

**SPRINGETTSBURY TOWNSHIP  
CONDITIONAL USE HEARING**

**AUGUST 25, 2016  
APPROVED**

The Springettsbury Township Board of Supervisors held a Conditional Use Hearing on Thursday, August 25, 2016 at 7:30 p.m. at the offices of Springettsbury Township located at 1501 Mt. Zion Road, York, PA.

**MEMBERS IN**

**ATTENDANCE:** Mark Swomley, Chairman  
Blanda Nace  
Kathleen Phan  
George Dvoryak  
Bill Schenck

**ALSO IN**

**ATTENDANCE:** Charles Rausch, Solicitor  
John Luciani, Civil Engineer  
Dori Bowders, Manager of Administrative Operations  
Jessica Fieldhouse, Director of Community Development  
Barbara Lindeman, Director of Finance  
Mark Hodgkinson, Director of Wastewater Treatment Plant  
Nitza Sanchez-Bowser, Director of Human Resources  
Colin Lacey, Director of Parks and Recreation  
Dan Stump, Chief, Police Department  
Dan Hoff, Chief, YAUFRR  
Jean Abrecht, Stenographer

**1. CALL TO ORDER:**

**SWOMLEY** Chairman Swomley called the Conditional Use Hearing for the Aldi's store to order at 7:30 p.m.

**2. NEW BUSINESS**

A. LD-16-02 – Aldi's, 280 Northern Way

**MOHLER** Richard Mohler with Kimley-Horn, representing Aldi's presented the Conditional Use Permit for the expansion of the existing Aldi's store on Northern Way and Wolf Road.

**LUCIANI** Mr. Luciani provided some background information. Aldi's was built in 1991 before Wolf Drive existed. There was an agreement between Aldi's and the township to build the bridge over the stream, a tributary of Mill Creek along the back side of Lowe's. The current store sits far back from the road. They want to

add a bay of the store to this facility. Sidewalk is available along Northern Way and they have added sidewalk along Wolf Drive all the way to the bridge area. They have added landscaping and a pedestrian access from Wolf Drive into the site. The Planning Commission recommended the project in that they had done pretty much what they can.

**MOHLER** Mr. Mohler indicated they had added street lights along both Northern Way and Wolf Drive. They had added additional landscape islands in the parking lot, as well as some shade trees. Architectural improvements are being done to the building as part of the expansion.

**LUCIANI** Mr. Luciani noted that their Land Development Plan will come before the board. The only condition besides the Land Development requirements will be the Master Plan. Continual discussion will be held regarding ped buttons on Wolf and Northern Way. He thought it would be good for the residents who were talking about the Town Center. If they had not conformed, this is the process. I think the board would recognize that Aldi's can't pick their store up and move it to Northern Way, and we'll try to make it work as part of this Master Plan. I'll remind you the board sat through many of the Town Center meetings. It's not going to happen overnight. Pretty long transition. So one step forward closer to making it esthetically and more pedestrian friendly. I'm not sure if the applicant has any more comments.

**MOHLER** Mr. Mohler concurred that they are not going to pick up the store and move it, but they are going to improve the store significantly. There's going to be architectural improvements both inside and exterior of the store. They had submitted architectural elevations to the Planning Commission. They did take a look at that and provided feedback. Aldi's had addressed their comments and they hope that this is going to be a good change for the community. There will be many improvements from what is existing today.

**3. PUBLIC COMMENT**

**SWOMLEY** Chairman Swomley asked whether anyone from the public would like to comment or had questions on this plan.

**POFF** Mary Poff stated that she really didn't quite understand the plan.

**SWOMLEY** Chairman Swomley responded that Aldi's will be upgraded and some additional things like landscaping, sidewalks and lighting will be added to make it more appealing.

**RAUSCH** Solicitor Rausch commented that ideally under the Town Center Overlay if this was brand new they would have to be closer to Northern Way, but because it's pre-existing they can't do that.

**BREECH** Don Breech, 3714 Bedfordshire Drive asked how many square feet were involved and the approximate value.

**MOHLER** Mr. Mohler responded 2,900 square feet, and estimated over \$200,000 in value.

**SWOMLEY** Chairman Swomley asked for any further public comments, along with any questions from the board. There were none.

**4. ADJOURNMENT**

**SWOMLEY** Chairman Swomley adjourned the Conditional Hearing at 7:50 p.m.

Respectfully submitted

Doreen K. Bowders  
Secretary

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