

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
JANUARY 19, 2012**

MEMBERS IN

ATTENDANCE: Mark Robertson, Vice Chairman
Mark Swomley
Charles Wurster

ALSO IN

ATTENDANCE: Jim Baugh, Director of Community Development
John Luciani, First Capital Engineering
Nicole Ehrhart, Solicitor
Sue Sipe, Stenographer

NOT PRESENT: Alan Maciejewski

1. CALL TO ORDER

A. Pledge of Allegiance

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

2. ACTION ON THE MINUTES

A. DECEMBER 15, 2011

THE MINUTES FOR DECEMBER 15, 2011 WERE TABLED DUE TO LACK OF MEMBERS PRESENT FROM THE DECEMBER MEETING.

3. BRIEFING ITEMS – None

4. ACTION ITEMS

A. LD-11-02 – IRS/SSA

Brian Myers, Architect
S. Belinda Reed, Project Manager AECOM
Amanda Chebalo, AECOM

This land development plan is proposing to construct a new building to house the IRS & Social Security Administration.

The Applicant is requesting a recommendation of Approval from the Planning Commission to the Springettsbury Township Board of Supervisors for the following modifications (The following section of the zoning ordinance falls under the Town Center Overlay for which the Board of Supervisors has the right to permit modifications of design standards):

1. Zoning (325-200.G & 4.c & e) Conditional use design standards. Applicant is requesting modifications from this section of the ordinance regarding front door orientation and building exterior.

The following Outstanding Items may be considered as Conditions of Approval:

1. SALDO (289-10.A.2.g) Preliminary plans; procedure. A letter stating that an erosion control plan has been filed with York County must be submitted to the Township.

2. SALDO (289-11.B) Preliminary plans; specifications. The preliminary plan shall be drawn on Mylar material and at a scale of not more than 100 feet to the inch. Sheet size shall be 24 inches by 36 inches.
3. SALDO (289-11.B.5) Preliminary plans; specifications. Name, seal and signature of the registered surveyor responsible for any property line or monument location on all subdivision plans and/or name and signature of registered professional engineer as required by Pennsylvania Statute.
4. SALDO (289-11.B.26) Preliminary plans; specifications. A notarized statement to the effect that the applicant is the owner of the land proposed to be developed and that the land development shown on the preliminary plan is made with his or their free consent.
5. SALDO (289-13.B.7.d, e & f) Final plans; specifications. Signatures and seals must be provided on the engineer's certificate, survey date and general plan/report data.
6. SALDO (289-38.B) Performance requirements. Applicant must provide the Township with financial security in an amount sufficient to cover the costs of improvements.
7. STORMWATER (281-11.A.2) Performance guarantee. Applicant must submit an estimated cost opinion if financial security is intended to be provided.
8. SALDO (325-200.D.1) Screening. All rooftop mechanical equipment and other appurtenances shall be concealed by or integrated within the roof form or screened from view at ground level of nearby streets. The following, when above the roofline, requires screening: stairwells, elevator shafts, screening of mechanical equipment shall not be subject to the maximum height requirements if it is unoccupied.
9. General comment. Applicant must provide verification that the owner has permission to use and access Wolf Drive.

Mr. Myers reviewed the project indicating his client Direct Invest York, LLC has a contract with Government Services Administration (GSA) to build a new building to house the IRS and Social Security Administration. He noted that Direct Invest will own the ground and lease the building to the government. The facility will house 70 employees.

Mr. Myers stated that as a result of meeting with the Township they are proposing to expand the sidewalks all along Industrial Highway and on Wolf Drive as well. He noted they have also addressed concerns relative to the plan from the Township Engineer in regards to stormwater. It was noted that a traffic study was conducted evaluating the adjacent intersections.

Mr. Luciani confirmed that a PennDOT permit is not required since there are no road improvements anticipated.

Mr. Myers stated that he met with Mr. Baugh and Mr. Luciani to review the flood plain study due to the flood plains that converge on to the property. He noted that the orientation of the building was adjusted to avoid the flood plain. The revised plan was resubmitted to the engineer and Mr. Myers stated they are in agreement with the findings.

A recommendation was made that the applicant should look into having a public bus stop added to the location.

Mr. Myers stated that LED lighting is being proposed for the parking lot lighting.

It was discussed that a condition be added that the applicant will need to submit the HEC-RAS plan to First Capital Engineers in accordance with §281.6.1.c.

Discussion was held regarding the screening of the rooftop mechanical equipment as it relates to the Town Center Overlay. Mr. Myers stated this has been addressed and is shown on the current drawing as to how it will be screened.

It was noted that to comply with §281.9 a condition will need to be added to the plan requiring the applicant to provide a copy of the maintenance agreement for Wolf Drive, since it is a private access drive.

Ms. Chebalo reviewed the plans for the building. She noted in an effort to comply with requirements of the Town Center Overlay, they have incorporated the comments expressed at the December meeting in regards to the appearance of the new building. She reviewed the materials proposed for the building as reflected on the drawings submitted.

Vice Chairman Robertson 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-11-02, IRS/SSA, TO RECOMMEND THAT THE BOARD OF SUPERVISORS GRANT THE FOLLOWING MODIFICATION:

- 1. ZONING (325-200.G & 4.C & E) CONDITIONAL USE DESIGN STANDARDS. MODIFICATIONS FOR FRONT DOOR ORIENTATION, BUILDING BASE AND DISTINCT OUTLINE AT UPPER LEVEL.**

MR. WURSTER SECONDED. MOTION UNANIMOUSLY CARRIED.

MR. SWOMLEY MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-11-02, IRS/SSA, TO RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE PRELIMINARY/FINAL PLAN WITH THE FOLLOWING CONDITIONS:

- 1. SALDO (289-10.A.2.G) PRELIMINARY PLANS; PROCEDURE. APPLICANT SHALL SUBMIT LETTER STATING THAT AN EROSION CONTROL PLAN HAS BEEN FILED WITH YORK COUNTY.**
- 2. SALDO (289-11.B) PRELIMINARY PLANS; SPECIFICATIONS. APPLICANT SHALL SUBMIT THE PRELIMINARY PLAN ON MYLAR MATERIAL AT A SCALE OF NOT MORE THAN 100 FEET TO THE INCH. SHEET SIZE SHALL BE 24 INCHES BY 36 INCHES.**
- 3. SALDO (289-11.B.5) PRELIMINARY PLANS; SPECIFICATIONS. NAME, SEAL AND SIGNATURE OF THE REGISTERED SURVEYOR RESPONSIBLE FOR ANY PROPERTY LINE OR MONUMENT LOCATION ON ALL SUBDIVISION PLANS AND/OR NAME AND SIGNATURE OF REGISTERED PROFESSIONAL ENGINEER AS REQUIRED BY PENNSYLVANIA STATUTE.**
- 4. SALDO (289-11.B.26) PRELIMINARY PLANS; SPECIFICATIONS. APPLICANT SHALL SUBMIT A NOTARIZED STATEMENT STATING THAT THE APPLICANT IS THE OWNER OF THE LAND PROPOSED TO BE DEVELOPED AND THAT THE LAND DEVELOPMENT SHOWN ON THE PRELIMINARY PLAN IS MADE WITH HIS OR THEIR FREE CONSENT.**
- 5. SALDO (289-13.B.7.D, E & F) FINAL PLANS; SPECIFICATIONS. SIGNATURES AND SEALS MUST BE PROVIDED ON THE ENGINEER'S CERTIFICATE, SURVEY DATE AND GENERAL PLAN/REPORT DATA.**
- 6. SALDO (289-38.B) PERFORMANCE REQUIREMENTS. APPLICANT MUST PROVIDE THE TOWNSHIP WITH FINANCIAL SECURITY IN AN AMOUNT SUFFICIENT TO COVER THE COSTS OF IMPROVEMENTS.**
- 7. STORMWATER (281-11.A.2) PERFORMANCE GUARANTEE. APPLICANT MUST SUBMIT AN ESTIMATED COST OPINION IF FINANCIAL SECURITY IS INTENDED TO BE PROVIDED.**
- 8. ZONING (325-200.D.1) ALL ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED.**

9. GENERAL COMMENT. APPLICANT MUST PROVIDE VERIFICATION THAT THE OWNER HAS PERMISSION TO USE AND ACCESS WOLF DRIVE. A COPY OF THE ACCESS USE AND MAINTENANCE AGREEMENT FOR WOLF DRIVE SHALL BE SUBMITTED TO COMPLY WITH §281.9.

10. APPLICANT SUBMIT THE HECKGRASS PLAN TO FIRST CAPITAL ENGINEERS IN ACCORDANCE WITH §281.6.1.C.

MR. WURSTER SECONDED. MOTION UNANIMOUSLY CARRIED.

5. WAIVER RECOMMENDATIONS – None

6. NEW BUSINESS

A. ACT 167, York County Proposed Stormwater Management Ordinance

Mr. William Gralski, Engineer with First Capital gave a presentation on the new storm water management ordinance as it relates to Act 167.

Mr. Baugh stated that the proposed changes will be submitted to the Township Supervisors for review and edit. It will then come back to the Planning Commission for review and recommendation to the Board of Supervisors.

7. OLD BUSINESS – None

8. OTHER BUSINESS

MR. SWOMLEY PRESENTED THE FOLLOWING SLATE OF OFFICERS FOR 2012:

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

SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.

9. ADJOURNMENT

VICE CHAIRMAN ROBERTSON ADJOURNED THE MEETING AT 7:30 P.M.

Respectfully submitted,

Secretary

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