

APPROVED

**SPRINGETTSBURY TOWNSHIP  
PLANNING COMMISSION  
FEBRUARY 20, 2014**

**MEMBERS IN**

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

**ALSO IN**

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

**1. CALL TO ORDER:**

**A. Pledge of Allegiance**

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

**2. ACTION ON THE MINUTES**

**A. JANUARY 16, 2014**

**MR. SWOMLEY MOVED FOR APPROVAL OF THE MEETING MINUTES OF JANUARY 16, 2014 AS PRESENTED. MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.**

**3. NEW BUSINESS**

**MR. WURSTER PRESENTED THE FOLLOWING SLATE OF OFFICERS FOR 2014:**

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

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

**4. BRIEFING ITEMS**

**A. SD-14-01 – Ferguson/Mt. Zion Subdivision**

Dave Ferguson, 1376 Ridgewood Road

Mr. Ferguson stated this is an application for a minor subdivision. He purchased a neighboring property as a Sheriff's sale for the purpose his mother's residence. He noted those plans changed and as a consequence it is necessary for him to subdivide the property to add in with his land. He discovered that he is under a quarter of an acre for the subdivision, therefore he is anticipating buying an acre of land from a church on the neighboring property.

Mr. Luciani indicated Staff has reviewed the plans submitted on February 7. He noted there are two separate deeds for the church. The church has parking on one parcel and the building is on another parcel. It is located in a residential zoning district. The applicant is purchasing one acre from the church so they can meet the requirements for clean and green. Mr. Luciani pointed out that under the definition of minor subdivision, sidewalks and curbing are not required therefore no waiver is necessary and the applicant is not adding any improvements. He noted the definition of minor subdivision is “a residential subdivision which creates no additional lots and no additional buildings.”

**MR. SWOMLEY MOVED THAT THE CASE BE MOVED FROM A BRIEFING ITEM TO AN ACTION ITEM. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY PASSED.**

**MR. SWOMLEY MOVED WITH REFERENCE TO SD-14-01, FERGUSON/MT. ZION TO RECOMMEND APPROVAL TO TOWNSHIP BOARD OF SUPERVISORS FOR A WAIVER FOR MINOR SUBDIVISION §289, ARTICLE 3, §289-14. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY PASSED.**

**MR. ROBERTSON MOVED WITH REFERENCE TO SD-14-01 FERGUSON/MT. ZION SUBDIVISION TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:**

- **APPROVAL OF THE ENGINEER AND YORK COUNTY PLANNING.**
- **SIGNATURES AND SEALS BY THE PROFESSIONAL ON THE DRAWING.**

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

**B. SD-14-01 Red Robin**

Dave Miller, Rittew Associates

Jim Ryan, CEO, Lehigh Valley Restaurant Associates

Attorney Jeff Lobach

Mr. Miller stated the location of the proposed restaurant is in the parking lot of the Galleria Mall near Boscov's. The site will be accessible to the community and will not have any impact on the mall as it relates to reduced parking. He presented the overall plan of the mall noting the location of the proposed Red Robin which is 6,400 square feet. The current impervious surface coverage is 100% and the proposed project will result in a reduction, due to landscaping which will include landscaped islands. The impervious surface at the site drains to the detention basin which is along the front and will continue to do so as part of this project, with a small decrease in run off. Mr. Miller noted they are not proposing storm water management. However, they are proposing water quality filters in the inlets but as far as volume and rate just by the reduction in the impervious, they will be meeting the requirements. Since they are under an acre of disturbance they did not need to submit to the Conservation District for approval. He noted they have an E&S plan. Mr. Miller indicated they met with Township Staff.

The following topics were reviewed and discussed:

- Buffering and screening – Mr. Miller indicated that will be addressed.
- Lighting – Currently there is an existing light where the building will be located which will be relocated for the purpose of the proposed restaurant. A lighting plan will be submitted.
- Verification of parking size and locations – needs to be labeled on the plan.
- Sight distance lines and dumpster locations are enclosed in the back of the building and will be labeled. They will be screened from view.
- Turning radius for the trucks – to be included on the plan.
- Discussion of the trucks coming in to pick up the dumpster.
- Loading and unloading of food supplies
- Directing traffic to the restaurant - evaluate it as a full parking lot and make sure they can properly direct traffic in and out of the restaurant site.
- Islands to be delineated on the site.
- Location of the parking area and handicapped spaces.

Mr. Miller pointed out in regards to traffic, they did an analysis based on ITE trip generation rates for the restaurant, noting a zero impact for the a.m. peak hours since it will not be open during that time. In regards to the p.m. peak hour they anticipate the restaurant will create 29 new entering trips and 22 existing trips, resulting in a very low impact. An abbreviated traffic memorandum with those counts was submitted to the Township for review.

It was recommended that a traffic study be done, since there had not been one from the time the mall was built. This will determine if improvements at the signal at the Mt. Zion location are warranted. Mr. Miller requested if they have to do a traffic study and/or improvements to signals, to handle it as a developer's agreement in order to not hold up the land development approval process. Mr. Luciani stated he was in agreement with that proposal.

## **5. ACTION ITEMS**

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

Chris Owens, Gordon L. Brown

**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:** This project is returning this date as an action item for the final plan.

The Applicant is requesting a recommendation of approval from the Planning Commission to the Springettsbury Township Board of Supervisors for several modifications (listed below) in addition to the final land development plan.

The requested modifications are as follows:

1. SALDO 289-11.A. Preliminary plans; specifications. Applicant is requesting to submit a final plan only. An HOP is needed for the placement of curb and sidewalk in the PaDOT R-O-W which triggers 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. Information has been provided to identify that no additional water usage is anticipated. Staff recommends 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 289-36. 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 [*italics indicate language added to comment from last briefing*]

1. 289-12.C. Final plans; procedure. Applicant shall provide surety for all required improvements. A *revised cost estimate will need to be submitted and approved.*
2. 289-12.H. Final plans; procedure. Applicant shall obtain an HOP for sidewalk and curb installation along E. Market Street and submit all related correspondence to the Township and First Capital Engineering.
3. 289-13.A.3, B.6. Final plans; specifications. Applicant shall provide a completed ownership certification, *a signed Dedication and Release of Corporation, a signed and sealed survey data certification (correct typo in last line), and include the appropriate plan revision date(s).*
4. 289-41.J.11.(b-c) Proposed street system. Applicant shall record the required joint access agreement and note the recording information on the plan.

DESIGN ISSUES

5. 289-13.A.11. Final plans; specifications. Applicant shall provide accurate bearings and dimensions for all existing and proposed easements – this includes the description(s) of the access and drainage easements. The revised plan submission only includes information on the PaDOT right-of-way.
6. 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. The revised plan submission reflects the addition of truck turning movements within the lot where the freezer will be located. There is no profile information for any of the driveways and no information related to the safety of the ingress/egress from Industrial Drive as specified.
7. 289-13.A.23. Final plans; specifications. Applicant shall provide evidence that the existing conditions allow for the appropriate control of stormwater runoff; that positive drainage away from new and existing buildings will provided OR the proposed contours/grading information. The information provided on the revised plans is insufficient. Provide detailed contours for the entire site and include the shared stormwater management facility. Provide spot elevations at high and low points. The modification approval is dependent on the provision of evidence that the exiting site conditions allow for the appropriate control of stormwater runoff and that positive drainage from the new and existing buildings will be provided. The limited contours shown on sheets 2 and 3 of 4 do not provide the necessary evidence.
8. 289-13.A.24. Final plans; specifications. Applicant shall provide a landscaping plan that meets the requirements of 289-35. The plan currently provides conflicting information between the buffer depicted on sheet 4, the waiver requests and note #19 on sheet 1. As previously recommended in regard to the requested waiver, the applicant needs to provide an accounting of the existing vegetation and a comparison with the required plant material in order to determine if additional plantings will be required.
9. 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. The applicant is depicting a three foot grass strip and a four foot sidewalk. These do not meet the current Township standards. A modification request is needed.
10. 289-36. Streetlights. Applicant shall identify the location of the streetlight(s) that are required to be installed. The applicant has indicated that an existing streetlight is shown on the plan. Staff is unable to find this addition to the previous plan. The photometric plan provided by the applicant does not

indicate that a street light currently exists (or is proposed). In addition, the photometric plan does not demonstrate that the required level of illumination (two foot-candles) exists at the entrance/exit points to the site. Further, the photometric plan does not reflect compliance with the requirement to provide an average illumination level of 1 foot-candle/ minimum of 0.3 foot-candle within the parking area. Additional fixtures appear to be needed.

11. 289-41.J.5. Proposed street system. Applicant shall show/install curbing for all access drives. The revised plans submitted do not depict the addition of curbing to any driveway entrances.
12. 289-42(A-B). Obstructions to vision. Applicant shall submit evidence that safe sight distance exists at all intersections associated with the proposal. Applicant has revised the plan to include the location of a clear sight triangle. However, multiple obstructions are located within the area that is encompassed by the sight triangle shown and, therefore, the necessary sight distance does NOT exist. Remove the CST and address safe stopping sight distance measurements.
13. 289-13.A.21. Final plans; specifications. Applicant shall identify the location, dimensions and purpose of all easements. The plans do not currently depict the entirety of either the drainage or the access easement located on the adjoining property and should be revised accordingly.
14. 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. It would appear from the information submitted that there are no drain pipes within the site and that all stormwater sheet flows across the site without controls. Show more flow arrows to better define the flow path of the existing conditions on Sheet 2 of 4. Indicate the location and elevation of the high point on the west side of the building on Sheet 2 of 4. The flow arrows along the west edge of the proposed cold storage unit do not accurately show the flow path relative to the contours. Include more flow arrows to create a more detailed representation of the flow path to the shared stormwater management facility on Sheet 3 of 4.

Mr. Owens referred to the comments and recommendations from the last meeting for the cold storage addition proposed by Mr. Burnside at his Maple Donuts site, located at 3455 East Market Street. He noted the comments were added to the final plan which relate to the following:

- Three condensing units are shown on top of the building.
- Added some Bollards to protect the new building.
- A detail of the retaining wall has been provided to address the concerns about the small retaining wall where the trucks will go past the building.
- The detail regarding the curb and railing has been provided on a detail sheet.
- Added truck turning radii for the trash truck and trailer access to the new part of the freezer.
- Added a freezer floor plan.
- Provided a lighting plan.

Mr. Owens stated they will provide the additional information detailed in the Township plan summary listed as Comments #5 through 14 under Design Issues. He noted most of the comments are based on issues concerning the existing conditions of the site but do not directly pertain to the freezer. He also noted they will bring the site up to code with the new Ordinance, which were not on the original plan at the time of the last addition.

Mr. Owens referred to the buffer issue and provided photos of the existing buffer. He indicated they are requesting a waiver to allow the existing buffer as it is. He noted the current buffer consists of a dense tree covered area and they are concerned there is too much shade to allow additional evergreens and shrubbery to grow.

Discussion was held regarding the applicant's request to not install a street light; however, one is noted on the plan. Mr. Owens explained it is not a street light, but a light fixture off of Market Street. The lighting plan shows there is a light fixture with three lights where the customers come in the front. Ms. Lang noted that Staff requested they show the entrance and exit points on Market Street that meet the minimum foot-candles for lighting. They have revised the plan in response in the original request to show they do meet the 2 foot-candle minimum. This is subject to the engineer's approval.

A comment was made regarding the sidewalk, in regards to the requirement for a four foot wide grass planting strip. It was noted the plan depicts a three foot grass strip and four foot sidewalk. Mr. Owens explained the connecting sidewalk on the adjacent property has only a three foot grass strip due to PennDOT's widening of the road. In an effort to keep the sidewalk lined up, they are proposing the three foot grass strip. Mr. Luciani indicated he was in agreement with that proposal.

In regards to drainage issues, Mr. Owens indicated the drainage easement was recorded and is shown on the drawing and the updated plan. They have also provided spot elevations and existing topo throughout the entire site to demonstrate that the stormwater will drain as it is currently.

Mr. Owens stated they have the existing clear sight triangle shown on the plan at the request of Staff, however, it is large and set back. They are proposing to put the safe stopping site distance on the plan as required by state safe stopping site distance, which is based on the slope of Market Street and the speed limit.

It was noted that the easements were recorded and need to be added to the drawing.

It was noted that County comments have already been addressed.

Mr. Owens noted they have erosion control approval from the Conservation District. The HOP permit is on the way, and they are waiting for confirmation from the Township acknowledging the permit was submitted.

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

**MR. SWOMLEY MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-13-04, MAPLE DONUTS, TO RECOMMEND THE FOLLOWING ACTIONS ON THE REQUESTED WAIVERS:**

- 1. SALDO 289-11.A. PRELIMINARY PLANS; SPECIFICATIONS. APPROVAL**
- 2. SALDO 289-11.C.1. PRELIMINARY PLANS; SPECIFICATIONS. APPROVAL.**
- 3. SALDO 289-11.C.2. PRELIMINARY PLANS; SPECIFICATIONS. CONDITIONAL APPROVAL. AS PER THE REQUIREMENT OF SECTION 15.A, THE APPLICANT SHALL PROVIDE STATEMENTS IDENTIFYING THE PROJECT'S CONSISTENCY WITH EACH OF THE TOPICS LISTED IN 289-16 THROUGH 289-20, AND 23.THESE SHALL BE INCLUDED ON THE COVER SHEET THAT IS SEALED AND SIGNED BY THE RESPONSIBLE ENGINEER OR, IN A SEPARATE "REPORT" THAT IS SIGNED AND SEALED BY THE RESPONSIBLE ENGINEER.**
- 4. SALDO 289-47.A-I. STORM DRAINAGE. CONDITIONAL APPROVAL. APPLICANT SHALL COMPLY WITH THE REGULATIONS AS IDENTIFIED IN 47.H AND 47.I**
- 5. SALDO 289-35. LANDSCAPING AND BUFFER YARDS. CONDITIONAL APPROVAL. APPLICANT SHALL IDENTIFY THE TYPE AND SIZE OF EXISTING VEGETATION IN THE BUFFER AREA AND SUBMIT A COMPARISON WITH THE REQUIREMENTS OF THE TYPE II BUFFER THAT IS REQUIRED. ADDITIONAL LANDSCAPING TO MEET THE INTENT OF THE REQUIRED BUFFER MAY BE NEEDED.**
- 6. SALDO 289-12.A.2.F. TRAFFIC IMPACT STUDY. CONDITIONAL APPROVAL. THE APPLICANT SHALL DEMONSTRATE THE SAFETY OF THE DESIGN FOR TRUCK ACCESS FROM INDUSTRIAL DRIVE TO THE NEW FREEZER LOCATION.**
- 7. SALDO 289.13.A. PLAN SCALE. APPROVAL.**
- 8. SALDO 289-13.A.17. POINT OF ACCESS AND PROFILE INFORMATION FOR DRIVEWAYS. CONDITIONAL APPROVAL. PROVIDE PROFILE INFORMATION AS NECESSARY TO ADDRESS THE CONDITION IDENTIFIED IN ITEM 6 ABOVE.**

9. **SALDO 289-41.J.7. ACCESS DRIVE THROAT LENGTH. CONDITIONAL APPROVAL. APPLICANT SHALL ELIMINATE THE FIRST FIVE (5) ANGLED SPACES ALONG THE EASTERN BOUNDARY OF THE SITE. THE APPLICANT HAS IN EXCESS OF 2X THE REQUIRED NUMBER OF PARKING SPACES ON THE SITE. THESE SPACES BACK DIRECTLY INTO THE PATH OF VEHICLES ENTERING THE SITE. REVISE THE INFORMATION ON PLAN SHEET 3 TO NOTE THE REQUIRED REMOVAL OF THE SPACES AND ADJUST THE PARKING FIGURE LISTED ON SHEET 1 TO RECOGNIZE THE ELIMINATION OF THESE SPACES.**
10. **SALDO 289-36. STREET LIGHTS. CONDITIONAL APPROVAL. APPLICANT SHALL REVISE THE PLAN TO IDENTIFY THE LOCATION OF ANY EXISTING STREET LIGHTS AND ASSOCIATED LEVELS OF ILLUMINATION. STREET LIGHTING SHALL BE PROVIDED AS NECESSARY TO ENSURE THAT THE LEVEL OF ILLUMINATION AT THE ENTRANCE/EXIT POINTS TO THE SITE IS A MINIMUM OF TWO FOOT-CANDLES. SEE COMMENT #11 ABOVE.**

**IT WAS NOTED THAT #5 IS APPROVAL OF THE WAIVER. SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY PASSED.**

**MR. SWOMLEY MOVED WITH REFERENCE TO SUBDIVISION PLAN LD-13-04, MAPLE DONUTS COLD STORAGE ADDITION, TO RECOMMEND APPROVAL OF THE FINAL LAND DEVELOPMENT PLAN SUBJECT TO SATISFACTORY COMPLETION OF THE CONDITIONS 1-14 LISTED ABOVE WITH THE CONDITION THAT THE MAJORITY OF THESE ISSUES BE RESOLVED PRIOR TO THE BOARD OF SUPERVISORS MEETING. SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY PASSED.**

6. **ZONING & WAIVER RECOMMENDATIONS - None**
7. **OLD BUSINESS – None**
8. **OTHER BUSINESS – None**
9. **ADJOURNMENT**
10. **Chairman Maciejewski adjourned the meeting at 7:20 p.m.**

Respectfully submitted,

Secretary

/ses