

APPROVED

**SPRINGETTSBURY TOWNSHIP  
PLANNING COMMISSION  
JANUARY 20, 2011**

**MEMBERS IN**

**ATTENDANCE:** Alan Maciejewski, Chairman  
Mark Swomley  
Charles Wurster  
John Lutz

**ALSO IN**

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

**NOT PRESENT:** Mark Robertson

**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. DECEMBER 16, 2010**

**MR. LUTZ MOVED FOR APPROVAL OF THE MEETING MINUTES OF DECEMBER 16, 2010 AS PRESENTED. MR WURSTER SECONDED. MOTION UNANIMOUSLY CARRIED.**

**3. NEW BUSINESS**

Mr. Swomley was appointed as Chairman of the Nominations Committee to present a slate of officers for the 2011 Planning Commission at the next meeting.

**4. BRIEFING ITEMS**

**A. LD-10-03 – LCBC**

Craig Smith, Landscape Architect, RGS Associates  
Jim Stuckey, LCBC  
John Seitz, TRG

Mr. Smith indicated the project site is located on North Hills Road and Route 30 which is the site of the former Saturn dealership.

Mr. Stuckey indicated he oversees Facilities and Technology at LCBC, which is an independent bible church started in 1986 in Manheim, Lancaster County. Due to growth in their congregation, they have decided to launch a multi-site strategy and place more limited campuses in other regions. For this site they are proposing to add on approximately 5,000 sq. feet which will enable them to have a 580 seat auditorium. Sunday morning services would be held at 9 a.m. and 11:00 a.m. with limited use of the facility during the week. There will be office hours two days a week with a staff of five people. There will be some miscellaneous events, most notable a student ministry gathering on Wednesday night, with

less than 30 cars for that gathering. Mr. Stuckey indicated they have no plans for activities such as a daycare facility or school.

Mr. Smith referred to an aerial photo showing the pointing out the landmarks in the 6 acres that comprises the site. This includes the current building, parking and a secondary parking lot that had been added on the eastern portion and the landmarks in relation to the roadways. Currently access is aided by a private drive called Saturn Way which provides three points of access. This is a right-in, right-out movement only. He pointed out there is a full movement intersection with this driveway on the adjacent property and an existing access easement between the two properties allowing access across Saturn Lane. Mr. Smith stated from a construction standpoint, the project only involves the western portion of the property. He noted they are going to reconfigure the existing parking to include several islands of green to be added and pavement removed, particularly the area used for Saturn display. He stated there will be a net reduction of impervious coverage by almost ½ acre.

Mr. Smith identified the three points of access to be retained. One of them will be repositioned to the west to better align with the opposing access drive. He pointed out the portion of the project that will have no construction. Stormwater management is accounted for by an existing storm water retention basin that is situated by North Hills Road, which accounts for the western part of the project. He noted there is an existing stormwater basin on the adjacent property that accommodates the eastern of the project. He noted they will be connecting to existing public utilities including sanitary sewer and water.

Mr. Luciani indicated there is a lot that Saturn will retain to the east. The storm water retention area is on that four acre parcel.

Mr. Smith stated there is an agreement in place for the private access road for the maintenance which is the owner's responsibility, which includes an agreement for the storm water management basin.

Mr. Smith noted the roadway is maintained by LCBC and is part of their property, but through the agreement it allows access to the rear property. The storm water basin is owned and maintained by Sutliff.

Mr. Smith indicated that they retain the easement on the property to the south on North Hills Road which is not on the LCBC property but is part of the Saturn Way access as shown on the plan.

Mr. Smith reviewed the waiver request for landscape and buffer requirement §289-35A. The ordinance requires a buffer yard 2 along North Hills Road and Route 30 because it is adjacent to an arterial or collector roadway. Mr. Smith noted there is utility line that runs parallel to Route 30 and an existing Met Ed easement which runs along with the site continuing down North Hills Road to this section. Plantings there have to be limited to 3 feet in height because of the limitations within the Met Ed easement. Another restriction along the frontage is the existing detention basin, and there is also a gas line through that area. Mr. Smith noted that discussion was held with Staff on how to best manage the plantings and the aesthetics associated with that issue. He explained their plan to plant around the perimeter of the parking area as well as in the islands and along the building to create the aesthetic that the ordinance is intending and still respecting the existing utilities and easement. They calculated out the Buffer 2 yard requirements along both frontages to determine the requirements regarding trees and shrubs, noting that 68 trees would be required and 135 shrubs. Mr. Smith pointed out the plan which identifies the location of 68 trees proposed in the interior of the site, some on the parking islands and also along the perimeter. They will also be adding 135 shrubs where possible along the perimeter. Mr. Smith also pointed out the grades along Route 30 are at a higher elevation than what the site grades are which inhibits plantings being seen by motorists on the highway. So they felt it was more important to maximize the visualization.

Discussion was held regarding the following:

- Headlights shining directly into traffic on Route 30 and Northern Hills from the western end of the north edge of the property and also the northern edge of the western end, due to being flush with the grade.
- Question about what would be done with the flagpole on the property.
- Bill board would remain because there is an easement associated with the billboard. Buffer should be added to the bottom.
- Exterior color of the building - It was recommended that the developer provide a rendition of how the building will look for a future submission for the benefit of the Board of Supervisors and the general public. This should include a depiction of the landscaping.
- Lighting on the site - Mr. Smith stated they are working on the lighting plan and will submit that to the township for review.
- Waiver for Plan scale - they will be using a 30 scale to show the level of detail.
- Two stormwater management waivers requested have the same justification – one has to do with volume and the other looking at the pre-post analysis comparison. As a result of the reduction they are requesting those two waivers to not provide the analysis. Also, in the ordinance there is a section that relates to the proposed impervious - if it is less than 150 sq. feet the storm water management requirements are waived. Mr. Smith stated they are reducing the impervious coverage by approximately ½ acre. They are also providing conveyance to the existing basin. The NPDES permit and the E&S plans to the Conservation District were submitted and are anticipated to be approved.

Mr. Seitz of TRG reported they performed a traffic impact study on the project in accordance with the township guidelines. They reviewed the Route 30 – North Hills Road intersection with the right-in, right-out. They reviewed the Aces driveway because of the access agreement which will allow the church to utilize that driveway. They also examined the signalized intersection at Industrial Highway and North Hills Road.

Mr. Seitz noted that in reviewing the traffic on Saturday and Sunday morning, the study revealed it is significantly less than weekdays, as evidenced by a video taken.

Mr. Seitz explained the pattern of traffic during that time period. Using the IT trip generation they determined that 55 vehicles would make a left turn at this location during the Sunday peak hour. As part of the traffic study and at the request of the township engineer, they performed a gap study at the Aces Driveway. This showed there were adequate gaps to make the turns. Mr. Seitz noted this was discussed with the Staff and the chief of police and it was determined that with the gaps that are available during Sunday the traffic would flow adequately.

Mr. Seitz reported the following from a meeting held with PennDOT on January 6 which was attended by the project team, members from PennDOT and Mr. Luciani:

- Discussion obtaining a permit for the Aces access driveway
- PennDOT requested a traffic impact assessment for both the LCBC driveway and the access driveway. Mr. Seitz noted they did a Saturday and Sunday analysis included in their traffic impact study. The activities of the church will not impact peak traffic hours, however, PennDOT had them review with IT trip generation numbers for the p.m. peak hour, which revealed conservative numbers.
- One of the potential improvements is striping a center turn lane on North Hills Road between Rt. 30 and down to Industrial Highway. This would provide left turning traffic out of the through traffic, separating it and making it safer, particularly for driveways on both sides of North Hills Road. PennDOT was receptive to this proposal.
- They will be looking into getting the HOP for the neighboring property.
- Other improvements – signal timing improvements at the intersection of Rt. 30 and North Hills Road, also at Industrial Highway and North Hills Road. Emergency vehicle pre-emption at this intersection. Extend the sidewalk with an ADA accessible ramp in this location to allow access to cross Route 30. There are currently push buttons on Route 30.

Discussion was held regarding traffic flow between the two services which are at 9 a.m. and 11 a.m. and the overlap with vehicles exiting from the 9 a.m. service and vehicles coming in for the 11 a.m. service.

Mr. Stuckey explained how the traffic flow has worked by having a 2 hour difference between services. He also noted they have a staff of volunteer traffic control people at each location to assist with directing traffic. Discussion was also held regarding having signage added for vehicles coming off Route 30 to identify the entrance to LCBC. Also considering a temporary sign at the access driveway to indicate the entrance from that direction.

Mr. Smith stated that since they are pursuing an HOP at the access driveway they will be submitting this plan as a preliminary plan and then the final plan separately.

**5. ACTION ITEMS – None**

**6. WAIVER RECOMMENDATIONS - None**

**7. OLD BUSINESS**

**A. Energy Conservation Systems Ordinance**

Mr. Baugh stated they are looking for a recommendation on the Energy Conservation System, noting that originally they were going to have a stand alone energy ordinance but after review with the County and the township solicitor it was decided it would function better as an article in the zoning ordinance. Attorney Ehrhart confirmed it is the same ordinance, however put into the zoning ordinance which functions better for enforcement and permitting, as well as for setback requirements.

Discussion was held regarding a question concerning large solar energy system which, as stated in the proposed amendment, “shall be considered land development when their construction will result in 3500 or more square feet of impervious surface coverage including foundations”. It was felt the specifications were not clear and could become an interpretation issue. It was suggested that the wording be changed to identify the largest area as projected on the ground vertically from directly above to be included in calculations.

Discussion was also held regarding Page 10, D. Outdoor Furnace Requirements, Paragraph 2, b – “Phase 2 outdoor hydronic heater shall have a permanent chimney stack that extends a minimum of 10 feet above the ground.” It was noted that Marian Hull the Township Planner recommended an actual height requirement in her memo of January 13, 2011.

It was identified that the Planning Commission did not have the most current issue of the amendments which Attorney Ehrhart stated was January 20<sup>th</sup> 2011. She noted a revision was made which states “Phase 2 hydronic heater shall have a permanent chimney stack that extends a minimum of 2 feet above the roof of any building located on a contiguous parcel or the expected height of a single story building if no buildings exist on the contiguous parcels.”

The Planning Commission recommended there should be an actual height listed and defined it as being identified 2 feet above the height any existing contiguous building or at a minimum of 14 feet.

Mr. Baugh indicated that an earlier draft was sent to York County Planning Commission and last week they reviewed it with them so the latest version includes their comments. He noted the Township will be receiving official comments from them.

Chairman Maciejewski called for a motion.

**MR. SWOMLEY MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS ADOPTION OF THE ENERGY CONSERVATION SYSTEM ARTICLES AND PROPOSED ZONING AMENDMENTS WITH THE AMENDMENT AS FOLLOWS:  
D. OUTDOOR FURNACE REQUIREMENTS; PARAGRAPH 2, SUBPARAGRAPH B. "THE PHASE 2 OUTDOOR HYDRONIC HEATER SHALL HAVE A PERMANENT CHIMNEY STACK THAT EXTENDS 2 FEET ABOVE THE HEIGHT OF AN EXISTING CONTIGUOUS BUILDING OR A MINIMUM OF 14 FEET."  
SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY PASSED.**

**8. OTHER BUSINESS - None**

**9. ADJOURNMENT**

**CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 7:15 p.m.**

Respectfully submitted,

Secretary

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