO w26-107.1 - Stormwater Management Side Slopes - The maximum permitted side slopes for detention or retention basins shall be 4 horizontal to 1 vertical (4:1). The applicant is requesting a 2:1 ratio stating that the soils in the area possess characteristics that would easily allow for the proposed ratio.

Mr. Navarro stated they have resolved most of the comments by Staff, except three items pertaining to traffic. Traffic consultant Suzanne Hopler from Trans Associates was present to answer any questions pertaining to the traffic issues along Mt. Rose Avenue.

MOTION WAS MADE BY MR. ROBERTSON TO ACCEPT PLAN LD-05-10 MEMBER'S FIRST F.C.U. AS DULY FILED AND MOVED TO A BRIEFING ITEM. SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

Mr. Navarro indicated that when the applicant was considering possible upgrades of the existing building, it was determined to be more cost effective to relocate and build a new building along Mt. Rose Avenue.

Issues discussed included:

- Traffic and access onto Mt. Rose Avenue.

Ms. Belen noted that the official County comments had not yet been received.

Mr. Navarro requested action on the plan. Mr. Maciejewski stated that was not possible since the County comments were not presented, and the engineering evaluation on the traffic study was not received.

4. ACTION ITEMS

A. LD-05-06 - York Town Center

Charlie Courtney, Representing High Associates

Ken Hornbeck, Director of Development Services, High Real Estate Group

Doug Parkins , Civil Engineer, Rettew Engineers

Ms. Belen reported that High Associates, Ltd. proposes to redevelop the Bon Ton Department Store's distribution center located along Mt. Zion Road between Concord Road and Route 30. The property is located in the Flexible Development District. High proposes a retail shopping center. The plan was previously presented as a briefing item.

High Associates requests the following variances and special exception:

- Variance from 1901.5, Parking facilities required by land use, Commercial, Public, Institutional, Industrial,
- Variance from §1903.19 landscaping islands installed at every 10 contiguous spaces,
- Temporary variance from §1706.12.G. landscape strips installed along common lot lines,
- Special Exception pursuant to §1903.3 to permit parking spaces on a lot other than that containing the principal use.

The Zoning Hearing Board granted the variances and special exceptions at their meeting on April 7, 2005.

At the Planning Commission meeting of June 16, 2005, the following waivers and modifications were recommended to the Board of Supervisors:

- Waiver of SALDO §304 & §305.2 Preliminary Plan.
- Waiver of SW §106.B to allow 4.11 CFS for TD-3, 6.41 CFS for I-6 and 7.64 CFS for I-8.
- Waiver of SW §107.G to allow 0% basin bottom slope.
- Waiver of §107.H maximum basin depth to allow a depth of 7.5'.
- Waiver of §107.I maximum 4:1 basin side slope to allow a side slope of 3:1.
- Modification of SALDO §408.1 Sidewalks along Mt. Zion Road in the form of a note on the plan that the required sidewalk will be provided within six month written notice from the Township.
- Modification of SALDO §502.9.C.4 to allow an access drive to be closer than 20 feet to the adjoining property line based on written agreement from the adjoining property owner.
- Modification of §305.2.AA to not show signage on the plans.
- Modification of SALDO §411 Landscaping and architectural treatment should be provided along the eastern and northern side of the site.

Staff recommends approval of the plan with the following conditions:

- Providing a letter of adequacy from the York County Conservation District for Erosion and Sedimentation Control.
- Providing a financial security for public improvements in an amount approved by the Township Engineer.
- Providing a Highway Occupancy Permit for modifications to State Route 24.

- If there is critical change resulting from the proposed development, the applicant shall, at the applicant's expense, make improvements to substantially eliminate the critical change and contribute funds to the Township to enable the Township to make such improvements.
- Providing details on the location, nature and extent of proposed improvements to assure sufficient roadway capacity and adequate operating levels. Preliminary cost estimates, timing, and likelihood of implementation shall be included. Include a cost estimate and funding strategy for traffic signal and other improvements.
- Showing crowns on cartways, including Concord Road.
- Showing landscaping in accordance with the modification recommended by the Planning Commission and with approval of Township staff.

Mr. Courtney stated at the last meeting the Planning Commission suggested that some additional landscaping be provided along Mt. Zion Road to buffer the backs of the building. Mr. Courtney indicated they have added them where possible, excluding areas such as easements and existing utilities. He noted one concern was at the Route 30 off-ramp where some existing vegetation might be thinner than in other areas. He noted it was their intention to leave the existing vegetation that is there in the right-of-way and on their site behind the shops, but plan to take down the vegetation corridor to the inside and fronts of the building which have the front doors.

Discussion was held as to how far back they propose to cut the vegetation coming off the ramp on Rt. 30. Mr. Maciejewski indicated that it was not the Planning Commission's understanding that all vegetation would be eliminated from a certain point on Route 30 westward down to the ground. But that the idea was to maintain the existing tree line and fill in the gaps with other vegetation.

Mr. Courtney stated upon discussion at Staff meeting they made it clear it was their intent to open a view corridor from Rt. 30 because they felt it is not only critical for success of the project, but also because the retailer on the end is choosing that location for greatest visibility from Route 30.

Mr. Courtney clarified they will be asking for permission from PennDOT to create the new corridor, since it is within PennDOT's right-of-way.

Mr. Maciejewski stated that there was never a discussion about PennDOT's trees being cut down along the off ramp of Route 30 to the highway, and that this presents a new issue.

Mr. Courtney was questioned as to whether there was a letter from PennDOT stating that the applicant would be permitted to take down the trees. Mr. Courtney indicated they do not have such a letter, but were assuming that the Commission understood their plan that this area would be cleared so the shopping center has clearer visibility.

Ms. Belen stated that Staff had reviewed the architectural elevations and found them to be satisfactory, since one of the issues was concerning modification for the buffer yard along the rear to ensure that it would be attractive.

Mr. Maciejewski asked Ms. Belen to make sure the modification is worded to determine where the plantings will begin and end, and that it directly refers to landscaping and architectural treatment. This was a condition for action this evening so that it is shown on the plan.

It was noted that the waiver would not need to be modified, since it is acceptable as it is to be presented to the Board of Supervisors.

Mr. Courtney noted that they met with the County and Staff to review the County comments.

Mr. Courtney stated that the exhibit shown is part of the resubmitted land development plans which indicate the type of plantings proposed and where they will be located. However, it doesn't reflect the section they are hoping to remove.

Mr. Luciani introduced three members of the York County Planning Commission:

Jeff Reibert, Senior Transportation Planner, Will Clark and Mike Shaffer, Current Municipal Planning

County comments:

Traffic concerns included Mt. Zion Road, Concord Road, and the off ramp to Route 30 both eastbound/westbound in relation to Whiteford Road. Initial concerns included how to exit Route 30 coming from the west end of town, without making any change to the intersection and not significantly widening Mt. Zion. Discussed changing lanes. There is concern about the cross over traffic to Concord Road and the fact that they are going to be cutting Davies Drive through to Market Street, which will force more traffic down onto Concord Road coming off of 30 now trying to cross over in that gap from the light at Rt. 30 and Mt. Zion to the light at Concord Road. The other concern is Concord Road and how to handle the intersection at Concord Road and Mt. Zion. Also some additional comments going back to Northern Way and Market Street. They have now made an addendum to the traffic study as was requested to deal with the problem that is created which is the other western alternative into Concord Road as it relates to the layout of the site, pedestrian and internalization of traffic.

Mr. Clark stated the plan should not be approved until the project is let for construction in 2009 according to the long range transportation plan. He provided background on the Concord Road extension project and where it is headed.

Mr. Shaffer discussed the issue regarding the site design of the development, as it relates to pedestrian access to and from the buildings on either side of the site. They are looking at another way to design the site to enhance pedestrian circulation among the buildings, to cut down on the amount of traffic that is traveling around the site, called internalization trips. They came up with two different proposals which are noted in the County review comments.

The first proposal is to move the two buildings closer to the main access drive to have pedestrian access to all the buildings and pedestrians would not have to cross the parking lot to get from one store to another. The parking would be behind the buildings and pedestrian accesses would be from the parking lot to the main site access drive.

The other proposal is to design a mall effect and have parking around the buildings that are joined.

Another County issue was the main site access intersection with Concord Road, to consider alternative methods to control traffic to and from the site. A traffic signal is proposed presently but they also considered the possibility of a round about in an effort to better control traffic to and from the site. One of the reason for recommending the roundabout is Concord Road was programmed by the NPO as a reliever route to Market Street. By adding signals and creating more delay the alternative route may not be as useful as an alternate to Market Street. They are looking to find a project that would relive some of that congestion.

Mr. Dan Thornton, DRG, stated that the developer would prefer to go with the signal, since a roundabout requires a larger area for turning radius of trucks that are going to be on Concord road as well as accommodating the one lane.

Mr. Shaffer stated the last comment is regarding several intersections - Northern Way and Market Street, as well as Memory Lane and Industrial Highway. One intersection was included in the supplemental traffic impact study. They had several comments one being a cosmetic change on Page 12 Figure 7. The trip distribution for the southbound traffic should be 66 rather than 76 and also the study recommended a double left turn lane be installed for the west approach which is the eastbound traffic movement for Market Street at Northern Way. However, due to intersectional alignment and also the closest of buildings to the road it would be very difficult and expensive to install a double left turn lane. It was suggested that possibly some funding could be put in escrow for future improvements if something could be resolved at that intersection. They also looked at the possibility of being able to provide an extra

turning lane within the existing right-of-way with a possibility to make the left through lane a shared lane for left turns and through movements for the eastbound traffic movement on Market Street at Northern Way, which would eliminate additional right of ways required to make that improvement. This would have to be discussed with PennDOT.

Discussion was held regarding the extension of Concord Road. Mr. Courtney stated that as they proposed in their outline presented at the last meeting is that their project assumes that the Concord Road extension that it will be done. The variables are the resolution with the railroad company and obtaining PUC approval. Mr. Courtney stated if there is no NPO funding then because it is a critical assumption to their project, they propose to complete that construction. He noted the development agreement will address those issues.

Mr. Courtney further stated that they understand that obtaining approval from PUC is a risk from their perspective and they are not going to begin construction unless they know Concord Road is legally capable of being done.

Discussion was held as to possibly adding that as a condition upon the approval by PUC and Norfolk-Southern.

Mr. Courtney was in agreement as long as they can move forward to record the plan in order to get tenants on board in order that they can move forward. The assumption for this project and an obligation development agreement will be construction of this Concord Road extension.

Attorney MacNeal indicated that there should be no reason to hold up their initial recording of plan and work on the site. She emphasized that a Certificate of Occupancy would not be issued without Concord Road being extended. Also no building permit would be issued unless it is legally possible for the Concord Road extension to be constructed with PUC approval.

Mr. Courtney confirmed they will be providing the development agreement to the Township prior to the Supervisor's meeting, which will be reviewed by Attorney MacNeal.

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 TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF REVISED LD 05-06 YORK TOWN CENTER WITH THE FOLLOWING CONDITIONS:

- **PROVIDING A DEVELOPER'S AGREEMENT**
- **OBTAINING NORFOLK-SOUTHERN AND PUC APPROVAL PRIOR TO BUILDING PERMIT**
- **EVALUATION OF INTERNALIZATION STUDY RECOMMENDED BY THE YORK COUNTY PLANNING COMMISSION**
- **PROVIDING A LETTER OF ADEQUACY FROM THE YORK COUNTY CONSERVATION DISTRICT FOR EROSION AND SEDIMENTATION CONTROL,**
- **PROVIDING A FINANCIAL SECURITY FOR PUBLIC IMPROVEMENTS IN AN AMOUNT APPROVED BY THE TOWNSHIP ENGINEER**
- **PROVIDING A HIGHWAY OCCUPANCY PERMIT FOR MODIFICATIONS TO STATE ROUTE 24**
- **IF THERE IS CRITICAL CHANGE RESULTING FROM THE PROPOSED DEVELOPMENT, THE APPLICANT SHALL, AT THE APPLICANT'S EXPENSE, MAKE IMPROVEMENTS TO SUBSTANTIALLY ELIMINATE THE CRITICAL CHANGE AND CONTRIBUTE FUNDS TO THE TOWNSHIP TO ENABLE THE TOWNSHIP TO MAKE SUCH IMPROVEMENTS.**

- **PROVIDING DETAILS ON THE LOCATION, NATURE AND EXTENT OF PROPOSED IMPROVEMENTS TO ASSURE SUFFICIENT ROADWAY CAPACITY AND ADEQUATE OPERATING LEVELS. PRELIMINARY COST ESTIMATES, TIMING, AND LIKELIHOOD OF IMPLEMENTATION SHALL BE INCLUDED. INCLUDE A COST ESTIMATE AND FUNDING STRATEGY FOR TRAFFIC SIGNAL AND OTHER IMPROVEMENTS.**
- **SHOWING CROWNS ON CARTWAYS, INCLUDING CONCORD ROAD.**
- **SHOWING LANDSCAPING IN ACCORDANCE WITH THE MODIFICATION RECOMMENDED BY THE PLANNING COMMISSION AND WITH APPROVAL OF TOWNSHIP STAFF.**

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY PASSED.

5. Briefing Items - None

6. Sketch Briefings - None

7. Variances and Special Exceptions

A. Z-05-13 York Town Center

Ms. Belen reported that the applicant is seeking a recommendation from the Planning Commission on their variance request before it goes before the Zoning Hearing Board in August. They are requesting the following variances:

- Variance from §1801.1 G, Attached Business Signs, and
- Variance from §1801.1.F, Freestanding Business Signs

The ordinance allows one attached sign for each 1 foot of building frontage for tenants in a shopping center. If desired, the tenant may choose to split its total allowed area for signs into 2 signs. The ordinance allows for tenants to have flexibility in how they choose to allocate their signage.

The lineal frontage for Building A and Building B in the York Town Center has a combined lineal footage of 1,772 feet. The applicant is proposing 1660 square feet of signs for Building A and 1822 square feet of signs for Building B. The total area for signs that the applicant is requesting is nearly two times the amount of signage permitted by the ordinance. In addition, for the end tenant in Building B, the applicant is requesting an increase in the area of the signs that is over 3 times the amount of maximum signage permitted for an individual tenant and is requesting to divide it between 3 signs instead of the typical 2 signs.

The ordinance allows two freestanding signs per shopping center at an area of 32 sq. feet each. An increase in size is allowed for increased sign setbacks. The maximum size is 125-sq. ft. with a maximum height of 25 feet. In order to gain the size and height setbacks in compliance with the ordinance the applicant's freestanding signs would need to be 41 feet from the street right of ways.

The applicant proposes over 300 sq. ft. of freestanding signage for each of the two signs for the shopping center. This is more than double the maximum area of 236 sq. ft. per sign permitted under the ordinance. Further the applicant does not show on the proposed site plan where the signs would be located. Staff cannot support a variance for such a substantial increase in area while also not knowing where the desired location for the signs is.

Staff does not support the variance requests. In sign variances cases that staff has not opposed in the past, applicants have agreed to decreases in one area to try to gain increases in other areas. The applicant has not sought such an agreement in this case. Staff would also reference other major shopping centers in the area that have signs that are in compliance with the ordinance. The shopping centers have attractive signs that do not adversely affect the character of the Township.

Mr. Courtney stated they are seeking a recommendation from the Planning Commission prior to going before the Zoning Hearing Board, in order that they can anticipate signage requirements, prior to negotiating with potential and tentative tenants.

Discussion was held regarding the following items:

- Referred to the elevations
- Referred to the block of buildings and the retailers who are anticipated
- Referred to an exhibit which identified prototypical signage that the anticipated retailers require for brand identification that is consistent for their operation
- Reviewed a letter which was presented as an exhibit to the Planning Commission stating their opinion that the Signing Ordinance is somewhat limited as to what retail tenants are looking for today and is not very practical.
- Passed out two additional exhibits which presented scaled down elevation renderings that identified the linear footage of the frontages of every tenant building on both east and west buildings.
- Logo identification that is on Best Buys as to whether that is considered signage or part of the architecture of the building. Ms. Belen stated the way Staff interprets the ordinance and applies it to all sign requests is if the Best Buy yellow ticket is its own structure erected on that blue structure then just the yellow ticket is the sign. But if the yellow ticket is integrated with that blue structure at all then it is all sign. The same situation was applied to the Dick's sign. Mr. Courtney confirmed that is what their measurements are based upon.
- Visibility from the highway

It was suggested that prior to appearing before the Zoning Hearing Board, the applicant come to some agreement to determine their signing needs proportionally among their anchors in order that it not exceed allowed total square footage for signage. It was noted the Township would be more amenable to the situation of trading off square footage between tenants as a variance.

Discussion was held regarding pylon signing and suitability as to where to locate that signing on the site.

The plan was tabled for next month.

8. OLD BUSINESS - None

9. NEW BUSINESS

A. Comprehensive Plan Report

Mr. Maciejewski reported that the highlight of the meeting was a transportation improvement presentation given by both the Township as well as Mr. Jaskowitz from KSK.

ADJOURNMENT

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 9:40 P.M.

Respectfully submitted,

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
JUNE 16, 2005**

MEMBERS: Alan Maciejewski Present
Larry Stets Present
Randy Meyerhoff Present

ALSO PRESENT: James Baugh, Director of Community Development
Chris Beauregard, First Capital Engineering
Stacey MacNeal, Solicitor
Susan Sipe, Stenographer

NOT PRESENT: Mark Robertson
Mark Swomley

1. CALL TO ORDER:

A. Pledge of Allegiance

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

2. ACTION ON THE MINUTES:

A. MAY 19, 2005

MR. STETS MOVED FOR APPROVAL OF THE MEETING MINUTES OF MAY 19, 2005 AS AMENDED. MR. MEYERHOFF SECONDED. MOTION UNANIMOUSLY CARRIED.

3. ACCEPTANCE ITEMS:

- A. SD-05-05 Center Point Subdivision - withdrawn**
- B. LD-05-09 Center Point Subdivision - withdrawn**
- C. LD-05-07 Rocky Ridge County Park**

Anne Anderson, DEG
Tom Brant, York County Parks & Recreation

Mr. Baugh reported the property is currently used as a park. The site includes parking, trails, picnic facilities, restrooms and other associated uses. The applicant is requesting to install a new restroom facility to replace two outdated buildings, construct a new four-way intersection and two picnic pull-off areas. The plan is being presented as an acceptance item. Staff recommends this application be accepted as duly filed by the Planning Commission and the plan be moved to an Action Item. Staff recommends approval of the following waivers and modification:

- Waiver of SALDO §304/305.1 Preliminary Plan - Staff has no objection since this involves a small improvement.
- Waiver of SALDO§408.1 Sidewalks - Staff does not object because of the trail system that exists in the park.
- Waiver of SALDO §407.1 Curbs - Staff has no objection.
- Waiver of SALDO §307.2.B Cross-sections of streets showing the width of right of way, width of cartway, location and width of sidewalks and location and size of utility mains - Staff has no objection.

- Waiver of SALDO §307.2.A Profiles of streets showing grades at a minimum scale of 40 feet horizontal and 4 feet vertical - Staff has no objection.
- Waiver of SALDO §305.3.C Typical cross-sections and centerline profiles of each proposed street intersection for a distance of 50 feet past the end of each radii - Staff has no objection.
- Waiver of SALDO §305.2.N Proposed contours of vertical intervals of 5 feet where the slope is equal to or greater than 10% or intervals of 2 feet where the slope is less than 10% - Staff has no objection.
- Modification of §307.1.S the location of permanent reference monuments shown on the plan - Staff supports a modification to allow the applicant to provide 2 monuments.

Staff recommends approval of the plan with the following conditions:

- Providing a letter of adequacy from County Conservation District,
- Providing completed notarized statement of ownership,
- Providing the dated signature and seal of the surveyor and engineer responsible for the plan,
- Delineating or identifying wetlands and providing a letter from the PA Natural Diversity Inventory (PNDI) identifying any threatened or endangered species and their habitats on or near the site,
- Providing a storm water management plan at the time of building permits to mitigate any additional storm water.

Ms. Anderson provided an illustration of the entrance of Rocky Ridge Park at the end of Deininger Road, which also showed the existing parking area and pavilions. There are two outdated restroom facilities. This proposal is to take an area of the existing driveway for the new restroom facilities and create 4-way intersections. There would be a 4-way intersection and the paved area would be removed and replaced with vegetation. The other component of the plan is towards the back parking lot to create two areas with picnic tables and a pull up area with parking for two vehicles.

Discussion was held regarding adding impervious pavement in the pull up areas, since it was noted that the Ordinance states they must be paved. It was noted that at the time of applying for the building permit the park would propose a seepage pit at the locations of the pull-up, but not in the area of the restroom facilities. It was noted that alternative paving methods would be worked out with the Township Engineer.

MOTION WAS MADE BY MR. MEYERHOFF TO ACCEPT PLAN LD-05-07 ROCKY RIDGE COUNTY PARKS AS DULY FILED AND MOVED TO A BRIEFING ITEM. SECONDED BY MR. STETS. MOTION UNANIMOUSLY CARRIED.

Further discussion was held regarding the nature of the plan and its location within the park.

Mr. Beauregard stated that the modifications for the roads are relatively minor and because it is a natural environment, they can promote a natural runoff which would impede any water flow exiting the wooded areas which create a natural storm water management system.

The Planning Commission agreed that the plan be moved to an Action item.

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 TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF LD-05-07 ROCKY RIDGE COUNTY PARK WITH THE FOLLOWING WAIVERS AND MODIFICATION:

- **WAIVER OF SALDO §304/305.1 PRELIMINARY PLAN,**
- **WAIVER OF SALDO §408.1 SIDEWALKS,**
- **WAIVER OF SALDO §407.1 CURBS,**
- **WAIVER OF SALDO §307.2.B CROSS-SECTIONS OF STREETS SHOWING THE WIDTH OF RIGHT OF WAY, WIDTH OF CARTWAY, LOCATION AND WIDTH OF SIDEWALKS AND LOCATION AND SIZE OF UTILITY MAINS,**

- **WAIVER OF SALDO §307.2.A PROFILES OF STREETS SHOWING GRADES AT A MINIMUM SCALE OF 40 FEET HORIZONTAL AND 4 FEET VERTICAL,**
- **WAIVER OF SALDO §305.3.C TYPICAL CROSS-SECTIONS AND CENTERLINE PROFILES OF EACH PROPOSED STREET INTERSECTION FOR A DISTANCE OF 50 FEET PAST THE END OF EACH RADII,**
- **WAIVER OF SALDO §305.2.N PROPOSED CONTOURS OF VERTICAL INTERVALS OF 5 FEET WHERE THE SLOPE IS EQUAL TO OR GREATER THAN 10% OR INTERVALS OF 2 FEET WHERE THE SLOPE IS LESS THAN 10%,**
- **MODIFICATION OF §307.1.S ALLOW THE APPLICANT TO PROVIDE 2 MONUMENTS. SECONDED BY MR. STETS. MOTION UNANIMOUSLY CARRIED.**

MR. MEYERHOFF MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF LD-05-07 ROCKY RIDGE COUNTY PARK WITH THE FOLLOWING CONDITIONS:

- **PROVIDING A LETTER OF ADEQUACY FROM COUNTY CONSERVATION DISTRICT,**
- **PROVIDING COMPLETE NOTARIZED STATEMENT OF OWNERSHIP,**
- **PROVIDING THE DATED SIGNATURE AND SEAL OF THE SURVEYOR AND ENGINEER RESPONSIBLE FOR THE PLAN,**
- **DELINEATING OR IDENTIFYING WETLANDS AND PROVIDING A LETTER FROM THE PA NATURAL DIVERSITY INVENTORY (PNDI) IDENTIFYING ANY THREATENED OR ENDANGERED SPECIES AND THEIR HABITATS ON OR NEAR THE SITE,**
- **PROVIDING A STORM WATER MANAGEMENT PLAN AT THE TIME OF BUILDING PERMITS TO MITIGATE ANY ADDITIONAL STORM WATER, WITH THE RECOMMENDATION THAT THE IMPERVIOUS PLAN IS ACCEPTABLE TO THE TOWNSHIP ENGINEER.**

SECONDED BY MR. STETS. MOTION UNANIMOUSLY CARRIED.

4. ACTION ITEMS:

A. LD-05-04 Meadowlands Lot 3A Land Development

Paul Francis, LSC Design
Jeremy Frey, Robert Kinsley

Mr. Baugh stated this plan coincides with the Meadowland Subdivision that was presented previously and is the land development for lot 3A. A 3-store, 90,000 square foot corporate office building is proposed for the lot. Staff recommends approval of the following waivers:

- Waiver of SALDO §304/305.1 Preliminary Plan - Staff has no objection since this plan includes one building and associated parking.
- Waiver of SALDO §502, Proposed street system - The street will not be able to be extended because of Route 30 to the north. The applicant is seeking relief from constructing the cul-de-sac to township road standards. Staff does not object.
- Waiver of Storm Water Management §107.G, Minimum Bottom Slope - The applicant is requesting a slope of 0% because the applicant plans to use underground storm water controls. Staff has no objection.

Staff recommends approval of the plan with the following conditions:

- Clarifying appropriate sidewalk width by showing 5 feet instead of 4 feet width,
- Providing a financial security in an amount approved by the Township engineer according to the requirements outlined in Subdivision and Land Development Comment 4 on the Comments Tracking Sheet,
- Providing for storm water controls according to the requirements outlined in Storm Water Management Ordinance Comment 2 on the Comments Tracking Sheet,
- Verifying data for trips traveling westbound on Concord for other office buildings in the park that demonstrates 30% of the trip distribution by conducting sample traffic counts, showing details of the required road improvements in the site plan and traffic plan for eastbound turn lane and (§22.502.2) providing 40 feet minimum cartway width to meet desirable lane configuration.

- Providing a sanitary sewer connection for Lot 3B.

Mr. Francis reviewed the comments from the Comments Tracking Sheet:

Subdivision/land development ordinance:

#1 - They are requesting a waiver of preliminary plan. They agree to submit the plans in both Mylar and electronic medium.

#3 - Sidewalks - There was a wrong dimension on a sidewalk detail showing 4 feet on concrete walk detail. This will be changed to 5 feet.

#4 - They will post surety for all items shown and provide cost for signal timing as well. In regards to the culvert improvements (§22.309.F.5b), the Act 167 Plan that was recently done estimates replacement costs of \$150,000-\$200,000 and they have an alternate plan before DEP to see if they will be permitted to put in a replacement culvert. The existing culvert is a 10x5 reinforced concrete box culvert which has a service life remaining so they would like to supplement that with a 60" diameter pipe which is currently under consideration by DEP. Mr. Frey noted that they are not putting any water from the improved lot through the existing culvert. They are actually taking water away from this culvert. All water will come out below the culvert. He noted they are willing to pay a share of the culvert if at some point it needed to be improved.

It was noted that the plan is dependent upon what DEP rules in this situation. Mr. Beauregard indicated that if the DEP signs off on it then the Township Engineer would agree with it.

Under Zoning Ordinance, Mr. Francis noted they have resolved the Zoning Ordinance issue.

Stormwater Management Ordinance:

#1 Mr. Francis reiterated they are requesting a waiver of the bottom slope of the stormwater basin because they are putting an underground basin in and it would not work properly with a 4% slope, since all the water would run to the one end of it and the pipes must be flat in order for it to work correctly.

#2 A Chapter 105 Permit is required by DEP.

The following was discussed:

- Mr. Francis stated their position would be that it is an offsite improvement and it is the Township's responsibility. He noted they are willing to contribute a fair share towards improvements.
- How to determine fair share - up for negotiation .
- If DEP approves the replacement culvert the applicant will install the 60" pipe at their expense.
- A letter was submitted to Mr. Joel Sipe dated June 14 of which a copy was given to the Board.

Other discussion:

- The landscape plan was provided
- Photometric study was submitted with the original submittal which was carried through. A copy will be provided for Mr. Beauregard., since it was omitted on the recent submittal.

Discussion regarding the turning lane on Concord Road:

- Mr. Thornton of DRG provided a copy of the paving plan for the turning lane on Concord Road. He indicated the plan sketched out the left turn lane which showed the 100 ft. left turn lane The plan shows 2 - 12 ft. lanes on the outside and a 10 ft. lane for the left turn lane, which is acceptable according to the transportation guidelines.

Discussion was held regarding the Davies Drive extension, and the possibility of a signal light at Davies Drive and Mt. Zion Road.

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

MR. STETS MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF LD- 05-04 YORLAN ASSOCIATES WITH THE FOLLOWING WAIVERS:

- **WAIVER OF SALDO §304/305.1 PRELIMINARY PLAN,**
- **WAIVER OF SALDO §502, PROPOSED STREET SYSTEM,**
- **WAIVER OF STORM WATER MANAGEMENT §107.G, MINIMUM BOTTOM SLOPE TO 0%. SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY PASSED.**

MR. STETS MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF LD-05-04 YORLAN ASSOCIATES WITH THE FOLLOWING CONDITIONS:

- **APPROVAL OF LIGHTING PLAN BY THE TOWNSHIP ENGINEER,**
 - **CLARIFYING APPROPRIATE SIDEWALK WIDTH BY SHOWING 5 FEET INSTEAD OF 4 FEET WIDTH,**
 - **PROVIDING A FINANCIAL SECURITY IN AN AMOUNT APPROVED BY THE TOWNSHIP ENGINEER ACCORDING TO THE REQUIREMENTS OUTLINED IN SUBDIVISION AND LAND DEVELOPMENT COMMENT 4 ON THE COMMENTS TRACKING SHEET,**
 - **PROVIDING FOR STORM WATER CONTROLS ACCORDING TO THE REQUIREMENTS OUTLINED IN STORM WATER MANAGEMENT ORDINANCE COMMENT 2 ON THE COMMENTS TRACKING SHEET,**
 - **VERIFYING DATA FOR TRIPS TRAVELING WESTBOUND ON CONCORD ROAD FOR OTHER OFFICE BUILDINGS IN THE PARK THAT DEMONSTRATES 70% OF THE TRIP DISTRIBUTION, SHOWING DETAILS OF THE REQUIRED ROAD IMPROVEMENTS IN THE SITE PLAN AND TRAFFIC PLAN FOR EASTBOUND TURN LANE AND (§22.502.2) PROVIDING 40 FEET MINIMUM CARTWAY WIDTH TO MEET DESIRABLE LANE CONFIGURATION,**
 - **PROVIDING A SANITARY SEWER CONNECTION FOR LOT 3B.**
- SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY PASSED.**

5. BRIEFING ITEMS:

A. LD-05-06 - York Town Center

Charlie Courtney, Representing High Associates

Ken Hornbeck, Director of Development Services, High Real Estate Group

Doug Parkins , Civil Engineer, Rettew Engineers

Mr. Baugh reported that High Associates, Ltd. proposes to redevelop the Bon Ton Department Store's distribution center located along Mt. Zion Road between Concord Road and Route 30. The property is located in the Flexible Development District. High proposes a retail shopping center. The plan was presented as a briefing item. The applicant wishes to move the plan to an action item.

High is requesting the following variances and special exception:

- Variance from 1901.5, Parking facilities required by land use, Commercial, Public, Institutional, Industrial,
- Variance from §1903.19 landscaping islands installed at every 10 contiguous spaces,
- Temporary variance from §1706.12.G. landscape strips installed along common lot lines,
- Special Exception pursuant to §1903.3 to permit parking spaces on a lot other than that containing the principal use.

The Zoning Hearing Board granted the variances and special exceptions at their meeting on April 7, 2005.

Staff recommends this plan be reviewed as a briefing item. The applicant is requesting the plan be moved to an action item. Staff also recommends action on the following waivers and modifications:

- Waiver of SALDO §304 & §305.2 Preliminary Plan - Staff has no objection.

- Modification of §305.2.AA the land development plans shall include a separate drawing to show the façade treatment elevations, floor plans, lighting and signage - Staff would prefer not to see signage on the land development plans to prevent accidental approval of signage during the land development process.
- Modification of SALDO §408.1 Sidewalks along Mt. Zion Road - Staff recommends a modification in the form of a note on the plan that the required sidewalk will be provided within six month's written notice from the Township.
- Modification of SALDO §502.9.C.4 Access drives must be greater than 20 feet from a property line in the Flexible Development District - Staff would have no objection if the applicant provides a letter from the adjoining property owner stating no objection. (Mr. Baugh stated the letter has since been received.)
- Waiver of SW §106.B - the area contributing to an inlet may not have a peak runoff greater than 4 CFS. The maximum permitted is 4 CFS. The CFS for the inlets varies from 4 to a maximum 7.64 CFS for the following inlets: 4.11 CFS for TD-3, 6.41 CFS for I-6 and 7.64 CFS for I-8. Staff has no objection.
- Waiver of SW §107.G Basins must have a minimum bottom slope of 4% - The applicant proposes a 0% basin slope to provide a flat bottom basin. Staff has no objection.
- Waiver of §107.H Maximum basin depth: 6 feet - The applicant proposes a depth of 7.5'. Staff has no objection.
- Waiver of §107.I Maximum 4:1 basin side slope - A side slope of 3:1 is proposed. Staff has no objection.

Staff recommends no action on the following modification:

- Modification of SALDO §411 Landscaping should be provided along the eastern side of the site - Staff recommends no action at this time. Staff would prefer the Planning Commission be shown the façade treatment and elevations prior to acting on the plan.

If the Planning Commission chooses to move the plan to an action item, Staff recommends the following conditions:

- Providing a letter of adequacy from the York County Conservation District for Erosion and Sedimentation Control,
- Confirming that the wetlands are not jurisdictional wetlands through a letter from the PA DEP and/or Corps of Engineers,
- Providing landscaping along the eastern side,
- Providing a financial security for public improvements,
- Adjusting the setbacks and ROW's along Concord Road. The setback for Concord Road is 60 feet and the building setback is 60% of the required right-of-way, which is 36 feet,
- Showing typical cross-sections and centerline profiles for each proposed street intersection for a distance of 50 feet past the end of radii. There are no stations on the site plan. Profiles should be providing looking up at the stations. Centerline Profiles should be done from the bottom looking up at stations.
- Providing a highway Occupancy Permit is required as modifications to State Route 24 are required as part of the development of the site.
- If there is critical change resulting from the proposed development, the applicant shall, at the applicant's expense, make improvements to substantially eliminate the critical change and contribute fund to the Township to enable the Township to make such improvements. Proposed improvements shall provide details on the location, nature and extent of proposed improvements to assure sufficient roadway capacity and adequate operating levels. Preliminary cost estimates, timing, and likelihood of implementation shall be included, as well as a cost estimate and funding strategy for traffic signal and other improvements. A developer's agreement should be drafted to address these issues.
- Showing the minimum street right-of-way and cartway width as shown on the official plan or comprehensive plan or as listed in ordinance. Additional right of way and cartway widths may be required by the Township Supervisors. Show the limits of the right-of-way and provide right-of-way beyond limits of existing on east and west sides of Concord Road,
- Show a 3-inch crown on all proposed 26-foot cartways, a 4-inch crown on all proposed 34 or 36-foot cartways and a 6-inch crown on all proposed 40-foot cartways. Show crowns for Concord Road.

Mr. Courtney discussed the outstanding items and the requested waivers. He also reviewed the Staff Tracking Sheet, as well as the York County Planning Commission comments, which were not available at the last meeting

Review of the extension of Concord Road - Mr. Courtney presented an outline that addressed the transportation improvements that are being constructed and how those improvements will be funded.

Waiver relating to the access drive being located within 20 feet of the property line - Copies were provided of the letter from Mr. Brasler, which stated that he has no objection to the plans. More specificity was added to the waivers in the resubmission.

Discussion was held regarding the truck movement as noted in the exhibit. Mr. Maciejewski indicated there was concern that there was not enough turning movement for trucks turning onto Mt. Zion Road. Mr. Courtney indicated they could soften the radius.

Discussion was held regarding the waiver for landscape buffer along Mt. Zion Road. PennDOT agreed to the landscaping plan to put trees into the right of way. Mr. Courtney reviewed the landscaping plan in detail noting that there will be provided a summarization of the buffering plan. He noted they will be putting screening walls at the loading docks and dumpster enclosure.

Mr. Parkins elaborated further on the details of the landscaping plans. He noted that the reason for pursuing this waiver was due to the easement restrictions along the Mt. Zion driveway.

Discussion was held regarding the following

- The screening at the back of the property.
- Possibility of providing architectural decorative features in the back of the buildings
- Screening of dumpsters
- Type of plantings to provide year-round coverage
- York County Comments - The applicant has not yet submitted a written response to the comments
- A review from the fire department needs to be done on the site
- Signage and striping issues relative to no parking, fire lanes, stop signs, etc.
- Site amenities, i.e., bicycle racks, planters, etc.
- Providing an area for a bus stop
- Traffic access on and off the site.
- Itemization of the track improvements as noted in the traffic study.

Proposed on-site improvements:

- The intersection of Mt. Zion Road signal and Concord Road - \$1.9 million improvement.
- The Mt. Zion Road / Route 30 eastbound ramps and the main site driveway .
- Other improvements include the intersection of Mt. Zion Road / Route 30 westbound ramps.
- Concord Road extension - engineering plan was submitted to Norfolk-Southern.
- Intersection of Northern Way / Industrial Highway / Concord Road - traffic signal .
- Possible improvements to Mt. Zion / Market Street.

Funding for improvements - three sources:

- Developer.
- York Area NPO funding - for the Railroad crossing and road improvements.
- Infrastructure and Facilities Improvement Program.

Mr. Courtney noted that they are incorporating in a development agreement (copy to be provided to the Township) a guarantee of the critical improvements which is estimated at \$3 million, as noted:

#1 - Intersection of Mt. Zion Road / Rt. 30 Eastbound ramps - Possible full IFIP funding

If partial IFIP funding - allocation is negotiated with the Township as to which intersections and the developer would pay the balance. If no IFIP funding then developer will pay in full.

- #2 Intersection of Mt. Zion Road / Westbound ramps - same analysis
- #3 Intersection of Mt. Zion Road / Concord Road - same analysis
- #4 Concord Extension - NPO funding anticipated - If the NPO funding does not cover the entire cost of that construction then developer would apply NPO portion plus a portion of the IFIP funds and whatever balance remains the developer would pick that up. If no NPO funding and no IFIP then the developer will pick up that cost. The developer acknowledges that their traffic study is based on that extension and they agree to make those improvements.
- #5 The intersection of Northern Way and Industrial Highway / Concord Road - same analysis.
- #6 The intersection of the Main Site driveway Concord Road is totally funded by the developer.

Other intersections - Market Street / Mt. Zion - in addition to guaranteeing all other improvements the developer will make a contribution of \$100,000 towards the cost of constructing improvements to that intersection.

Discussion was held regarding that the monies allocated for improvements could be changed to whatever the Township deems is most important.

The plan was tabled until next month's meeting.

MR. STETS MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING WAIVERS FOR LD 05-06 HIGH ASSOCIATES:

- **WAIVER OF SALDO §304 & §305.2 PRELIMINARY PLAN.**
- **WAIVER OF SW §106.B - TO ALLOW 4.11 CFS FOR TD-3, 6.41 CFS FOR I-6 AND 7.64 CFS FOR I-8.**
- **WAIVER OF SW §107.G TO ALLOW 0% BASIN BOTTOM SLOPE.**
- **WAIVER OF §107.H TO ALLOW A BASIN DEPTH OF 7.5'.**
- **WAIVER OF §107.I TO ALLOW A BASIN SIDE SLOPE OF 3:1.**
- **MODIFICATION OF SALDO §408.1 IN THE FORM OF A NOTE ON THE PLAN THAT THE REQUIRED SIDEWALK WILL BE PROVIDED WITHIN SIX MONTHS WRITTEN NOTICE FROM THE TOWNSHIP.**
- **MODIFICATION OF SALDO §502.9.C.4 TO ALLOW AN ACCESS DRIVE TO BE CLOSER THAN 20 FEET TO A PROPERTY LINE IN THE FLEXIBLE ZONE DEVELOPMENT DISTRICT.**
- **MODIFICATION OF 305.2AA TO NOT SHOW SIGNAGE ON THE PLANS.**
- **MODIFICATION OF SALDO §411 - LANDSCAPING AND ARCHITECTURAL TREATMENT SHOULD BE PROVIDED ALONG THE EASTERN AND NORTHERN SIDE OF THE SITE. SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY CARRIED.**

6. SKETCH BRIEFINGS: - None

7. VARIANCES AND SPECIAL EXCEPTIONS: - None

8. OLD BUSINESS:

A. Minor Subdivision Amendment to the Subdivision and Land Development Ordinance

Mr. Baugh reported that the Board of Supervisors has desired to make the subdivision process simpler for residential subdivisions that generally involve only lot line movements. Mr. Baugh indicated that he, Ms. Belen, and Mr. Luciani reviewed the Preliminary Plan and the Final Plan requirements in the Subdivision and Land Development Ordinance and determined what elements should be shown on a plan for a subdivision that creates no additional lots. Staff feels that the simplest way to deal with a Minor Subdivision would be through a waiver that would waive some of the requirements of plan submittal, among which would be the Feasibility

Report on Sewer and Water Facilities and Environmental Impact Studies. A revision of §22.310 Minor Subdivision Inclusive Waiver Request was submitted to the Planning Commission for review.

Discussion was held regarding the amendment. It was suggested that a Minor Subdivision should be stated as a residential subdivision as opposed to a non-commercial subdivision.

MR. MEYERHOFF MOVED TO RECOMMEND APPROVAL OF THE SUBMITTAL FOR THE MINOR SUBDIVISION AMENDMENT TO THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WITH MINOR SUBDIVISION DEFINED AS A RESIDENTIAL SUBDIVISION WHICH CREATES NO ADDITIONAL LOTS AS NOTED IN §22-310. MR. STETS SECONDED. MOTION UNANIMOUSLY CARRIED.

9. NEW BUSINESS:

A. Comprehensive Plan Report

The focus of the meeting was a summarization by Marion from KSK regarding the community meeting. An outline of major tasks was discussed which will be developed in the summer to start the plan. Next month's meeting will be a presentation on transportation.

10. ADJOURNMENT:

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 9:05 P.M.

Respectfully submitted,

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
MAY 19, 2005**

MEMBERS: Alan Maciejewski Present
Larry Stets Present
Mark Robertson Present
Mark Swomley Present

MEMBERS NOT PRESENT: Randy Meyerhoff

ALSO PRESENT: James Baugh, Director of Community Development
Erika Belen, Community Development Coordinator
John Luciani, First Capital Engineering
Stacey MacNeal, Solicitor
Brandon Williams, Community Development Intern
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. APRIL 21, 2005

MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF APRIL 21, 2005 AS AMENDED. MR. STETS SECONDED. MOTION UNANIMOUSLY CARRIED.

3. ACCEPTANCE ITEMS:

A. LD-05-05 Rocky Ridge Phase I - withdrawn

B. LD-05-06 York Town Center

Steve Evans, Managing Director, Retail Division, High Real Estate Group
Ken Hornbeck, Director of Development Services, High Real Estate Group
Doug Parkins, Civil Engineer, High Associates

Mr. Baugh noted that the plan was previously presented as a sketch plan. High Associates, Ltd. proposes to redevelop the Bon Ton Department Store's distribution center located along Mt. Zion Road between Concord Road and Route 30. The property is located in the Flexible Development District. High proposes a retail shopping center. This plan was presented as an acceptance item. Although the plan has more outstanding items than would normally be permitted on acceptance plan, most of the outstanding items are not major, and the applicant and staff have agreed to a resolution on most. Because of the complexity and scale of this plan, Staff would like to see this plan moved to a briefing item. If the Planning Commission has comments in addition to the staff comments, the applicant can address these items at the same time.

The applicant has granted the Township an extra month so the plan can be moved to a briefing item this month and allow the applicant to gain input from the Planning Commission and then address any concerns that may arise from the briefing.

The applicant also is requesting action on the waiver requests for the plan. The Planning Commission's position on the waiver requests also will allow the applicant to make necessary changes to the plan.

High is requesting the following variances and special exception:

- Variance from 1901.5, Parking facilities required by land use, Commercial, Public, Institutional, Industrial,
- Variance from §1903.19 landscaping islands installed at every 10 contiguous spaces,
- Temporary variance from §1706.12.G. landscape strips installed along common lot lines,
- Special Exception pursuant to §1903.3 to permit parking spaces on a lot other than that containing the principal use.

The Zoning Hearing Board granted the variances and special exceptions at their meeting on April 7, 2005.

Staff recommends this plan be accepted as duly filed by the Planning Commission and moved to a Briefing Item. Staff also recommends action on the following waivers and modifications:

- Waiver of SALDO §304 & §305.2 Preliminary Plan - Staff has no objection.
- Waiver of SW §106.B - the area contributing to an inlet may not have a peak runoff greater than 4 CFS - Staff has no objection.
- Waiver of SW §107.G Basins must have a minimum bottom slop of 4% - Staff has no objection.
- Waiver of §107.H Maximum basin depth: 6 feet - Staff has no objection.
- Waiver of §107.I Maximum 4:1 basin side slope - Staff has no objection.
- Modification of SALDO §408.1 Sidewalks along Mt. Zion Road - Staff recommends a modification in the form of a note on the plan that the required sidewalk will be provided within six month's written notice from the Township.
- Modification of SALDO §411 Landscaping should be provided along the eastern side of the site - Staff recommends no action at this time. Staff would prefer the Planning Commission be shown the façade treatment and elevations prior to acting on the plan.
- Modification of SALDO §502.9.C.4 Access drives must be greater than 20 feet from a property line in the Flexible Development District - Staff would have no objection provided the applicant provide a letter from the adjoining property owner stating no objection.
- Modification of §305.2.AA the land development plans shall include a separate drawing to show the façade treatment elevations, floor plans, lighting and signage - Staff would prefer not to see signage on the land development plans to prevent accidental approval of signage during the land development process.

MOTION WAS MADE BY MR. ROBERTSON TO ACCEPT PLAN LD-05-06 HIGH ASSOCIATES, LTD. AS DULY FILED AND MOVED TO A BRIEFING ITEM. SECONDED BY MR. STETS. MOTION UNANIMOUSLY CARRIED.

Mr. Evans stated he was representing the ownership, which is a joint venture of High Real Estate Group and CBL and Associates Properties, Inc. based out of Chattanooga, Tennessee.

Mr. Hornbeck stated the complex would be approximately 300,000 square feet. It is a hybrid lifestyle power center comprised of approximately seven medium size boxes that will contain retailers who currently are not represented in the York Market, as well as some upper scale lifestyle shops. The site plan allows for up to 3 out parcels which could be restaurants or bank pads. As part of the project significant improvements will be made to Mt. Zion Road and Concord Road, widening both sections of those streets to accommodate additional dedicated turn lanes, as well as dual through lanes in all directions. A new signal light will be installed at the main entrance into the shopping center. Also the Concord Road extended project will move forward in conjunction with this project.

As a result of the traffic impact study, recommendation has been made for improvements to westbound Route 30 off-ramp, by lengthening storage capacity as well as modifications to the signals to accommodate continuation of good flow of traffic around the site. Mr. Hornbeck stated they have offered to make contributions to some off-site intersections - Market Street and Mt. Zion Road, in addition to a new signal at Northern Way industrial.

In addressing the concerns of the Township as to the aesthetics of the shopping center, Mr. Hornbeck presented several illustrations of a similar shopping center complex.

Discussion was held regarding the view from the rear of the buildings from Mt. Zion Road, including:

- Loading docks where the trucks would make their deliveries are not only recessed but are screened
- Screening around dumpsters or exterior trash so that it will be enclosed,
- Discussion with PennDOT and Staff about allowing additional screening plantings along Mt Zion Road in their right of way,
- Problem in providing additional screening in the rear due to three easements, sewer, gas and water.

Mr. Doug Parkins reviewed the requested waivers and modifications.

- Preliminary Plan - plan submitted complies with preliminary and final requirements, currently under review by the conservation district for the erosion control. There are no DEP permits needed on this and the plan is being built in one phase.
- SW §106.B - refers to an inlet in the center of the parking lot that has more than 4-CFS flow to it. It is in a low point condition so it will not flow offsite. It is not located in any pedestrian walkways. It was noted that the applicant would need to specify which inlet would require the modification. The applicant will work with Staff to provide the specific detail on the cover sheet.
- Discussion was held regarding SW §107.G, §107.H, §107.I Basin bottom slope, basin depth and basin side slope. It was noted the maximum depth is 8 feet, which includes 2 feet below the outlet. The spillway is approximately 27.5 feet and the outlet is 24.5 feet. Standing surface water ranges from 2 ft. to 0 as noted by rainfall amounts. Discussion was held regarding fencing along the wall behind the loading areas which would be on the building side of the detention basin. Noted on the plans is a wetland planting mix in the bottom of the basin up to a particular elevation equal to the area that will be inundated with water. A low maintenance seeding mix along the 4:1 side slopes is proposed.
- Modification of §408.1 Sidewalks along Mt. Zion Road - Staff recommends a modification in the form of a note on the plan that the required sidewalk will be provided within six month's written notice from the Township. Discussion was held regarding pedestrian walking along Mt. Zion Road and concern about pedestrian safety. The Board recommended that the applicant be prepared to install sidewalks if it is determined they are needed. Mr. Hornbeck indicated that with PennDOT's review of the signal at the intersection of Mt. Zion and Concord Road they would require pedestrian crosswalks and access buttons. He also noted they have included sidewalk down Concord Road from the intersection into the site connecting to the on-site sidewalk system.
- Modification of §411- Landscaping should be provided along the eastern side of the site. Mr. Hornbeck stated they are addressing the screening issue as previously discussed and stated they should have a specific plan when they come before the Board again.
- Modification of §502.9.C.4 Access drives must be greater than 20 feet from a property line in the Flexible Development District. Mr. Hornbeck stated they have met with Mr. Bressler and discussed their plan with him regarding this waiver. Mr. Hornbeck indicated that Mr. Bressler had no objection and understood why they were requesting the letter,
- Modification of §305.2.AA - The land development plans shall include a separate drawing to show the façade treatment elevations, floor plans, lighting and signage - Mr. Hornbeck indicated they would add a note to the plan that no signs would be approved with this plan until after the land development process.

Mr. Parkins reviewed the outstanding comments from the Tracking Sheet.

Discussion was held regarding the traffic study with Mr. Thornton, Engineer from TRG. Concerns were expressed by the Planning Commission regarding traffic that will be generated from the shopping center and how it will be addressed.

4. BRIEFING ITEMS: - None

5. ACTION ITEMS: - None

6. SKETCH BRIEFINGS: - None

7. VARIANCES AND SPECIAL EXCEPTIONS: -None

8. OLD BUSINESS: - None

9. NEW BUSINESS:

A. Comprehensive Plan Report

Mr. Maciejewski reported that two meetings were held on April 26. The first was the regular meeting of the Comprehensive Planning Committee meeting at 6:00 PM. A presentation was given by Mr. Frank Escavage from KSK regarding traffic. A Community Meeting was then held at 7:00 PM with local residents. The meeting consisted of organizing the residents into 7 work groups, with a brief presentation by Marion from KSK. Each work group was assigned a spokesman and at the end of the evening each group gave a report on the topic they discussed. Each group's findings will be formulated by KSK who will use the results to begin work on goals and objectives of the comprehensive plan.

B. Mr. Brandon Williams was introduced as the Community Development Intern.

C. Discussion was held regarding the idea of determining a method to make it easier to move lot lines on adjoining properties. Mr. Baugh stated that he and Mr. Luciani would be meeting to discuss this issue.

10. ADJOURNMENT:

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 8:00 p.m.

Respectfully submitted,

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
APRIL 21, 2005**

MEMBERS: Alan Maciejewski Present
Larry Stets Present
Mark Robertson Present
Randy Meyerhoff Present
Mark Swomley Present

ALSO PRESENT: James Baugh, Director of Community Development
Erika Belen, Community Development Coordinator
John Luciani, First Capital Engineering
Stacey MacNeal, 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. MARCH 17, 2005

MR. STETS MOVED FOR APPROVAL OF THE MEETING MINUTES OF MARCH 17, 2005 AS PRESENTED. MR. MEYERHOFF SECONDED. MOTION UNANIMOUSLY CARRIED.

3. ACCEPTANCE ITEMS:

A. SD-05-04 York Business Center - withdrawn

B. LD-05-03 York Town Center - withdrawn

C. SD-05-01 Meadowlands Lot 3A

Paul Francis, P.E. LSC Design

Mr. Baugh stated this land development plan coincides with SD-05-01 and is the land development plan for lot 3A of that subdivision. A three-story 90,000-sq. ft. corporate office building is proposed for the lot. The plan was received March 29, 2005. Staff recommended this application be accepted as duly filed by the Planning Commission and the plan be moved to a Briefing item. The following waivers are being requested by the applicant:

- Waiver of SALDO §304/305.1 Preliminary Plan
- Waiver of SALDO §502 Proposed street system
- Waiver of Storm water management §107.G, Minimum Bottom Slope

Mr. Francis presented an overview of the building and provided copies of the three elevations. He noted the site is located on Concord Road in Millans Business Park next to the Post Office on the north side of the road. They are proposing to divide the lot into two lots and plan to build a three-story office building for Lincoln General, who will be occupying the building in spring 2007. Mr. Francis reviewed the elevations facing Concord Road noting a view from the west and a third one looking closer from the south

approaching the building. He reviewed the drawing, noting a central access from Concord Road to service both buildings. For the 90,000-sq. ft. building they are providing 53 parking spaces.

Mr. Francis indicated there is no storm water management pond. The plans are to access the pond underground. It will be constructed on the cartway with crushed stone. This will serve a dual purpose, providing a quantity control that matches the site but will not increase, plus it provides quality control. Utilities include sanitary sewer, gravity water, and gas.

MOTION WAS MADE BY MR. MEYERHOFF TO ACCEPT THE PLAN AS DULY FILED AND MOVED TO A BRIEFING ITEM. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

Discussion was held regarding the following issues:

- Driveways - Noting that a single entrance may be preferable.
- Wetland in the general vicinity which has prevalent wildlife. The applicant was asked how they would protect that area. Mr. Francis indicated that they had their environmental scientist delineate the area. Surveyors were also sent out to that land. They are aware they are grading closely to the wetland limits. Mr. Francis is planning to recommend to the owner to push the limit of grading back in order to protect the representative portion of the wetland, to err on the conservation side. He noted the delineation was submitted to the Corp of Engineers and DEP.
- Access road - regarding head-in parking on both sides of that road from a safety standpoint. Mr. Francis indicated they have tried to limit the area where vehicles back up onto the aisle area between both buildings in an attempt to have about 200 spaces in the front.
- Retaining the water onsite.
- Traffic - regarding the intersection at Concord Road and Mt. Zion. Mr. Francis stated in 1996 they prepared a full-fledged traffic study. Their traffic engineer counted how many cars and trips were involved. He stated they have extrapolated on what is anticipated in terms of square footage. What was estimated prior to starting the project was approximately 300,000-sq. ft. Mr. Francis indicated they are discussing the traffic options, i.e., a light at Mt. Zion Road. Also, the possibility of putting a center turn lane in as well.

Mr. Thorton, TRG, confirmed they looked at the site access and included it with the Davies Drive extension along with the traffic volume on Concord Road, which determined the need for a left turn lane at the site access point, and Concord Road extended. Total trips for both buildings was approximately 1800. He also noted they did not, as part of this project, consider the signal, only the site access point at this time.

4. BRIEFING ITEMS:

There were no items for discussion.

5. ACTION ITEMS:

There were no items for discussion.

Neibert Amended Plan

Barry Harding, Architect, Hamm Associates

Mr. Baugh reported that the applicant is revising a previously approved land development plan LD-01-11. The applicant proposes to install a new parking area. The revised plan was originally submitted in 2003.

Since that time most outstanding items have been resolved. Staff recommended approval of the following waiver:

- SALDO §307r - Showing all existing streets within 400 feet of any parking of the tract including name, right-of-way width and cartway width. The applicant shows East Market Street and Eastern Boulevard

Staff recommends approval of the plan with the following condition:

- Providing financial security in an amount approved by the Township Engineer.

Mr. Harding indicated he was representing Mr. Neibert who is working on a cost estimate.

It was noted that the applicant obtained a variance from the Zoning Hearing Board approximately two years ago for a buffer.

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 TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF REVISED LD 01-11 DR. HAROLD NEIBERT WITH THE FOLLOWING WAIVERS:

- **SALDO §307r - SHOWING ALL EXISTING STREETS WITHIN 400 FEET OF ANY PARKING OF THE TRACT INCLUDING NAME, RIGHT-OF-WAY WIDTH AND CARTWAY WIDTH. THE APPLICANT SHOWS EAST MARKET STREET AND EASTERN BOULEVARD**

SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY APPROVED.

MR. ROBERTSON MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF REVISED LD 01-11 DR. HAROLD NEIBERT WITH THE FOLLOWING CONDITION:

- **PROVIDING FINANCIAL SECURITY IN AN AMOUNT APPROVED BY THE TOWNSHIP ENGINEER.**

SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY APPROVED.

B. SD-04-23 Corrflex

Attorney Robert Katherman
Gene Stum, Surveyor, LSC Design
Scott Romberger, representing Mr. Naylor, Applicant

Mr. Baugh reported the current use of this property is for manufacturing. The purposes of this plan is to subdivide a small area of land surrounding an existing water tank from the property located at 100 Boxwood Lane and attach it to the lands located at 200 Boxwood Lane. This plan was previously presented as a briefing item. Since that time most outstanding items have been addressed. Staff recommended the following waivers and modifications be approved:

- Waiver of SALDO §305.1 Preliminary Plan - the plan is a movement of lot lines. Staff does not object.
- Waiver of SALDO §305.2.N Existing topography - The plan is a movement of lot lines. Staff does not object.
- Modification of SALDO §305.3.F buffer yard - Staff recommends a modification of buffer yard and that buffer yard 5 be provided along Mimosa Court.
- Modification of SALDO §408.1 Sidewalks - Staff recommends a modification in the form of a note on the plan that the required sidewalk will be provided within six month's written notice from the Township

- Modification of SALDO §412 Street Lighting - Staff recommends a modification of streetlights and the installation of four lights, locating them at intersections, turns and the cul-de-sac.

Staff recommends approval of the plan with the following conditions:

- Signatures of owners
- Providing a financial security in an amount approved by the Township Engineer.
- The applicant showing the street lights and buffer yards on the plan prior to the Board of Supervisors' meeting.

Mr. Robertson and Ms. MacNeal recused themselves from the discussion.

Attorney Katherman reviewed the reasons for the plan, noting that the water tank that serves as fire protection had to be located on the lot of the building. He stated the applicant has no objection to the note on the plan regarding sidewalks, also to plant 10 white pines along the property line where the mobile park is located. He noted they are requesting a waiver of the lighting. Gettle Inc. did an illumination study along the corridor, which determined there is lighting on the buildings, including the water tank. Attorney Katherman further noted this is an industrial park, therefore, this area has no homes. They would not object to a note on the plan stating at such time as there is activity in the area that lighting would be added.

Mr. Baugh stated that there is a public safety issue concerning the lighting to protect Township employees who would be removing snow, potentially at night. He further noted that Mimosa Court is zoned residential area, therefore, when improvements are done to a property, it is required that it meet the current ordinance.

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

MR. STETS MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF SD-04-23 IRVIN S. NAYLOR CORRFLEX DISPLAY AND PACKING WITH THE FOLLOWING WAIVERS:

- **WAIVER OF SALDO §305.1 PRELIMINARY PLAN,**
- **WAIVER OF SALDO §305.2.N EXISTING TOPOGRAPHY ,**
- **MODIFICATION OF SALDO §305.3.F BUFFER YARD - MODIFICATION OF BUFFER YARD AND THAT BUFFER YARD 5 BE PROVIDED ALONG MIMOSA COURT,**
- **MODIFICATION OF SALDO §408.1 SIDEWALKS - PLACING A NOTE ON THE PLAN THAT THE REQUIRED SIDEWALK WILL BE PROVIDED WITHIN SIX MONTH'S WRITTEN NOTICE FROM THE TOWNSHIP,**
- **MODIFICATION OF SALDO §412 STREET LIGHTING - INSTALLATION OF FOUR LIGHTS.**

SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY PASSED.

MR. STETS MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF SD-04-23 IRVIN S. NAYLOR CORRFLEX DISPLAY AND PACKING WITH THE FOLLOWING CONDITIONS:

- **SIGNATURES OF OWNERS,**
- **PROVIDING A FINANCIAL SECURITY IN AN AMOUNT APPROVED BY THE TOWNSHIP ENGINEER,**
- **THE APPLICANT SHOWING THE STREET LIGHTS AND BUFFER YARDS ON THE PLAN PRIOR TO THE BOARD OF SUPERVISORS' MEETING.**

SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

The Applicant was advised to confirm that the requested waivers are on the drawings prior to presentation to the Board of Supervisors.

C. SD-05--1 - Meadowlands Business Park, Lot 3

Paul Francis, P.E., LSC Design

Mr. Baugh stated the purpose of the plan is to subdivide the existing 9.77-acre lot into two lots for corporate offices. The plan was previously presented as a briefing item. Since that time most outstanding items have been addressed. Staff recommended approval of the following waivers:

- Waiver of SALDO §304/305.1 Preliminary Plan - This plan is dividing a lot to allow a building to be built on Lot 3A.
- Waiver of SALDO §502 Street System - The street will not be able to be extended because of Route 30 to the north.

Staff recommended approval of the plan with the following conditions:

- Providing a letter of adequacy from the York County Conservation District for Erosion and Sedimentation Control
- Delineating the wetlands on the plan. They are shown on LD plan but should be shown on the SD plan as well.
- Delineating the electrical line on the plan. Add note that line will be removed.
- Providing a financial security in an amount approved by the Township Engineer.
- Showing lot widths along Concord Road and Route 30 separately for each lot. Though both of the proposed lots meet the zoning requirement, it appears that Note 5 on Sheet No. SD-02 is not correct.

It was noted that the proposed 30 feet access easement agreement has not yet been prepared, but the applicant intends to have it completed.

Mr. Francis noted that in regards to the wetlands there is a large amount of wildlife in the area, consequently, they will preserve that area so as not to encroach on the wetlands.

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

MR. MEYERHOFF MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF SD-05-01 MEADOWLANDS BUSINESS PARK, LOT 3 WITH THE FOLLOWING WAIVERS:

- **WAIVER OF SALDO §304/305.1 PRELIMINARY PLAN - THIS PLAN IS DIVIDING A LOT TO ALLOW A BUILDING TO BE BUILT ON LOT 3A,**
- **WAIVER OF SALDO §502 STREET SYSTEM - THE STREET WILL NOT BE ABLE TO BE EXTENDED BECAUSE OF ROUTE 30 TO THE NORTH.**

SECONDED BY MR. STETS. MOTION UNANIMOUSLY CARRIED.

MR. ROBERTSON MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF SD-05-01 MEADOWLANDS BUSINESS PARK, LOT 3 WITH THE FOLLOWING CONDITIONS:

- **INCLUDE THE TRAFFIC LIGHT ON CONCORD ROAD IN THE TRAFFIC STUDY,**
- **PROVIDING A LETTER OF ADEQUACY FROM THE YORK COUNTY CONSERVATION DISTRICT FOR EROSION AND SEDIMENTATION CONTROL,**
- **DELINEATING THE WETLANDS ON THE PLAN. THEY ARE SHOWN ON LD PLAN BUT SHOULD BE SHOWN ON SD PLAN AS WELL,**
- **DELINEATING THE ELECTRICAL LINE ON THE PLAN. ADD NOTE THAT LINE WILL BE REMOVED,**
- **PROVIDING A FINANCIAL SECURITY IN AN AMOUNT APPROVED BY THE TOWNSHIP ENGINEER,**

- **SHOWING LOT WIDTHS ALONG CONCORD ROAD AND ROUTE 30 SEPARATELY FOR EACH LOT. THOUGH BOTH OF THE PROPOSED LOTS MEET THE ZONING REQUIREMENT, IT APPEARS THAT NOTE 5 ON SHEET NO. SD-02 IS NOT CORRECT,**
- **THE FOLLOWING ITEMS MUST BE COVERED IN THE LAND DEVELOPMENT PLAN - SIDEWALKS, STREET LIGHTING, BUILDING SETBACK AND LANDSCAPING. SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY PASSED.**

D. SD-05-02 Motter Residential Final

Tom Conley, LSC Design

Mr. Baugh reported the property is located at Locust Grove Road and Stonewood Road and is currently used for agriculture. The property abuts a tributary of Kreutz Creek and is mostly open field with a few patches of woods. The proposed use is an open space residential community consisting of 85 residential lots. Eastern Boulevard is also proposed to be extended through the site from Locust Grove Road to Stonewood Road. The plan was previously submitted as a briefing item. Staff recommends approval of the plan with the following conditions:

- Providing a financial security in an amount approved by the Township Engineer,
- Paying a recreation fee in lieu of dedication of land proper to plan recording,
- Showing a cross section of the storm water basin including existing topography and proposed basin and proposed bottom
- Providing a maintenance program for the storm water management system, including ownership and financial responsibility,
- Providing a copy of the homeowner's association agreement.

Mr. Conley stated this was the final subdivision plan which is identical to the preliminary plan approved last year. He noted they agree to all the conditions.

Mr. Conley indicated that name changes would occur for Windamere Court and Hastings, after obtaining the proper approvals.

Mr. Conley noted that the homeowner's association documents for the open space are required and being prepared. He indicated Kinsley is reviewing them and they will be submitted prior to final plan approval.

Discussion was held concerning preserving the open space. Mr. Conley was in agreement.

It was noted that the plan indicated a requested waiver modification on the plan, which was already granted. The wording needs to be changed to remove the word "requested".

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 TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF SD-05-02 KINSLEY EQUITIES II. L.P. MOTTER RESIDENTIAL WITH THE FOLLOWING CONDITIONS:

- **PROVIDING A FINANCIAL SECURITY IN AN AMOUNT APPROVED BY THE TOWNSHIP ENGINEER,**
- **PAYING A RECREATION FEE IN LIEU OF DEDICATION OF LAND PROPER TO PLAN RECORDING,**
- **SHOWING A CROSS SECTION OF THE STORM WATER BASIN INCLUDING EXISTING TOPOGRAPHY AND PROPOSED BASIN AND PROPOSED BOTTOM,**
- **PROVIDING A MAINTENANCE PROGRAM FOR THE STORM WATER MANAGEMENT SYSTEM, INCLUDING OWNERSHIP AND FINANCIAL RESPONSIBILITY,**
- **PROVIDING A COPY OF THE HOMEOWNER'S ASSOCIATION AGREEMENT,**

- **REVISING NOTE 15 TO REMOVE THE WORD “REQUESTED” TO “WAIVER MODIFICATION”.**

SECONDED BY MR. STETS. MOTION UNANIMOUSLY CARRIED.

E. LD-05-02 York Valley Inn

Casey Deller, CS Davidson

Hermes Rafalides

Mr. Baugh reported that the applicant proposes to redevelop the York Valley Inn site by renovating the interiors of the buildings on the sites and rehabilitating the façade to create new and marketable office space and reopen the restaurant. The owners plan to raze a portion of the existing building in order to separate them and create a better traffic pattern onsite. The plan was submitted previously as a briefing item. The applicant appeared before the Zoning Hearing Board in January and was granted the following variances:

- A parking variance to be permitted to install 315 parking spaces instead of 448 spaces.
- A variance for a building setback because of a pre-existing building encroachment on a setback.

Staff recommends the following modification be approved:

- Modification of SALDO §411.3 Type 4 buffer yard along all four sides of parking lot to allow tall plantings around the parking lot conditioned upon receiving a letter from Met-Ed that the planting material is acceptable. The applicant proposes tall plantings closely spaced to block light and noise. Staff supports this waiver because when the applicant sought variance for parking, they agreed to retain the landscaping islands in the parking lot and to provide tall plantings along all four sides of the parking lot.

Staff recommends approval of the plan with the following conditions:

- Providing a financial security in an amount approved by the Township Engineer,
- Providing a letter of adequacy from the York County Conservation District for Erosion and Sedimentation Control,
- Providing name, seal and signature of registered professional engineer on land development plan, set and signatures of the owners,
- Providing seal of professional engineer on storm water report,
- Providing PennDOT HOP for driveways entering Market Street.

Mr. Deller provided a brief summary of the plan, indicating the applicant is planning a redevelopment of the York Valley Inn to provide office space and re-establishment of the restaurant facility on site. There will be modifications infrastructure within the site to improve both internal traffic flow patterns, as well as egress and ingress to and from the site. The access that is currently there now will be modified as well as a second access is being proposed. Concerning one of the conditions dealing with buffer yards and the plantings, Mr. Deller stated that a letter was received from Met-Ed stating their acceptance of the proposed plantings. A copy of the letter will be submitted to the Township. It was noted that the plantings must be maintained at a height no greater than 10 feet from the ground. Three feet clearing around all poles must be maintained for access.

Discussion was held regarding the type of plantings best suited for the buffer. The applicant was advised to check with a landscape architect to determine appropriate plantings, which will meet the requirements set forth by Met Ed.

It was noted that signing of the drawing and seals by a registered professional engineer needs to be done prior to presenting to the Board of Supervisors.

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

MR. MEYERHOFF MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF LD-05-02 YORK VALLEY INN, LLC WITH THE FOLLOWING MODIFICATION:

- **MODIFICATION OF SALDO §411.3 TYPE 4 BUFFER YARD ALONG ALL FOUR SIDES OF PARKING LOT TO ALLOW TALL PLANTINGS AROUND THE PARKING LOT CONDITIONED UPON MEETING MET-ED'S REQUIREMENT THAT THE PLANTINGS SHALL NOT EXCEED 10 FEET.**

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY PASSED.

MR. MEYERHOFF MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF LD-05-02 YORK VALLEY INN, LLC WITH THE FOLLOWING CONDITIONS:

- **PROVIDING A FINANCIAL SECURITY IN AN AMOUNT APPROVED BY THE TOWNSHIP ENGINEER,**
- **PROVIDING A LETTER OF ADEQUACY FROM THE YORK COUNTY CONSERVATION DISTRICT FOR EROSION AND SEDIMENTATION CONTROL,**
- **PROVIDING NAME, SEAL AND SIGNATURE OF REGISTERED PROFESSIONAL ENGINEER ON LAND DEVELOPMENT PLAN, SET AND SIGNATURES OF THE OWNERS,**
- **PROVIDING SEAL OF PROFESSIONAL ENGINEER ON STORM WATER REPORT,**
- **PROVIDING PENNDOT HOP FOR DRIVEWAYS ENTERING MARKET STREET.**

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

6. SKETCH BRIEFINGS:

There were none for discussion.

7. VARIANCES AND SPECIAL EXCEPTIONS

There were none for discussion.

8. OLD BUSINESS :

A. Sign Ordinance Recommendation

Ms. Belen indicated that the current Ordinance was revised as opposed to creating a complete re-write of the Ordinance. The changes were presented to the Board in an outlined red version. Tables were also created to format the changes in a concise easy-to-follow manner.

Ms. Belen noted this revision was the result of a request by the Zoning Hearing Board to take a look at the Signing Ordinance because of the number of variances being received, as well as feedback from the Board of Supervisors and others. She noted they have attempted to simplify the sign ordinance and make it more flexible, by cutting back on the amount of freestanding signs in the township. As a trade off, they have offered more flexibility in the amount of free attached signs. They also changed the way a business or person's amount of signage is determined, by looking at the square footage of the front of the building as opposed to the linear frontage of the building. It was determined this would make it easier to interpret sign applications and also make it easier for applicants to understand the requirements.

The following items were discussed:

- P-1 - Review the requirements regarding why state and federal signs are not permitted.
- Under Permitted Permanent Signs P-5 - Question on allowing two per street frontage directional signs - since they are always two sided signs. It was clarified that when a sign is parallel back-to-back, it is counted as one sign.

- Permitted Temporary Signs T-1 - Add to this section bank financing signs- since banks advertise for a much longer time than is necessary that they have provided financing for a project site.
- T-2 - Real estate signs. Signs indicating property is managed by a realty company, which has no meaning on the site. It was recommended to revise it to real estate and/or property management signs on individual properties. (Using the proper terminology).
- Section 1803, #5. Animated, sequential, flashing, rotating, or oscillating signs. It was noted the definition for blinking or changing signs not to allow it to change more often than every 5 minutes, for reasons of avoiding a traffic hazard.
- #7. American flag is not considered advertising. The American flag is an exception.
- Section 1805, #4. Height requirements: No billboard shall exceed a height of 35 ft. It was recommended to add, "as measured from the ground".
- Section 1806. All permanent signs which are nonconforming will be required to be brought into conformance as any alternations are made to the dimensions, height, structure or location of the sign. It was clarified that ownership can not change. It remains the same if a new owner takes over a building.
- Additional items - Determine a requirement to obtain a picture or rendition of a sign over a certain size.
- Gas stations - external signs on the building. Mr. Baugh indicated this is a matter of enforcement, and that the inspectors have been more vigilant. He noted that over 30 enforcement notices were sent to offenders.
- Vehicles parked for long periods of time with advertisement on them.

Mr. Baugh requested a recommendation from the Planning Commission in order to present it to the Board of Supervisors for a work session.

Chairman Maciejewski called for a motion.

MR. ROBERTSON MOVED TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS FOR THE REVISED SIGN ORDINANCE AS NOTED - APRIL 21, 2005 OF THE PLANNING COMMISSION. SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY PASSED.

9. NEW BUSINESS:

A. Comprehensive Plan Report

Mr. Maciejewski reported that a meeting was held on March 22, 2005. The highlight of the meeting was the Township Recreation Board presented their goals and objectives to the Committee. Discussion was held at the meeting regarding:

- North Hills Park
- Ice skating rink at the new park
- Planting more trees

The Consultant, KSK gave a PowerPoint presentation on the draft goals and objectives of the Comprehensive Plan, breaking it down into the six major areas.

A Community Meeting at the Central York Middle School will be held Tuesday, April 26th at 7:00 p.m., which will address comments from the community. Everyone is welcome to attend.

A. Signage – Concord Road

Chairman Maciejewski recommended to start the process for posting “No Parking”, “No Stopping” signs on Concord Road. This is due to the issue of safety on this road, creating a major hazard. Mr. Baugh indicated that this is in process.

10. ADJOURNMENT:

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 7:50 p.m.

Respectfully submitted,

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
MARCH 17, 2005**

MEMBERS: Larry Stets Present
Randy Meyerhoff Present
Mark Swomley Present

ALSO PRESENT: James Baugh, Director of Community Development
Erika Belen, Community Development Coordinator
Chris Beauregard, First Capital Engineering
Stacey MacNeal, Solicitor
Susan Sipe, Stenographer

ABSENT: Alan Maciejewski, Chairman
Mark Robertson, Secretary

1. CALL TO ORDER:

A. Pledge of Allegiance

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

2. ACTION ON THE MINUTES:

A. FEBRUARY 17, 2005

MR. MEYERHOFF MOVED FOR APPROVAL OF THE MEETING MINUTES OF FEBRUARY 17, 2005 AS PRESENTED. MR. SWOMLEY SECONDED. MOTION UNANIMOUSLY CARRIED.

3. ACCEPTANCE ITEMS

A. SD-05-01 Meadowlands Business Park, Lot 3

Paul Francis, P.E. LSC Design

Ms. Belen stated the purpose of the plan is to subdivide the existing 9.77 acre lot into two lots for corporate offices. Staff recommends this application be accepted as duly filed by the Planning Commission and the plan be moved to a Briefing item. The following waivers are being requested by the applicant:

- Waiver of SALDO §304/305.1 Preliminary Plan
- Waiver of SALDO §408.1 Sidewalks
- Waiver of SALDO §412 Street lighting

Ms. Belen also noted as the plan is currently presented the applicant would also need to request waivers of public streets and two ways in and out of the site.

MOTION WAS MADE BY MR. MEYERHOFF TO ACCEPT THE PLAN AS DULY FILED AND MOVED TO A BRIEFING ITEM. SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

Mr. Francis affirmed that Lot 3 is approximately 10 acres and is situated next to the existing post office. The applicant wants to subdivide it into two lots. Mr. Francis reviewed the waivers as stated. The plan will be followed up by a land development plan which is on the agenda. The sidewalks would be considered under the land development plan. The street lighting refers to the streetlights on Concord Road.

Discussion was held in regards to the waivers of public streets and two ways in and out of the site, Ms. Belen indicated the waivers would be required because of not being able to front the lot directly on to a collector or arterial street. Mr. Baugh explained the situation noting that as the lot stands currently, it can access the arterial collector; however, a new lot can not be created which would go from arterial or collector. Consequently, breaking it up into two lots will create two lots to access. Mr. Baugh stated that the ordinance was designed to prevent houses and small businesses each having a driveway onto a major road. Because of the fact that the applicant would reach the number of daily trips required to have the two ways in and out, the Township would be willing to go along with the shared road. However, Mr. Baugh stated that private roads have to be constructed to Township standards. They have to meet setback requirements as they were public roads. The reason for that being placed in the Ordinance is because the Township needs to have a road designed to their standards in order that it can be properly maintained.

Therefore, Mr. Baugh stated they do need a waiver for direct access to collector and they need a waiver for two ways in and out of a cul-de-sac. If they did not want to build that road to Township standards they would also need a waiver for that.

Mr. Francis stated that he needed more time to determine the specifics in terms of the cul-de-sac, right of ways, and set back items. Mr. Francis requested to table the plan so that discussion can be held to be clear on the ramifications.

B. SD-05-02 Motter Residential Final

Tom Conley, LSC Design

The property is located at Locust Grove Road and Stonewood Road and is currently used for agriculture. The property abuts a tributary of Kreutz Creek and is mostly open field with a few patches of woods. The proposed use is an open space residential community consisting of 85 residential lots. Eastern Boulevard is also proposed to be extended through the site from Locust Grove Road to Stonewood Road. Staff recommends the application be accepted as duly filed by the Planning Commission and the plan be moved to a Briefing item.

MOTION WAS MADE BY MR. MEYERHOFF TO ACCEPT THE PLAN AS DULY FILED AND MOVED TO A BRIEFING ITEM. SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

Mr. Conley stated that last year the preliminary plan was approved, This plan is the same configuration and layouts as the final plan - a 76 acre tract with about 33 acres of open space reserved for use by the residents.

Discussion was held regarding the following:

- Walkway
- Recreation area
- Definition of home owners association responsibilities

C. LD-05-01 Meadowlands Business Park, Lot #3A - Withdrawn

D. LD-05-02 York Valley Inn Reuse as York Plaza

Tom Englerth, CS Davidson

Hermes Rafalides

Ms. Belen reported that the applicant proposes to redevelop the York Valley Inn site by renovating the interiors of the buildings on the sites and rehabilitating the façade to create new and marketable office space and reopen the restaurant. The owners plan to raze a portion of the existing building in order to separate them and create a better traffic pattern onsite. The applicant appeared before the Zoning Hearing Board in January and was granted the following variances:

- A parking variance to be permitted to install 315 parking spaces instead of 448 spaces.
- A variance for a building setback because of a pre-existing building encroachment on a setback.

Staff recommends this applicant be accepted as duly filed by the Planning Commission and the plan be moved to a Briefing Item. The following modification is being requested by the applicant:

- Modification of SALDO §411.3 Type 4 buffer yard along all four sides of parking lot. The applicant proposes tall plantings closely spaced to block light and noise. Staff supports this waiver because when the applicant sought variance for parking, they agreed to retain the landscaping islands in the parking lot and to provide tall plantings along all four sides of the parking lot.

MOTION WAS MADE BY MR. MEYERHOFF TO ACCEPT THE PLAN AS DULY FILED AND MOVED TO A BRIEFING ITEM. SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

Mr. Englert indicated that since the plan was first presented, numerous revisions have been made which satisfied many of the deficiencies noted at that time.

The waiver requests are with the buffer yards that adjoin the residential tracts to the rear and sides of this property. The main reason they can not meet this part of the ordinance is because in trying to utilize the buildings and the existing parking, that only leaves them with 4 ft. of landscaping between the existing parking and the property line. As a remedy to that the applicant is proposing plantings of arborvitae along all the areas of required buffer yards. The desired effect would be to create a hedge. Also, they are proposing to create traffic islands throughout the site, the height to be determined by Met Ed because of the overhead power line along two of the properties. The easement for the right-of-way states that the owner has the right to use and cultivate the land beneath the power lines.

Mr. Englerth stated that when they applied for the variance, public notice was given and none of the neighbors stepped forward at that time either in favor of or against the plan.

Discussion was held regarding the entranceways and the parking requirements. Mr. Englert noted the eastern most entrance is right and left turns. The entrance to the west is a right in right out only.

Discussion was held regarding the parking. Mr. Englert noticed that the parking was broken down by use and the reduction number that is in the Ordinance was met. Consequently, they have the number of parking spaces that are required for the reduction that is allowed in the Ordinance. They do not have spaces set aside for the increase.

4. BRIEFING ITEMS - None

5. ACTION ITEMS - None

6. SKETCH BRIEFINGS - None

7. VARIANCES AND SPECIAL EXCEPTIONS

A. Z-05-05 York Town Center Variance Request

Ken Hornbeck, High Associates

Doug Parkins, Civil Engineer, High Associates

Att. Helen Gemmill

Ms. Belen reported that High Associates, Ltd. proposes to redevelop the Bon Ton Department Store's distribution center located along Mt. Zion Road between Concord Road and Route 30. The property is located in the Flexible Development District. High proposes a retail shopping center. High is requesting the following variances and special exception:

- Variance from 1901.5, Parking facilities required by land use, Commercial, Public, Institutional, Industrial,
- Variance from §1903.19 landscaping islands installed at every 10 contiguous spaces,
- Temporary variance from §1706.12.G. landscape strips installed along common lot lines.
- Special Exception pursuant to §1903.3 to permit parking spaces on a lot other than that containing the principal use.

The applicant meets 90% of its parking requirements and exceeds its intensity factor. In this instance, parking cannot be reserved for future use so the residual parking is now shown on the plan. If granted the variance to reduce the number of landscape islands the applicant can gain parking spaces, thereby decreasing the shortfall in parking. Staff is not opposed to the request to decrease the landscape islands because it preserves parking and because the applicant has also offered to place landscaping in other areas of the site to lessen the impact of the decreased islands. Similarly, Staff does not oppose the variance for the number of parking spaces.

The need for a temporary variance for landscape strips arises because the three lots on this plan cannot be consolidated initially because of legal issues. When the first building is constructed on the site, the lots will be combined and become one lot. In the Flexible Development District lots are required to have a 15' landscape strip separating shared property lines. Staff supports this variance request because the lots will be consolidated in the future.

The need for a special exception for parking on another lot other than that containing the principal uses arises from the same circumstances as the variance requires from the landscape strips. When the first construction is done on the site the three lots will be separate. Lot 3 will contain mostly retail area with only a small portion as parking. Therefore, when the buildings are initially constructed the parking for Lot 3 will be on Lots 1 and 2. This is permitted as a special exception, and Staff has no objection. When the three lots are consolidated as one the need for the special exception will no longer exist. Staff will request that the Zoning Hearing Board attach the following conditions to the variances if granted:

- If the variance for the number of parking spaces and landscape islands are granted, Staff will request a condition that the landscaping on the site not be allowed to be less than if the full number of landscape islands were installed,
- Prior to occupancy of the buildings the consolidation of the lots be completed.

Mr. Hornbeck stated the plan did not change with any significance since January. He noted two large sections of retail which previously was shown as an out parcel, was replaced with known retail users, for which they had a letter of intent.

Discussion was held regarding the proposed layout of the space the boxes.

Ms. Gemmill reviewed the variance for the number of parking spaces, which she noted is calculated under the Ordinance based on square footage of the buildings. They calculated the maximum square footage and determined the number of parking spaces that would be required based on the maximum square

footage, noting there may be less square footage, but not more. If they have less square footage the variance being requested will not be as great. But the calculations were based on a worst case scenario in requesting the variance.

Ms. Gemmill reviewed the 4 variances:

Parking variance - maximum square footage is 324,000 sq. feet in the building area as shown on the plan. Based on the requirements of the Ordinance - 1,699 parking spaces. 155 parking spaces would be toward the restaurants which required double the amount than retail uses. The other 1,544 would be allocated to the retail area. The shopping center will not have an anchor store. Because of the nature of the retail mix it was determined that less parking will be needed than what the Ordinance requires. This will reduce the number of parking spaces allocable to the retail area by 175 spaces, resulting in 4.44 parking spaces per 1,000 sq. ft. as opposed to 5 required by the Ordinance. Ms. Gemmill discussed the legal requirements, noting this is a dimensional variance. She explained that a financial hardship has been created due to the size of the building on the site. In order to be redeveloped, the existing property must be bought at market value and then it will be demolished. There are also some physical features of the property due to the number of easements

Variance for Landscaping Strips - The Ordinance requires 10 - 1 landscape strip for every 10 parking spaces. Because more parking is needed, Ms. Gemmill stated they have proposed to eliminate the landscaping islands. However, they will be increasing the amount of interior landscaping overall adding 177 trees to the interior of the parking areas, creating 2.9% more interior landscaping overall.

Ms. Gemmill noted the next two variances were temporary variances that would disappear before occupancy of the property. This is due to the situation of the 3 lots. At the time the subdivision, land development approvals are entered, Lots 1 and 2 will be consolidated, but Lot 3 can not be consolidated with the other two until after beginning construction of the property. Because of a tax issue in terms of acquiring the property, they will need to have a simultaneous like kind exchange under Section 1031 of the Internal Revenue Code. In order to have the property for the like kind exchange, they are required to have a building located on the east side of the property, otherwise they are not comparable properties. As soon as that occurs, they will be ready to transfer the ownership, and at that moment the lot line will disappear. Because it is one consolidated parcel, then there will be no need for the temporary variances. The temporary variance needed in the meantime is with respect to the landscaping strips, because there would be two lot lines which would require a buffer between them.

Ms. Gemmill noted the other request is a temporary special exception because until the lots are consolidated, most of the parking for the properties on the east side is more onto the properties on the west side. Consequently, there will not be enough parking spaces in Lot 3 to accommodate the amount of building that is in that section. She noted it will disappear as soon as the property is ready for occupancy.

Discussion was held regarding what the property will look like on the back side of the stores on the east side of the lot, coming off the Route 30 ramp and driving down the Mt. Zion Road.

Mr. Hornbeck explained that the six easements currently covering the property on the east side and behind Rt. 30 preclude them from doing any plantings, due to sewer and gas lines easements in that area. He stated that if PennDOT is agreeable he would be willing to plant vegetation in the right-of-way outside the property line as a visible buffer from the rear of the buildings. He also noted that the dumpsters will be enclosed and they would be facing the buildings so only the back and sides of the dumpster enclosures would be seen.

MOTION MADE BY MR. SWOMLEY IN REGARD TO Z-05-05 YORK TOWN CENTER TO RECOMMEND TO THE ZONING HEARING BOARD TO GRANT THE VARIANCES AND SPECIAL EXCEPTIONS AS FOLLOWS:

- **VARIANCE FROM 1901.5, PARKING FACILITIES REQUIRED BY LAND USE, COMMERCIAL, PUBLIC, INSTITUTIONAL, INDUSTRIAL,**

- **VARIANCE FROM §1903.19 LANDSCAPING ISLANDS INSTALLED AT EVERY 10 CONTIGUOUS SPACES,**
- **TEMPORARY VARIANCE FROM §1706.12.G. LANDSCAPE STRIPS INSTALLED ALONG COMMON LOT LINES,**
- **SPECIAL EXCEPTION PURSUANT TO §1903.3 TO PERMIT PARKING SPACES ON A LOT OTHER THAN THAT CONTAINING THE PRINCIPAL USE.**

ALSO WITH THE CONDITIONS AS REQUESTED BY STAFF:

- **THAT THE LANDSCAPING ON THE SITE NOT BE ALLOWED TO BE LESS THAN IF THE FULL NUMBER OF LANDSCAPE ISLANDS WERE INSTALLED,**
- **PRIOR TO OCCUPANCY OF THE BUILDINGS THE CONSOLIDATION OF THE LOTS BE COMPLETED.**

SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY CARRIED.

8. OLD BUSINESS:

A. Sign Ordinance Update

Ms. Belen reported that work continues on the Sign Ordinance. She noted they looked at the numbers and percentages used to calculate the amount of signage allowed and decreased it in this draft. They also added restrictions to the aggregate size of free-standing signs and came up with some additional definitions. A red-line version was given to the Planning Commission to highlight the changes that were made. Ms. Belen indicated they will be created a table listing the requirements for every section to make the document easier to read, which will be emailed when completed.

Ms. MacNeal stated that the some changes were made to allow more flexibility in the districts with signage to allow more options to developers.

9. NEW BUSINESS:

A. Comprehensive Plan Report

Ms. Belen provided an update of the last Comprehensive Plan meeting. She noted the surveys for the comprehensive plan were put in the packet. The next meeting will be held on Tuesday, March 22 at which time they will be discussing the draft goals and objectives.

Discussion was held regarding historical neighborhoods not being included in the survey. It was felt that those areas should be identified and used as a resource. Ms. Belen indicated she would bring this up at the next meeting.

Ms. Belen also indicated they would be discussing the possibility of having a community meeting in April.

10. ADJOURNMENT:

ACTING CHAIRMAN STETS ADJOURNED THE MEETING AT 7:30 P.M.

Respectfully submitted,

Secretary

ses

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
FEBRUARY 17, 2005**

MEMBERS: Alan Maciejewski, Chairman Present
Randy Meyerhoff Present
Mark Robertson, Secretary Present
Mark Swomley Present

ALSO PRESENT: James Baugh, Director of Community Development
John Luciani, First Capital Engineering
Stacey MacNeal, Solicitor
Susan Sipe, Stenographer

NOT PRESENT: Larry Stets

1. CALL TO ORDER:

A. Pledge of Allegiance

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

2. ACTION ON THE MINUTES:

A. JANUARY 20, 2005

MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF JANUARY 20, 2005 AS AMENDED. MR. SWOMLEY SECONDED. MOTION UNANIMOUSLY CARRIED.

3. ACCEPTANCE ITEMS - None

4. BRIEFING ITEMS - None

5. ACTION ITEMS

A. LD-04-15 Stony Brook Elementary

Carla Farrell, Landscape Architect, Buchart-Horn Engineers

Mike Goss, Traffic Engineer, Buchart Horn Engineers

Mr. Baugh reported that the site currently consists of a public elementary school on 14.4 acres with existing public sewer and water. The existing building is 53,000 square feet with vehicular access from Silver Spur Drive.

The Central York School District is proposing to expand Stony Brook Elementary. A 26,500 S.F. addition is proposed to provide space for 300 additional students. The addition will include new classrooms for kindergarten and third grade. The Central York School District has approved full-day kindergarten, resulting in the need for additional classrooms. Also included in the addition are a gymnasium, cafeteria, locker rooms, vestibule, faculty room and electrical storage facilities.

Access to the site will be provided by the existing driveway on Silver Spur Drive and a proposed ingress/egress on Stony Brook Drive. The teachers' parking area will be relocated. Parking spaces for

151 vehicles will be provided. An entrance designated for parent drop-off will be provided at the southern most portion of the addition. This plan was presented previously as a briefing item. Since that time most outstanding items have been addressed.

Staff recommends the following waivers and modifications be approved:

- Waiver of SALDO §305.1 Preliminary Plan - Staff supports this waiver request because the plan is a modification to an existing school.
- Waiver of SALDO §503.2 Obstructions to Vision - Safe sight distance can be met. Staff supports the waiver to allow the mature existing trees to remain along Stony Brook Drive.
- Modification of SALDO §408.1 Sidewalks - The applicant requests relief from installing an additional foot of sidewalk to the existing sidewalk along Stony Brook Drive. Staff does not object because the sidewalk is pre-existing.
- Modification of SALDO §412 Street lighting - Staff supports this modification in consideration of neighboring homes. The applicant is requesting to install lights at the following listed locations:
 - Silver Spur Drive and Stony Brook Drive
 - Valleybrook Drive and Stony Brook Drive
 - Eastgate Drive and Stony Brook Drive
 - If not illuminated, Holbrook Road and Silver Spur Drive
 - Shift parking lot lighting to illuminate driveways on Stony Brook Drive

Staff recommends approval of the plan with the following conditions:

- Providing a financial security in an amount approved by the Township engineer,
- Providing a letter of adequacy from the York County Conservation District for Erosion and Sedimentation Control.

Discussion was held regarding the following items:

- Street lighting plan - Ms. Farrell indicated they added street lighting at all intersections. The modification was requested rather than lighting the whole street in that area for consideration of neighbors.
- Ms. Farrell confirmed that a traffic impact study was conducted as requested. A copy was given to the Planning Commission.
- The queue analysis referring to page 21, Figure 16 on the plan.
- Page 17 Figure 12 - adjusted traffic volume. It was estimated there would be 134 vehicles entering the driveway in a 20 minute span of time. It was noted right turns are free flowing because they would not have to stop.
- Recommendation is to delete the 4 way stop sign on Silver Spur Drive. Mr. Luciani indicated that upon analysis they did not see a problem with the additional traffic, however, if it becomes an issue it can be reviewed in the future. It was noted that the apartment complex was taken into consideration in the traffic analysis.
- The waiver for financial security - Mr. Baugh stated that it was his understanding from the last Staff meeting that the applicant was withdrawing that request. He noted that if the applicant persists in requesting it then Staff would recommend denial of that waiver. He stated the school could provide a letter of credit as opposed to a bond. Mr. Baugh further noted the reason for not waiving financial security even for public entities is because of problems in the past with completion of the project without financial security.

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 TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF SD-04-15 STONY BROOK ELEMENTARY SCHOOL WITH THE FOLLOWING WAIVERS:

- **WAIVER OF SALDO §305.1 PRELIMINARY PLAN.**
- **WAIVER OF SALDO §503.2 OBSTRUCTIONS TO VISION.**
- **MODIFICATION OF SALDO §408.1 SIDEWALKS - THE EXISTING SIDEWALK IS ADEQUATE.**
- **MODIFICATION OF SALDO §412 STREET LIGHTING - STREET LIGHTS WILL BE INSTALLED AT THE FOLLOWING LOCATIONS:**
 - **SILVER SPUR DRIVE AND STONY BROOK DRIVE**
 - **VALLEYBROOK DRIVE AND STONY BROOK DRIVE**
 - **EASTGATE DRIVE AND STONY BROOK DRIVE**
 - **IF NOT ILLUMINATED, HOLBROOK ROAD AND SILVER SPUR DRIVE**
 - **SHIFT PARKING LOT LIGHTING TO ILLUMINATE DRIVEWAYS ON STONY BROOK DRIVE**
- **WAIVER OF SALDO §414.3 PROVIDING FINANCIAL SECURITY - DENIED. SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY CARRIED.**

MR. ROBERTSON MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF SD-04-15 STONY BROOK ELEMENTARY SCHOOL WITH THE FOLLOWING CONDITIONS:

- **PROVIDING A FINANCIAL SECURITY IN AN AMOUNT APPROVED BY THE TOWNSHIP ENGINEER**
 - **PROVIDING A LETTER OF ADEQUACY FROM THE YORK COUNTY CONSERVATION DISTRICT FOR EROSION AND SEDIMENTATION CONTROL**
 - **THE FOUR-WAY STOP SIGN WILL BE REMOVED FROM SILVER SPUR AND STONY BROOK DRIVE.**
 - **THE MODIFICATION WAIVERS MUST BE SHOWN ON THE PLAN AS MODIFICATIONS WITH SPECIFIC DETAILS.**
- SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY CARRIED.**

6. SKETCH BRIEFINGS

A. SP-05-02 Church Street Sketch

Eric Thomas, LSC Design

Mr. Thomas stated he was representing Joe Cauchon and Rich Jeffers, owners of the property, located at the intersection of Church Street and Sheridan Road in the village of Pleasureville. The property contains 2.97 acres of slightly sloped undeveloped land. The applicant proposes an 11 lot residential subdivision with 10 semi-detached single family dwelling on 10 of the lots and 1 lot of open space. The dwellings would be two-story with an attached garage and a walk out basement. Storm water would be controlled with a basin in the northeast corner of the property, at the intersection of Sheridan and Church Street. The lots would be accessed via a cul-de-sac street, approximately 470 feet in length. When the preliminary plan is presented, the applicant will be requesting two waivers or possibly a modification. The requirements are to provide sidewalks along all streets. Willow Street which borders the western edge of the property is a private street not on the property; therefore, the applicant is requesting not to put a sidewalk there. The other waiver is the requirement to have 600 feet between the intersections of roads. Mr. Thomas stated that a provision of the Ordinance states that based on topographical conditions that can

be waived. He noted that on this site the frontage of Church Street is not 600 feet long so they would not be able to get it 600 feet away from the Sheridan Road / Church Street intersection.

Discussion was held regarding the following items:

- Criteria for sidewalks which the applicant would need to meet.
- Stormwater - it appeared that a swale was set up to catch the run off Willow Street and other lots. Mr. Thomas indicated they would be taking that down to the storm water detention pond.
- Idea of turning Willow Street into a public street.

Mr. Thomas stated that a homeowners' association would be established to be in charge of maintenance for the basin and the green area on the opposite side of the street.

B. SP-05-03 CHR Corporation Sketch - Tabled

7. OLD BUSINESS

A. Sign Ordinance Update

Mr. Baugh stated this is the first draft of the sign ordinance, which was developed by the Solicitor, Ms. MacNeal. He noted they are seeking revisions and suggestions from the Planning Commission.

Discussion was held and clarification given regarding the following items of the proposed sign ordinance:

- §27-1802 - Definitions
 - Attached Sign - Clarification was given that this would be any sign that is painted on a building or painted on a structure that is part of a building. It would also refer to a sign that is supported by a building or supported by a structure that is attached to a building.
 - Holiday - Clarified that this would be associated with a general recognized holiday
- §27-1804 - Holiday Decorations shall be displayed for no longer than 60 days. The start date is determined by the first day the decorations appear. Decorations refer more towards displays rather than light strings.
- §27-1805 Sign Measurement
 - D. Computation of Sign Height - Discussion was held regarding the definition for maximum height of signs to prevent towering signs. It was clarified that the sign is measured from the ground to the top of the sign or structure, not from the base of the lettering. Also, in this section it was suggested to replace the word "normal" to "finished" grade.
- §27-1806 Signs in the Industrial District
 - C. Freestanding signs shall be no more than 10 feet wide and no more than eighteen feet high. Discussion was held regarding how it is measured. It was clarified that is defined in §27-1805 D. Computation of Sign Height.
- §27-1807 - Signs in the Commercial, Commercial-Highway, and Flexible Development Districts.
 - B. Temporary Signs - Discussion concerning how to define temporary signs and determine duration. Temporary signs on commercial properties which are there for long periods of time are allowed on the condition that they are within the limits of the total number of signs permitted. The definition varies as to what district they are located. They would be required to get a permit on all signs. Therefore, if a sign does not have a permit, it would be assumed to be a temporary

sign and if they have more than their allotment of unpermitted signs on the property then they will be in violation of the temporary sign.

- Discussion was held regarding how to handle enforcement.

A copy of the draft will be distributed to the Comprehensive Planning Committee for their evaluation.

B. Retirement Home Zoning Amendment

A draft ordinance was distributed which would provide for retirement housing in the Commercial Highway District. Mr. Baugh explained that the impetus for the discussion originated from a plan submitted to the Zoning Hearing Board for retirement housing in the Commercial Highway district.

Mr. Baugh further noted that presently retirement housing is not allowed anywhere in the township, however, it was discovered that it is allowed in the Flexible Development district.

Discussion was held and the consensus was this needs to be considered from a long range perspective.

Mr. Maciejewski indicated that this subject was part of a study from the Comprehensive Planning Commission in which housing trends in the Township were evaluated. It was noted there is a high rate of owner occupancy and low vacancy rate for owner occupied homes, creating the demand for new construction. The study also stated that while there is good diversity housing, more than 40% are over 45 years in age. Also noted was the fact that there are fewer single story homes, which creates an issue for seniors who want to stay in the same area. The study recommended that the Township consider senior housing options in correlation with the Comprehensive Plan.

8. NEW BUSINESS

A. Comprehensive Plan Report

As noted above.

The report will be distributed to the Planning Commission.

9. ADJOURNMENT

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

Respectfully submitted,

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
JANUARY 20, 2005**

MEMBERS: Alan Maciejewski, Chairman Present
Larry Stets Present
Randy Meyerhoff Present
Mark Robertson, Secretary Present
Mark Swomley Present

ALSO PRESENT: James Baugh, Director of Community Development
John Luciani, First Capital Engineering
Stacey MacNeal, Solicitor
Erika Belen, Community Development Coordinator
Susan Sipe, Stenographer

1. CALL TO ORDER:

A. Pledge of Allegiance

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

2. ELECTIONS AND APPOINTMENTS:

A. Election of Officers

Chairman Maciejewski announced that the Springettsbury Township Board of Supervisors voted to reappoint Mark Robertson to the Planning Commission.

Mr. Stets presented a motion to accept the following slate of officers for 2005:

**Chairman - Alan Maciejewski
Vice Chairman - Lawrence Stets
Secretary - Mark Robertson**

MR. MEYERHOFF SECONDED. MOTION UNANIMOUSLY CARRIED.

3. INTRODUCTION OF GUESTS:

Mr. Swomley introduced three members from Boy Scout Troop 17 in attendance to observe local government as a requirement for achieving a 1st Class Rank Badge.

4. ACTION ON THE MINUTES:

A. DECEMBER 16, 2004

MR. STETS MOVED FOR APPROVAL OF THE MEETING MINUTES OF DECEMBER 16, 2004 AS AMENDED. MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.

5. ACCEPTANCE ITEMS:

A. SD-04-23 Corrflex

Attorney Robert Katherman
Gene Stump, LSC Design
Scott Romberger

Ms. Belen reported the property is located at 100 Boxwood Lane and is currently used for manufacturing. The purpose of this plan is to subdivide a small area of land surrounding an existing water tank from the property located at 100 Boxwood Lane and attach it to lands located at 200 Boxwood Lane. The plan was received on December 22, 2004. Staff recommended this application be accepted as duly filed by the Planning Commission and the plan be moved to a Briefing item. The following waivers were requested by the applicant:

- Waiver of SALDO §305.1 Preliminary Plan - The plan is a movement of lot lines. Staff does not object.
- Waiver of SALDO §305.2 N Existing Topography - The plan is a movement of lot lines. Staff does not object.
- Waiver of SALDO §305.3.F Buffer Yard - Staff recommends a modification of buffer yard and landscaping be placed on the north and east sides of Parcel 106.
- Waiver of SALDO §408.1 Sidewalks - Staff recommends a modification in the form of a note on the plan that the requirement sidewalk will be provided within six month's written notice from the Township.
- Waiver of SALDO §412 Street Lighting - Staff recommends modification of streetlights and the installation of 4 lights, locating them at intersections, turns and the cul-de-sac.

Ms. MacNeal and Mr. Robertson recused themselves from the discussion due to a conflict of interest.

Attorney Katherman presented a drawing of the plan and explained that a water tank exists on the site for the purpose of fire protection for buildings on the other lot. This site is not owned by the applicant and for insurance purposes the owner of the water tank should be the owner of the building that it serves. Attorney Katherman stated that the Zoning Hearing Board had granted a variance on the setback issue.

Discussion was held regarding the following waivers:

Buffering - Attorney Katherman indicated they requested the waiver from the requirement of putting trees along the lot, since it did not seem to serve any purpose and the area where the trees would be planted in the center is the storm water detention area.

Sidewalks - Attorney Katherman pointed out there have never been sidewalks at the location, and since it was a heavy industrial area there would never be a connection to a residential development.

4 Street lights - Attorney Katherman stated that there are currently lights on the existing building and there is no foot traffic in that area. Also the lighting would be cost prohibitive.

Discussion was held concerning the zoning in the area.

Chairman Maciejewski called for a motion to accept the plan as duly filed.

MR. MEYERHOFF MOVED TO RECOMMEND SD-04-23 CORRFLEX BE ACCEPTED AS DULY FILED BY THE PLANNING COMMISSION. SECONDED BY MR. SWOMLEY. MOTION CARRIED. MR. ROBERTSON WAS RECUSED.

Mr. Maciejewski requested that the applicant be prepared at the next meeting to present a lighting plan showing the amount of lighting currently existing and also a proposed landscaping plan along Mimosa Court.

B. LD-04-15 Stony Brook Elementary School

Carla Farrell, Senior Landscape Architect, Bucharth-Horn, Engineers
David Schrader, Project Architect
Dr. Estep, Supervisor, Central School District

Ms. Belen reported that the site is located at 250 Silver Spur Drive and currently consists of a public elementary school on 14.4 acres with existing public sewer and water. The existing building is 53,000 sq. ft. with vehicular access from Silver Spur Drive.

The Central York School District is proposing to expand Stony Brook Elementary School. A 26,500 sq. ft. addition is proposed to provide space for 300 additional students. The addition will include new classrooms for kindergarten and third grade. The Central York School District has approved full-day kindergarten, resulting in the need for additional classrooms. Also included in the addition is a gymnasium, cafeteria, locker rooms, vestibule, faculty room and electrical storage facilities.

Access to the site will be provided by the existing driveway on Silver Spur Drive and a proposed ingress/egress on Stony Brook Drive. The teachers' parking area will be relocated. Parking spaces for 151 vehicles will be provided. An entrance designated for parent drop-off will be provided at the southern most portion of the addition.

Staff recommended this application be accepted as duly filed by the Planning Commission and the plan be moved to an Action item. The applicant requested a waiver of SALDO §414.3 Financial security - Staff recommended the applicant provide a letter of credit.

Staff recommends the following waivers and modifications be approved:

- Waiver of SALDO §305.1 Preliminary Plan - Staff supported this waiver request because the plan is modification to an existing school.
- Waiver of SALDO §503.2 Obstructions to Vision - Safe sight distance can be met. Staff supported the waiver to allow the mature existing trees to remain along Stony Brook Drive.
- Modification of SALDO §408.1 Sidewalks - the applicant requested relief from installing an additional foot of sidewalk to the existing sidewalk along Stony Brook Drive. Staff did not object because the sidewalk is pre-existing.
- Modification of SALDO §412 Street lighting - Staff supported this modification in consideration of neighboring homes. The applicant requested to install lights at the following listed locations:
 - Silver Spur Drive and Stony Brook Drive
 - Valleybrook Drive and Stony Brook Drive
 - Eastgate Drive and Stony Brook Drive
 - If not illuminated, Holbrook Road and Silver Spur Drive
 - Shift parking lot lighting to illuminate driveways on Stony Brook Drive

Staff recommended approval of the plan with the following conditions:

- Providing financial security in an amount approved by the Township engineer.
- Providing a letter of adequacy from the York County Conservation District for Erosion and Sedimentation Control.

Chairman Maciejewski called for a motion to accept the plan as duly filed.

MR. ROBERTSON MOVED TO RECOMMEND LD-04-15 STONY BROOK ELEMENTARY SCHOOL BE ACCEPTED AS DULY FILED BY THE PLANNING COMMISSION. SECONDED BY MR. STETS. MOTION UNANIMOUSLY CARRIED.

Ms. Farrell explained the plans and the following items were discussed:

- Bus loading area.
- Buffers along residential areas.
- New proposed ingress and egress with the staff parking lot.
- Recommend buffers along the residential areas and along Silver Spur.
- Separate loading areas on the west side where the cafeteria is located
- Parents would drop children off of Stony Brook drive.
- Separate bus traffic from parent traffic.
- 26,000 sq. ft. addition.

The following waivers were discussed:

- Preliminary plan because it is adding on to an existing use of elementary school.
- Obstruction to vision out of the vehicle access. The applicant is seeking the waiver to avoid cutting down mature trees along the drive.
- Sidewalks are noted on the land development plan and will be installed. They are 4 feet wide.
- Street lights - The ordinance requirement for street lighting is every 200 feet. Staff was in agreement with providing street lighting at the intersections to Stony Brook Drive and access drives. There is a list of intersections on the modification requests.
- Financial security - The applicant requested to waive the letter of credit since a school is a public entity and the funding is in place to do the work.

Discussion was held regarding the traffic situation and parking spaces. The applicant showed a net increase of 8 school busses as the only traffic impact. They are required to have 151 parking spaces. There are 69 existing spaces.

Discussion was held concerning the intersection of Silver Spur and Stony Brook Drives and the proximity to the entrance of the driveway to the street corner. The traffic movement was discussed as far as concern with queuing and a crosswalk for children.

The applicant was advised they would need to provide information on the following:

- Site Access study - evaluate the queuing on Stony Brook Drive and determine if it has an impact on the entrance to the drop off and the movements between the 2 driveways.
- A letter is needed from the conservation district.
- Street lighting plan.
- Where will emergency vehicles be directed.
- Queuing situation.
- Traffic flow taking into consideration additional cars and movements from Maple Court.
- Additional parking spaces.

A drawing of the proposed building was shown.

6. BRIEFING ITEMS:

A. SP-04-07 34 Professional Office, LP

Richard Bogart, Landscape Architect, James Holley & Assoc.

The property is located on the north side of Pleasant Valley Road, approximately 750' north of Whiteford Road. It is open field with hedgerows and wooded areas. The applicant proposed office and commercial use. The sketch plan submitted shows 6 lots with an average size of 5.25 acres. The total tract of land is 33.05 acres. The plan was received on December 22, 2004. This item was presented as a Sketch Plan briefing only.

Mr. Bogart reported that the property is zoned professional office. Limitations to the property include slope issues. A slope study was conducted to identify all the areas that are within the steep slope overlay district as identified on the plan. The professional office zone only allows a limited number of uses. The applicant prepared a sketch plan for a mixed-use type of development that would be practical and would allow for the proper extension of utilities.

Mr. Bogart stated their purpose was to open up a discussion with the Township to determine if consideration would be given to amending the approved uses in the professional office zone to allow supportive commercial uses as identified on a list handed out to the Board members.

Ms. Belen indicated that she advised Mr. Bogart to present their ideas to the Comprehensive Planning Commission in writing for review by that Committee and the consultant.

B. SP-05-01 York Town Center

Ken Hornbeck, High Real Estate Group

David Louck, CVL & Associates Properties Inc.

Douglas Parkins, Rettew Engineers

Eric Windsor, Rettew Engineers

Dan Thornton, Traffic Resource Group

Ms. Belen stated the property location is at the southwest corner of Route 30 and Mt. Zion Road. The current use of the property is a distribution/warehouse facility. The applicant proposes a commercial/retail shopping center with associated parking, access and storm water facilities. This is being presented as a sketch plan only. Ms. Belen noted that if the applicant moves forward they will need to apply for certain variances, such as total required parking, and parking lot interior landscaping as listed on the sketch plan.

Mr. Luciani stated that in addition to the sketch plan that was submitted, they did submit a traffic study. He noted the traffic study relies on the connection to Concord Road being made. A traffic study is in progress on the project.

Mr. Hornbeck stated that the other partner in the project is CVL & Associates Properties, Inc. He provided background information on High Real Estate Group and CVL & Associates.

Mr. Louck stated that the project is a commercial retail project. It sits on the site that is currently occupied by the Bon Ton Distribution Center which is no longer being used in that capacity. It is located in the flexible development zone which is a zone targeted for redevelopment. The site is located by a major highway as well as a major arterial within the township and the county, which is Route 30 and Mt. Zion Road. They are proposing a retail center of approximately 310,000 sq. ft. which is a hybrid between a power center which has mid-sized boxes which are currently not represented in this particular market as well as a lifestyle component which would be comprised of some smaller clothing and high end retail type stores all encompassing the overall site itself.

Mr. Laucks indicated that for the purposes of the traffic impact study and the plan to be submitted, they have been directed to assume that Concord Road will be extended. The plan currently shows 3 points of access on Concord Road. Discussion was held regarding improvements to the intersection upgrades to Mt. Zion and Concord Road. Mr. Laucks reported they have letters of intent with 5 retailers that would occupy space, as well as two to three full service restaurants, and a bank pad.

A traffic impact study has been submitted to the Township and is currently being reviewed. The application will be making a presentation to the Board of Supervisors at their next meeting, with a request for a resolution to partner with them as they are seeking state funds to assist with significant road improvements that would be required to accommodate the project.

Mr. Parkins explained the engineering details of the overall site. He noted they will be pursuing at least two variances with regard to interior landscape items and parking. Mr. Parkins provided a copy of the drawing. He noted the project is in a Flex Development zone. They have listed the coverage requirements on the sketch plan submission. He noted shopping centers are listed as a permitted use. Mr. Parkins discussed the challenges they face to get the gross leasable area that is necessary to make the project viable and still get the necessary parking requirements of 1 space for every 200 sq. ft of GLA, while providing for the interior landscaping requirements that are also part of the ordinance. He noted they are short of the requirement, since it is currently laid out for 1423 spaces. They have indicated 1348 spaces or one space for every 211 sq. ft. He noted the parking requirements in the Township do permit an adjustment to the required parking with ratio for this particular use of .7 of the total required to be constructed initially. That would equate to about 997 spaces, substantially less than what they are proposing to build initially. Mr. Parkins stated they would want to build all the parking on this plan up front as part of the original project.

It was noted that users occupying pads A through D would be expected to provide for their own parking within that pad area or to some extent share parking. Since the users are not known at this point it would be difficult to project what they might be. It was also noted that the traffic analysis will take into consideration the amount of vehicles for the pads.

Discussion was held regarding a variance related to the parking issue in regards to providing a landscape island for every 10 spaces. Mr. Parkins noted the ordinance requires 5% interior landscaping requirement within a parking lot. They exceed that at about 6½%. He noted they are not showing a landscape island every 10 spaces and in fact some areas have 20 or more spaces in a row. The islands are a minimum of 9x18 so they would comply with that requirement. However, Mr. Parkins stated if they were to provide an island every 10 spaces they would lose approximately 65 parking spaces. Their intent is to provide more parking and still meet the 5% or exceed the 5% interior land requirement. He noted they will request that variance at the Zoning Hearing Board.

Mr. Parkins discussed a potential additional variance not listed on the plan, relating to buildings along Mt. Zion Road facing the center over the parking field, which would put the loading dock toward the rear along Mt. Zion Road. Mr. Parkins pointed out that would require screening along the loading area. However, due to the fact that there are 3 utilities along the right-of-way within the property at Mt. Zion Road, they would not be able to put any plant material in that area. He noted there is a steep slope that comes down from the highway and two gas lines and a water line exists in that location which would restrict landscaping.

Mr. Parkins discussed the flow of the site plan. He noted it would be laid out to maximize the GLA while also trying to maximize the visibility to the primary intersection, which is the Mt. Zion - Route 30 area. The flow entering the site will be primarily from the east along Concord Road and to the first or second driveways as indicated. Truck traffic coming off Concord Road would come into the first driveway. The circulation pattern is counter-clockwise around the site providing full 30-ft. wide fire lane and truck access on the site. Public water sewer and gas is available to the project on the site. Stormwater management is proposed to be done initially as far as in combination with an above ground detention basin taking the existing facility on the Bon Ton property and expanding it as necessary and take up the residual volume required in an underground storage system. Details have not been completely flushed out on how much will be underground vs. above ground. There are wetlands in the back area of the property and the applicant is hopeful they will not be determined to be jurisdiction wet lands, since they were created as part of a man made storm water facility over a period of time. It was noted there is a separate drainage system so they don't have to accommodate that water through the site.

Discussion was held regarding traffic and traffic patterns on Mt. Zion Road. Concern was expressed as to the issue of too much traffic in an area that can not handle the increased amount of traffic this shopping area would generate.

7. ACTION ITEMS

A. SD-04-22 Dallmeyer

David Cordeigh, LSC Design

Ms. Belen reported the purpose of this plan is to subdivide .98 acres from Lot 7B and add to Lot 7A. It is currently F-4 residential. The lot is mostly open with patches of trees. The proposed use will remain as a single-family residential unit.

Staff recommends approval of the following waivers and modifications:

- Waiver of SALDO §305.1 Preliminary Plan - this plan simply moves lot lines.
- Waiver of SALDO §305.2 N showing existing topography of the tracts - this plan simply moves lot lines.
- Waiver of SALDO §502.3 Street widths - Druck Valley Road is considered a collector street by the Springettsbury Township Comprehensive Plan and therefore must meet the minimum geometrical design requirements. The existing right-of-way is 46.5 feet and the existing cartway 20 feet. The required right-of-way and cartway dimensions are 60 feet and 36 feet, respectively. The applicant is granting right-of-way on his side of the road, however, widening is not recommended since this is a rural state road.
- Modification of SALDO §305.2.O.U.S. Coastal and Geodetic Survey datum - this is preferred but may be modified to use other datum.
- Modification of SALDO §407.1 Curbs - there are no curbs in the vicinity. A six-month note should be included on the plan.
- Modification of SALDO §408.1 Sidewalks - there are no sidewalks in the vicinity. A six-month note should be included on the plan.

Staff recommended approval of the plan with the following conditions:

- Signatures of owners.

Mr. Kordich confirmed that the plan was taking .98 acres from one lot and adding to another to make the lot a more rectangular shape.

A error was noted on the drawing, referring to §304 which was actually §305.1.

It was noted that the HOP was obtained for every minimum use driveway. It was confirmed that they are not changing the original driveway location.

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

MR. STETS MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF SD-04-22 DALLMEYER WITH THE FOLLOWING WAIVERS:

- **WAIVER OF SALDO §305.1 PRELIMINARY PLAN.**
- **WAIVER OF SALDO §305.2 N SHOWING EXISTING TOPOGRAPHY OF THE TRACTS.**
- **WAIVER OF SALDO §502.3 STREET WIDTHS.**
- **MODIFICATION OF SALDO §305.2.O.U.S. COASTAL AND GEODETIC SURVEY DATUM.**
- **MODIFICATION OF SALDO §407.1 CURBS TO INCLUDE A SIX-MONTH NOTE ON THE PLAN.**
- **MODIFICATION OF SALDO §408.1 SIDEWALKS - TO INCLUDE A SIX MONTH NOTE ON THE PLAN.**

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

MR. STETS MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF SD-04-22 DALLMEYER WITH THE FOLLOWING CONDITION:

- **SIGNATURES OF OWNERS.**
 - **CHANGING §304 TO §305.1 ON THE DRAWING**
- SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.**

B. LD-04-13

Jay Tillman

Jim Holley, James Holley & Assoc.

Craig Sharnetzka, Esq.

Mr. Belen reported that the property is located at the southwest corner of Market Street and Haines Road. Parcel 308 was formerly used as a gas station and Parcel 313 was formerly used as a tire and automobile repair center by Bergy Tire. The applicant propose to construct a Walgreens Pharmacy on the 2 parcels with parking facilities and storm water conveyance facilities. The storm water conveyance facilities shall only be used to convey runoff to the existing storm sewer system. No detention facilities are required/proposed. The plan was previously submitted as a briefing item and was tabled for action at the December meeting. Since that time most outstanding items have been addressed. The applicant received the following variances at the January Zoning Hearing Board meeting:

- One parking space for each 200 square feet of floor area.
- Total parking spaces being shown on the plan.
- Providing residual parking in the future.
- A setback of 12 feet between the parking area and the right-of-way.
- Site lighting height of 30 feet.

. Staff recommended approval of the following waivers:

- Waiver of SALDO §305.1 Preliminary Plan - This is a one lot land development plan.
- Waiver of SALDO §502.9.C.4 Access drives - The access drive is a pre-existing nonconformity providing access to all of the adjoining properties between East Market Street and Eastern Boulevard.
- Modification of SALDO §307.1.W Landscape plan - The available space is very limited use to the lot configuration.

Staff recommended approval of the plan with the following conditions:

- Owner's notarized signatures.
- Providing copy of highway occupancy permit for new traffic patterns entering and existing onto Market Street.
- Providing financial security in an amount approved by the Township Engineer,
- Establishing development agreement with the purpose of providing funds to construct a roadway divider along the portion of Haines Road which fronts along the property. (Ms. Belen noted that this had been received and it will be placed on the Board of Supervisor's agenda for next week.)

The following items were noted:

- The lighting plan was acceptable.
- The issue of the access and maintenance was resolved.
- The landscaping plans were reviewed and it was noted that additional low shrubbery would be placed in this area.
- The Conservation District letter received.
- DEP is no longer an issue.
- The HOP is outstanding.

Discussion was held regarding signs being used. It was requested that a condition be added that no signs are approved at this time.

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 TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF SD-04-13 WALGREENS WITH THE FOLLOWING WAIVERS:

- **WAIVER OF SALDO §305.1 PRELIMINARY PLAN.**
- **WAIVER OF SALDO §502.9.C.4 ACCESS DRIVES.**
- **MODIFICATION OF SALDO §307.1.W LANDSCAPE PLAN.**

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY PASSED.

MR. SWOMLEY MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF SD-04-13 WALGREENS WITH THE FOLLOWING CONDITIONS:

- **OWNER'S NOTARIZED SIGNATURES.**
- **PROVIDING COPY OF HIGHWAY OCCUPANCY PERMIT FOR NEW TRAFFIC PATTERNS ENTERING AND EXISTING ONTO MARKET STREET.**
- **PROVIDING FINANCIAL SECURITY IN AN AMOUNT APPROVED BY THE TOWNSHIP ENGINEER,**
- **ESTABLISHING DEVELOPMENT AGREEMENT WITH THE PURPOSE OF PROVIDING FUNDS TO CONSTRUCT A ROADWAY DIVIDER ALONG THE PORTION OF HAINES ROAD WHICH FRONTS ALONG THE PROPERTY.**
- **NO SIGNS WILL BE APPROVED WITH THIS LAND DEVELOPMENT PLAN.**

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY PASSED.

8. OLD BUSINESS:

A. Sign Ordinance Update

Ms. Belen reported that she and Mr. Baugh met with Ms. MacNeal and came up with an outline for this evening:

The following suggestions for the update were noted:

- Only permitting monument signs in every district with the exception of Industrial which would be the only district permitted pole signs.
- Instead of approaching the signs as is currently done with having two attached signs permitted based on square footage, consideration to permitting it based on a percentage of the front of the building, and then allowing the business to have more flexibility in how they divide that up.
- To allow more flexibility of temporary signs.
- Not allowing them to exceed more than 5% of the area of their building front for temporary signs.
- To be more restrictive in office and apartment office zones, allowing 16 sq. ft. of permanent signage which is currently permitted and allowing no more than two signs at the maximum height of 6 ft. which is also what is permitted now.
- Also allowing them more flexibility with temporary signage. Allowing 8-sq. ft. and no more than 2 signs.
- In residential districts allowing 12-sq. ft. of permanent and temporary signage consisting of no more than three signs. The idea was presented to allow a person to put up one sign to be temporary or permanent without having to come to the township to obtain a permit. But thereafter, if they want to construct any more signs in the residential areas, they would then have to come in and obtain a permit for all the signs, whether temporary or permanent in order to be aware of what signs they have.

Ms. MacNeal stated their objectives included looking at the signs aesthetically, specifically trying to get away from the pole signs. Also taking a simplistic approach and emphasizing enforcement of the regulations put in place.

Discussion was held regarding how to address signage on vehicles and how to enforce it.

Discussion was also held regarding 3D signs and how they should be measured. Also illumination output and glare on other properties.

The Board was requested to review the ideas presented and provide feedback.

7. NEW BUSINESS:

A. Comprehensive Plan Report

Mr. Maciejewski indicated that a meeting was not held in December. The next meeting will be held on January 25, 2005.

8. ADJOURNMENT:

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 9:15 P.M.

Respectfully submitted,

Secretary

/ses