

APPROVED

**SPRINGETTSBURY TOWNSHIP  
PLANNING COMMISSION  
JANUARY 16, 2014**

**MEMBERS IN**

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

**ALSO IN**

**ATTENDANCE:** Trisha Lang, Director of Community Development  
John Luciani, First Capital Engineering  
Seth Springer, Solicitor  
Sue Sipe, Stenographer

**NOT PRESENT:**

**1. CALL TO ORDER:**

**A. Pledge of Allegiance**

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

**2. ACTION ON THE MINUTES**

**A. NOVEMBER 21, 2013**

**MR. STUHRE MOVED FOR APPROVAL OF THE MEETING MINUTES OF NOVEMBER 21, 2013 AS AMENDED. MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.**

**3. NEW BUSINESS - None**

**4. BRIEFING ITEMS - None**

**5. ZONING & WAIVER RECOMMENDATIONS - None**

**6. ACTION ITEMS**

**A. LD-13-04 – Maple Donuts Cold Storage Addition**

Chris Owens, Gordon Brown & Assocs.  
Charles Burnside, Owner, Maple Donuts

Project Narrative: This plan involves the addition of a 7,200 square foot freezer storage building as an accessory use to the existing donut manufacturing facility and retail facility. The project is intended to eliminate the current practice of storing product in refrigerated trucks on this and the adjacent site.

Plan Background: The project is presented as an action item for the final plan. The manufacturing facility is an existing non-conforming use on the site that has already undertaken the permitted 50% expansion. The plan approving that expansion involved incorporation of the adjoining residential property as well as the establishment of access and storm water facilities on a separate adjoining site, due to the limitations of the original parcel and the magnitude of the current operation. Several elements of the design associated

with this previous approval (granted in 1996) were never implemented. These include the establishment of a single tax parcel, the installation of curb and sidewalk along E. Market Street and the legal documentation of the ownership and maintenance of the proposed easements. As a result, some of these same requirements are recommended to be re-established now as part of the current approval action.

The Applicant is requesting a recommendation of approval from the Planning Commission to the Springettsbury Township Board of Supervisors for the eleven (11) modifications listed below. Please remember that, in accordance with the provisions of the Municipalities Planning Code, as set forth in the Township's adopted Subdivision and Land Development Ordinance (SALDO), the modification request must state in full the grounds and facts of unreasonableness or hardship on which the request is based, as well as identifying the minimum modification necessary.

The Supervisors may grant a modification when "the literal enforcement will exact undue hardship because of peculiar conditions pertaining to the land in question" and when, "granting such modification is not contrary to the public interest" and observes the purpose and intent of the ordinance or section thereof. Eliminating the applicability of a regulation altogether, as requested by the applicant in some instances, differs from the relief available.

The requested modifications are as follows:

1. SALDO 289-11.A. Preliminary plans; specifications. Applicant is requesting to submit a final plan only. If the curb and sidewalk installation occur within the PennDOT right-of-way, an HOP will need to be obtained and would trigger the need to submit a preliminary plan. Staff recommends approval of this request
2. SALDO 289-11.C.1. Preliminary plans; specifications. Applicant is requesting to not be required to submit a sewer and water feasibility study. It is unknown what water demands the new +/- 8,000 square foot freezer will have. Staff recommends conditional approval of this request
3. SALDO 289-11.C.2. Preliminary plans; specifications. Applicant is requesting to not be required to submit any of the elements of the environmental impact study. Staff recommends conditional approval of this request
4. SALDO 289-47.A-I. Storm Drainage. Applicant is requesting to provide none of the required information and to not be required to meet the applicable standards of this section. Staff recommends conditional approval of this request
5. SALDO 289-35. Landscaping and buffer yards. Applicant is requesting to substitute the existing vegetation on the site for the number and type of plants required by the specific buffer regulations. Staff recommends conditional approval of this request
6. SALDO 289-12.A.2.f. Traffic Impact Study. Applicant is proposing to exclude the study from the submission. Staff recommends conditional approval of this request
7. SALDO 289.13.A. Plan Scale. Applicant is requesting to utilize a scale of 1"=30' in lieu of either the 1"=50' or 1"=100' as required by this section of the ordinance. Staff recommends approval of this request
8. SALDO 289-13.A.17. Point of access and profile information for driveways. Applicant is requesting that no information on the existing access points be provided. Staff recommends conditional approval of this request
9. SALDO 289-41.J.7. Access drive throat length. Applicant requests not to revise the proposal to be consistent with this requirement. Staff recommends conditional approval of this request
10. SALDO 289.13.A.21. Easements. Applicant requests that the location, dimensions, and purpose of the easements serving the project not be identified as required by this section. Staff recommends disapproval of this request.
11. SALDO 289-36. Street lights. Applicant requests that street lights not be required to be installed. Staff recommends conditional approval of this request

The following outstanding items may be considered conditions of approval:

#### ADMINISTRATIVE ISSUES

1. 289-12.A.5. Final plans; procedure. Applicant shall submit a copy of the YCPC review comments.
2. 289-12.C. Final plans; procedure. Applicant shall provide surety.
3. 289-12.H. Final plans; procedure. Applicant shall obtain an HOP, if required, for sidewalk and curb installation.
4. 289-13.A.3. Final plans; specifications. Applicant shall provide a completed ownership certification.
5. 289-13.A.(4-6). Final plans; specifications. Applicant shall revise all site data to recognize one lot, one deed, one UPI#. The plan cannot be recommended for approval until this happens.
6. 289-13.A.9. Final plans; specifications. Applicant shall provide a layout map at a scale of 1":800'.
7. 289-13.A.18. Final plans; specifications. Applicant shall provide a lot number consistent with previously recorded plans for the site.
8. 289-13.A.21. Final plans; specifications. Applicant shall identify the location, dimensions and purpose of all easements and identify the recording information for all easement agreements

#### DESIGN ISSUES

9. 289-13.A.11. Final plans; specifications. Applicant shall provide accurate bearings and dimensions for all existing and proposed easements/ROW.
10. 289-13.A.17. Final plans; specifications. Applicant shall provide profile information for all driveways as well as information to demonstrate the safety of truck ingress/egress from the adjacent lot on Industrial Drive.
11. 289-12.A.2.d. Final plans; procedure. Applicant shall submit a photometric plan.
12. 289-12.A.2.g. Final plans; procedure. Applicant shall submit an E&S plan.
13. 289-13.A.23. Final plans; specifications. Applicant shall provide evidence that the existing conditions allow for the appropriate control of storm water runoff; that positive drainage away from new and existing buildings will be provided OR the proposed contours/grading information.
14. 289-13.A.24. Final plans; specifications. Applicant shall provide a landscaping plan that meets the requirements of 289-35.
15. 289-32.A. Sidewalks. Applicant shall provide a four foot wide grass planting strip between the proposed curb and sidewalk section along E. Market Street.
16. 289-36. Streetlights. Applicant shall identify the location of the streetlight(s) that are required to be installed.
17. 289-41.J.5. Proposed street system. Applicant shall show/install curbing for all access drives.
18. 289-41.J.11.(b-c) Proposed street system. Applicant shall prepare, submit and record the required joint access agreement.
19. 289-42(A-B). Obstructions to vision. Applicant shall submit evidence that safe sight distance exists at all intersections associated with the proposal.
20. 289-47(A-I). Storm drainage. Applicant shall submit information that demonstrates conformance with all criteria, including plan details identifying the location and condition of any existing storm drainage pipes and culverts.

Mr. Owens indicated the site is located at 3455 E. Market Street. He provided an overview of the waiver request and conditions. He noted that currently there are 12 freezer trailers behind the property utilized as storage. The proposed 7200 sq. ft. freezer building would replace those trailers which would be removed from the property.

Discussion was held regarding the following:

- Waiver for curbs and sidewalk along the front of the property. The photo shows curbing put in by PennDOT when the road was widened. Sidewalk would be required along the residential property that is adjacent to the donut factory. Mr. Owens noted previously the property was two separate parcels, but has since been combined and recorded on one deed. They are prepared to add sidewalk in front of the residential property to meet current standards including ADA requirements. A permit

for the sidewalk will be procured through PennDOT since it is a PennDOT right-of-way street. The proposed sidewalk would fall within that legal right of way.

- Conditional approval on the sewage and water feasibility study - Mr. Owens stated they are proposing no new sewage flows or water.
- It was noted that the parking spaces on the west side of the property are no longer shown on the plan. Mr. Owens stated there is adequate parking on the site, particularly since the area taken away is gained back by removal of the freezer trailers.
- It was noted the condensing units for the new refrigeration building will be on the top of the roof.
- Lighting – Mr. Owens noted there are three lights on the wall where the freezer will be located which they will move onto the new addition. They will need a lighting plan to show the existing lights and how they will be affected by the new building.
- Storm drainage - Mr. Owens stated they are not proposing any new drainage culverts or pipes. The area for the new addition is impervious. He noted they will show on the plan the existing conditions allow for appropriate control of storm water run-off and that it will drain to the existing drainage easement on the adjacent property to the south.
- It was noted the new dumpster pad has the gates/doors facing back towards the industrial area. Mr. Owens stated the trucks would come in from Market Street and back in to pick up the dumpster.
- It was noted the storm water easement and the access easement were granted previously on the adjacent property and noted on the recorded plan. Mr. Owens stated they are having their attorney draw up an easement agreement for the storm water easement and the access easement to be done retroactively to 1996.
- Elevations were questioned in regards to the handrail and the guardrail. Mr. Owens noted there is no handrail depicted but they will add it to the plan. He stated the guardrail will be on top of the 30 inch, 2½ ft. retaining wall and will run the length of the retaining wall.
- It was noted the building is being considered an accessory structure to the manufacturing building. Mr. Owens noted access to the storage unit is from within the manufacturing facility. There are also two outside doors.
- It was noted for Item #10 on the waiver request regarding the easements that Staff is recommending disapproval . Mr. Owens indicated they will withdraw that waiver.
- The applicant was advised to update the drawings to show the mechanicals.
- County comments were received by the applicant. Mr. Luciani reviewed the comments. It was noted they will not need to revisit the comments for next time.

It was noted that due to the amount of issues and conditions to be addressed by the applicant to consider the presentation as a Briefing item. The case will be presented as an Action item at the next meeting.

## **B. CU-13-02 Integrity Bank**

Jim Snyder, Snyder, Secari & Associates  
Att. Jeremy Frey

Mr. Snyder presented an overview of the project, noting it is a one acre site at the intersection of E Market Street and Northern Way. The site is presently developed. A vehicle maintenance facility, All Tune and Lube is which was located on the site is closed. The applicant proposes to redevelop the site for Integrity Bank. The site is zoned Mixed –Use with the Town Center Overlay, which constitutes different requirements necessary for the development plan. The building proposed is a 3900 sq. ft. single story building with a drive through facility. In addition two driveways are proposed, one onto Market Street and one onto Northern Way.

Mr. Snyder indicated this plan was presented before the Zoning Hearing Board on two occasions which granted relief for three provisions that are depicted on the plan. One is for banks to be provided with a drive through facility, also relief from the maximum building setback under the Town Center Overlay requirements and parking within the front of the building.

Mr. Snyder noted the plan has been reviewed and commented by Staff with conditions.

Ms. Lang provided an overview of the conditional use application and an explanation of how Staff arrived at the conclusion for the conditions. She noted the process for the Town Center Overlay requires design work to be layed out at the onset of the plan, which is difficult for the developer. Upon discussion with the applicant regarding design issues for this site, two items which address the design of the building were identified. The applicant has agreed to correct them during the land development plan approval process. Ms. Lang indicated Staff is willing to accommodate the applicant which will allow them to move forward with agreements and the legal issues while working on the conditions of the final plan.

Ms. Lang noted they have a time extension that is being acted on by the Board of Supervisors at the meeting of February 23rd. There is also a time extension granted into May if needed.

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

**MR. ROBERTSON MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS THAT THEY PROVIDE CONDITIONAL USE APPROVAL TO CASE CU-13-02 AS PRESENTED WITH THE FOLLOWING CONDITIONS:**

- **INFORMATION IDENTIFYING FULL COMPLIANCE WITH THE FOLLOWING DESIGN STANDARDS SHALL BE SUBMITTED PRIOR TO RECEIVING APPROVAL OF THE FINAL LAND DEVELOPMENT PLAN FOR THE PROJECT.**
    1. **ZONING 325-200.D. SCREENING**
    2. **ZONING 325-200.G.2. DESIGN STANDARDS FOR NEW DEVELOPMENT**
    3. **ZONING 325-200.G.3. DESIGN STANDARDS FOR NEW DEVELOPMENT**
    4. **ZONING 325-200.G.4.A. DESIGN STANDARDS FOR NEW DEVELOPMENT**
    5. **ZONING 325-200.G.4.B. DESIGN STANDARDS FOR NEW DEVELOPMENT**
    6. **ZONING 325-200.G.4.C. DESIGN STANDARDS FOR NEW DEVELOPMENT**
    7. **ZONING 325-200.G.4.D. DESIGN STANDARDS FOR NEW DEVELOPMENT**
    8. **ZONING 325-200.G.4.E. DESIGN STANDARDS FOR NEW DEVELOPMENT**
    9. **ZONING 325-200.G.4.F. DESIGN STANDARDS FOR NEW DEVELOPMENT**
    10. **ZONING 325-200.C. REFUSE AREAS**
  - **INFORMATION IDENTIFYING FULL COMPLIANCE WITH #11. ZONING 325-200E. CONDITIONAL USE DESIGN STANDARDS; SIGNS. THE PROPOSAL SUBMITTED DOES NOT IDENTIFY COMPLIANCE WITH THESE CRITERIA.**
  - **#12 ZONING 325-204 PUBLIC PLAZAS. THE MASTER PLAN SHALL BE REVISED TO IDENTIFY THE PROFESSION OF A PUBLIC PLAZA.**
- SECONDED BY MR. STUHRE. MOTION UNANIMOUSLY CARRIED.**

### C. LD-13-02 Integrity Bank

Jim Snyder, Snyder, Secari & Associates  
Att. Jeremy Frey

Project Narrative: This land development plan proposes to construct a stand-alone branch of Integrity Bank. This will be a 3,900 square foot building with two drive through lanes. Access to the facility will be off E. Market Street as well as from Northern Way. The proposed use is permitted through the conditional use approval process. The applicant has submitted this final plan to be acted on at the same time as the CU zoning approval.

Plan Background: This project is presented for action on the final plan and associated modifications in addition to the Conditional Use zoning approval the Commission previously took action on this plan (only) at their meeting on 17 October, 2013. An extension of time was provided subsequent to this action, and minor adjustments were made to the plan which was then re-submitted. The applicant wishes to have this revised plan considered as the official submission for both the LDP and CU approval(s).

The Township recommends the following actions on the Applicant's request for waivers:

1. SALDO (289-10) Preliminary plans; procedure. Applicant is requesting to waive the requirement of submitting a preliminary plan. Staff recommends conditionally approving this waiver request.
2. SALDO (289-13.A) Final plans; specifications. Applicant is requesting to submit the plan at a scale of 20 feet to the inch. Staff recommends approval of this waiver request.
3. SWMO (281-12.A.2.b) Modeling Existing Impervious Area; applicant is requesting recognition that the entire site is currently impervious. Staff recommends conditionally approving this waiver request.
4. (SALDO) (289-41.J.3.d) Access Drives: Applicant is requesting a waiver from the restriction that only permits access drives to cross a street right-of-way line within 20' of a lot line. Staff recommends conditional approval with regard to this waiver request.
5. SALDO 289-35.C. Landscaping and buffer yards: Applicant is requesting to eliminate the installation of the Type II Buffer Yard along the Northern Way and East Market Street frontage of the property. Staff recommends conditional approval with regard to this waiver request.

Mr. Snyder presented a rendering of the site plan. He noted the plan set includes grading, landscaping, lighting and erosion control. They received the NPDES permit from York County Conservation District. They are awaiting the HOP for the new driveway proposed to be constructed on to Market Street. A traffic impact study was submitted for the development and reviewed. He noted there are four driveways on the site, several of which will be closed. The proposed new driveway will be constructed as far away from the intersection as possible on Market Street. Similarly on Northern Way, they are moving that driveway back from the intersection in an effort to make it accessible as possible from an ingress / egress standpoint. The driveway onto East Market Street is a right in- right out because of the median.

Discussion was held regarding the landscaping plan and the requirement for buffering the surface parking area. Ms. Lang stated the shrubbery is required to be about 4 ft. in height. She noted Integrity Bank has a safety concern with the height of the planting in that location.

Mr. Snyder stated the landscaping plan proposes shrubs in front of the parking and also on the side of the building, just not to the four ft. level. He noted the concern of the bank is one of security particularly since the lot is lower and it is essential for police and other vehicles to be able to see into the bank. Since it is a commercial facility they want it to be visible to the public as well. He noted they work with Staff to arrive at a compromise to finalize the planting plan.

Mr. Luciani reported the applicant is managing the storm water for assuming meadow conditions and is making a significant improvement in stormwater. He noted there is a large pipe underneath which was televised and determined to be structurally sound. It is a 7 ft. high by 10 ft. wide pipe arch that goes up to Northern Way with a deflection point at the First Capital Federal Credit Union. A new box culvert will be put in at that area.

It was recommended that the applicant discuss consideration of changing the color of the building to be in conformity with the surrounding area. . Mr. Snyder indicated the proposed building is being developed with Integrity Bank's prototype and branding. He indicated he would pass along the request to the owner.

It was noted that a letter was received from YAUFRR requesting consideration of relocating the fire hydrant on the south side of East Market Street closer to the proposed new construction. Mr. Snyder stated the issue to physically get the hydrant to their side of the street of the bank would require a water line extension across East Market Street which is a major PennDOT street. This would be at substantial cost and the probability that PennDOT would not permit it. He noted that when they assessed the distance from the hydrant to the building it is only about 200 ft. in distance which is within the 500 ft. requirement for fire protection.

It was noted that Condition #16 would be added to include the requirement that all items listed in CU-13-02 must be met.

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

**MR. STURHE MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-13-02, INTEGRITY BANK TO RECOMMEND APPROVAL OF THE FOLLOWING REQUESTS FOR WAIVERS, AS FOLLOWS:**

- 1. SALDO (289-41.J.3.D) ACCESS DRIVE LOCATION. CONDITIONAL APPROVAL. CONDITIONED ON INSTALLATION OF THE REQUIRED PEDESTRIAN ACCOMMODATIONS FROM THE EDGE OF THE ACCESS DRIVE TO THE INTERSECTION OF NORTHERN WAY AND EAST MARKET STREET AS WELL AS THE PROVISION OF A PLAN NOTE THAT RECOGNIZES THE POTENTIAL FOR VEHICLE CONGESTION ASSOCIATED WITH LEFT TURN MOVEMENTS ONTO NORTHERN WAY. THE TOWNSHIP WISHES TO RESERVE THE OPPORTUNITY TO MONITOR AND EVALUATE LOS AT THIS INTERSECTION AND TO IMPLEMENT TURNING RESTRICTIONS IF DEEMED NECESSARY/APPROPRIATE FOR DRIVER SAFETY.**
- 2. SALDO (289-11.A) PRELIMINARY PLAN. CONDITIONAL APPROVAL. CONDITIONED ON THE APPLICANT'S ACKNOWLEDGEMENT THAT THE PROJECT CANNOT BE PHASED AND THAT ALL IMPROVEMENTS WILL BE BONDED FOR COMPLETION WITHIN ONE YEAR.**
- 3. SALDO (289.13.A) FINAL PLAN SCALE. APPROVAL.**
- 4. SWMO (281.12.A.2B) MODELING OF EXISTING IMPERVIOUS AREA. CONDITIONAL APPROVAL. CONDITIONED ON RECEIPT OF APPROVAL FROM THE YORK COUNTY CONSERVATION DISTRICT**
- 5. SALDO 289-35.C. LANDSCAPING AND BUFFER YARDS. CONDITIONAL APPROVAL. CONDITIONED ON PROVISION OF THE BUFFER REQUIRED BY CHAPTER 325, SECTION 206.A.1 ALONG THE MARKET STREET (NORTH) AND NORTHERN WAY (EAST) SIDES OF THE SURFACE PARKING AREA.**

**MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY PASSED.**

**MR ROBERTSON MOVED WITH REFERENCE TO FINAL LAND DEVELOPMENT PLAN LD-13-02, INTEGRITY BANK TO RECOMMEND APPROVAL OF THE FINAL PLAN WITH THE FOLLOWING CONDITIONS:**

**ADMINISTRATIVE ISSUES**

- 1. SALDO 289-12.A.5.A. FINAL PLANS; PROCEDURE. PROVIDE DOCUMENTATION REGARDING THE SUBMISSION OF PLANS TO YCCD.**
- 2. SALDO 289-12.A.5.D FINAL PLANS; PROCEDURE. PROVIDE DOCUMENTATION THAT PLANS HAVE BEEN SUBMITTED TO ALL AFFECTED PUBLIC UTILITIES AND THAT**

**THEIR CONCERNS HAVE BEEN ADDRESSED. STAFF NOTES THAT COMMENTS RECEIVED FROM YAUFER(?) REQUEST THAT A FIRE HYDRANT BE LOCATED ON THE SOUTH SIDE OF E. MARKET STREET; CLOSER TO THE PROPOSED NEW CONSTRUCTION.**

- 3. SALDO 289-12.C. FINAL PLANS; PROCEDURE. PROVIDE A FINANCIAL SECURITY ESTIMATE.**
- 4. SALDO 289-13.B.6. FINAL PLANS; SPECIFICATIONS. INCLUDE ALL REQUIRED SEALS, SIGNATURES OR CERTIFICATIONS.**
- 5. SALDO 289-35.E.1-5 PROVIDE AGREEMENTS TO ENSURE THE LONG-TERM MAINTENANCE OF ALL REQUIRED LANDSCAPING AS WELL AS TO ADDRESS THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES FOR ALL STORMWATER MANAGEMENT INFRASTRUCTURE.**
- 6. SALDO 289-12.A.5.B PROVIDE A COPY OF THE HOP FOR TOWNSHIP REVIEW COMMENTS**
- 7. SALDO 289-13.A. ONCE PLANS RECEIVE FINAL APPROVAL, SUBMIT ON MYLAR AS WELL AS IN PDF.**
- 8. SALDO 289-13.A.5 PROVIDE SIGNATURE AND SEAL OF REGISTERED SURVEYOR.**
- 9. SALDO 289-13.A.4 EXECUTE OWNERSHIP CERTIFICATE.**
- 10. SWMO (§281-23.D) UPON COMPLETION OF THE SWM IMPROVEMENTS, THE DEVELOPER SHALL PROVIDE TO SPRINGETTSBURY TOWNSHIP A RECORD DRAWING (ALSO REFERRED TO AS "AS-BUILT") OF THE STORMWATER FACILITIES AS THEY ARE CONSTRUCTED IN THE FIELD. THIS INFORMATION SHALL BE PROVIDED IN BOTH A PAPER AND AN ELECTRONIC FORMAT. THE ELECTRONIC INFORMATION SHALL BE PROVIDED IN AN AUTOCAD FORMAT (VERSION 2010 OR HIGHER) ON THE PENNSYLVANIA SOUTH STATE PLANE COORDINATE SYSTEM AND ON THE NAVD 88 VERTICAL DATUM WITH REFERENCE TIES TO THE NEAREST U.S.G.S. BENCHMARK MONUMENT.**

#### **DESIGN ISSUES**

- 11. SALDO 289-35.C. LANDSCAPING AND BUFFER YARDS. INCLUDE THE REQUIRED TYPE II BUFFER YARD ADJACENT TO THE RESIDENTIAL PROPERTY TO THE WEST.**
- 12. SUBMIT ARCHITECTURAL PLANS AND ELEVATIONS TO DEMONSTRATE COMPLIANCE WITH ALL DESIGN STANDARDS IDENTIFIED IN CHAPTER 325, SECTION 200.C, D.1, AND G.1-4**

#### **STORM WATER MANAGEMENT ISSUES**

- 13. (§281-16.D.5.B) DEMONSTRATE THE 100 YEAR HYDRAULIC GRADE LINE FOR THE STORM DRAINS TO THE INLETS (1 AND 2) AT THE WEST SIDE OF THE SITE.**
- 14. PROVIDE SHOP DRAWINGS FOR THE CONCRETE BOX CULVERT REPLACEMENT INCLUDING THE METAL TRANSITION CONNECTIONS.**

#### **TRAFFIC ISSUES**

- 15. APPLICANT SHALL PROVIDE A COPY OF THE SIGNAL PERMIT PLAN UPON APPROVAL FROM PENNDOT. TRAFFIC SIGNAL OPTIMIZATION WILL REQUIRE 12" LED SIGNAL HEADS, VIDEO CAMERA DETECTORS, BATTERY BACKUP, AND GENERATOR HOOK-UP. APPLICANT WILL ENTER INTO AN AGREEMENT FOR THE PROVISION OF THESE REQUIRED IMPROVEMENTS.**

#### **NOTE:**

**BASED UPON THE TRAFFIC IMPACT STUDY PREPARED BY TRG, THE QUEUE LENGTH FOR THE 50<sup>TH</sup> PERCENTILE IS 165 FEET WHILE THE 95<sup>TH</sup> PERCENTILE IS 246 FEET FOR THE 2019 WITH DEVELOPMENT SCENARIO. THE TOWNSHIP ENGINEER HAS A CONCERN WITH LEFT TURNS ONTO SOUTH NORTHERN WAY. THE ORDINANCE MAY REQUIRE A CHANNELIZATION ISLAND; HOWEVER, IN THIS INSTANCE THE USE OF SIGNAGE RESTRICTING TURNING MOVEMENTS IN PEAK HOURS IS DESIRED. THIS POTENTIAL CONCERN HAS BEEN ADDRESSED AS A CONDITION OF THE REQUESTED**

**RELIEF FROM THE STANDARD ASSOCIATED WITH THE LOCATION OF THE ACCESS DRIVE ALONG THE NORTHERN WAY FRONTAGE OF THE SITE.**

**16. ALL ITEMS LISTED IN CU 13-02 MUST BE MET.**

**MR. STURHE SECONDED. MOTION UNANIMOUSLY PASSED.**

**1. OLD BUSINESS – None**

**2. NEW BUSINESS**

A. Mr. Wurster was requested to serve as Nominations Chairman for the next meeting to present a slate of officers for the 2014 year.

**ADJOURNMENT**

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

Respectfully submitted,

Secretary  
/ses