

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
DECEMBER 15, 2011**

MEMBERS IN

ATTENDANCE: Alan Maciejewski, Chairman
Mark Robertson
Mark Swomley
John Lutz

ALSO IN

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

NOT PRESENT: Charles Wurster

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 17, 2011

MR. LUTZ MOVED FOR APPROVAL OF THE MEETING MINUTES OF NOVEMBER 17, 2011 AS PRESENTED. MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

A. LD-11-02 - IRS/SSA

Brian Myers

Mr. Myers stated his client is Direct Invest York, LLC and they have a contract with Government Services Administration (GSA) to construct the building. He noted that Direct Invest will own the ground and lease the building to the government. Mr. Myers indicated the building will be occupied by both the IRS and the Social Security Administration with walk-in service. The location of the site is behind the existing Lowe's with frontage on both Industrial Highway and Wolf Drive, which is a private drive. The Glidden Paint Store is at the corner of the intersection. Mr. Myers noted the property site presented challenges from a layout perspective due to two flood plains that converge onto the property. One of the streams cuts through the southern portion of their property. The second stream is on the side of Industrial Highway. As directed by Staff they have identified the flood plains lines on their plans. He noted the original plan from GSA had the building rotated 90 degrees and pushed up against the stream, putting it significantly within the flood plain, bordering on being in the floodway. This was revised to the current layout as shown on the plan. Mr. Myers also noted the property is in the Town Center Overlay District and one of the requirements is that the building should have two entrances. Mr. Meyers stated the building will front on Industrial Highway, since they will be unable to satisfy that requirement due to government requirements which state the building frontage must be on the long side of the building.

Also, since this is a use that requires security standards, the government will not allow more than one main access. He noted there is emergency access on the sides of the building for exit purposes only.

Mr. Myers stated for governmental buildings there is a security requirement for 20 feet of clear distance around the entire building for explosion protection. This necessitates the parking to be set back further. He noted they are planning 125 parking spaces. The ordinance requires 78. Since this facility will have 75 full time employees in the building they added an additional 50 spaces for walk-in customers.

Mr. Myers indicated they will also be asking for a modification for the lighting for the site. He noted they are planning to use LED site lighting and the mounting height necessary to have effective foot candle coverage, will require a 25 ft. mounting height. The Ordinance allows for an 18 ft. mounting height.

Other items discussed:

- Elevation that the government initially choose for this site.
- A rendering of the building was provided which was noted to be not acceptable for a building in line with the Town Center Overlay design.
- Bus access and transportation.
- Screening and landscaping – Mr. Myers noted the amount of landscaping proposed along Industrial Highway was increased. Also they are proposing sidewalk the full length of their property on Industrial Highway as well as Wolf Drive.
- It was noted the building will be 1½ foot above the 100 year flood plain area. The building will be built on a slab – there will be no basement.
- In keeping with the Town Center Overlay and enhancement of the area, Mr. Myers stated that they are planning for a plaza on the site with a paver area, benches on both sides and trash receptacles.
- Consideration of a pedestrian bridge over the stream to allow employees access to the shopping center close by.

4. ACTION ITEMS

A. SD-11-01 Devolias Funk Reverse SD

Lee Faircloth, Gordon Brown Associates
Bill Allison, Executor

Mr. Faircloth indicated this is a 2 lot subdivision plan for the Devolias Funk estate, which is 5.7 acre tract of woodland located east of Edgewood Road along a private lane, south of the Penn Oaks Development to be subdivided. He noted the proposal is to subdivide the 5.7 parcel and adding 3½ acres to the one residential lot owned by family members. The remaining 2.2 acre parcel will go to the William Allison property, also family. There is no development involved and the subdivision will result in having 2 lots as opposed to the 3 previous lots.

Mr. Faircloth indicated that they have addressed Staff relating to issues involving private road access into the property. This occurred because of the unusual storm which caused drainage issues. He noted these have been addressed. Mr. Faircloth stated they are requesting a minor subdivision plan waiver.

It was noted that Note 21 on the drawing, indicates “x.x miles away”. Mr. Faircloth affirmed they would fill in the distance on the drawing before presenting to the Board of Supervisors.

Discussion was held as to whether there is an existing highway occupancy permit for this site. Mr. Luciani stated the road was there before the HOP process existed. Due to the fact that this is not changing the use or increasing intensity it is not needed.

A question was raised regarding the monuments and Mr. Faircloth confirmed both the monuments have been set.

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

MR. LUTZ MOVED WITH REFERENCE TO SUBDIVISION PLAN SD-11-01, DEVOLIAS FUNK REVERSE SD, TO RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE FINAL PLAN WITH THE FOLLOWING CONDITIONS:

- 1. SALDO (289-13.A.4) FINAL PLANS; SPECIFICATIONS. THE PLAN SHALL BE SIGNED BY THE OWNER.**
- 2. SALDO (289-13.A.5) FINAL PLANS; SPECIFICATIONS. THE PLAN SHALL BE SIGNED BY THE REGISTERED SURVEYOR.**
- 3. GENERAL COMMENT. ALL COMMENTS RECEIVED FROM YORK COUNTY PLANNING COMMISSION SHALL BE ADDRESSED.**
- 4. GENERAL COMMENT. CORNER MONUMENTS SHALL BE VERIFIED BY FCAP, UNLESS BONDED.**
- 5. THE TOWNSHIP SUPERVISOR AND ENGINEER WILL REVIEW THE EXISTENCE OF THE MARKERS AT THE CORNERS OF THE PROPERTY.**
- 6. THE DISTANCE AS NOTED ON #21 ON THE DRAWING SHALL BE COMPLETE, REMOVING THE NOTATION "X.X MILES AWAY".**

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

5. WAIVER RECOMMENDATIONS - None

6. NEW BUSINESS

A. Act 167, York County Proposed Stormwater Management Ordinance

Mr. Luciani reiterated Act 167 is the state storm water ordinance referring to disconnected impervious areas. The Ordinance states that waivers can not be granted for stormwater and take a fee in lieu of providing it. He provided a document with a comparison of the current ordinance with the County ordinance. He summarized the findings and noted that in addition to Act 167, the Chesapeake Bay and the Municipal Storm Sewer System (MS4) program, certain townships based on density of population, are designated MS 4 communities which include Springettsbury Township. This requires randomly testing a quarter of the township every year for illicit discharges, specifically unloading wastewater to a stream that sends pollutant loads.

Mr. Luciani reviewed his recommendations for requirements to be implemented in the revised storm water ordinance:

- The draft ordinance should include management of the rate of water for over a 5000 sq. ft. shed.
- Provide for a mechanism in the Ordinance for an appeal process.
- Simplify the process for the homeowner to record the operation of maintenance.
- Mapping associated with MS4 – need to require that the developer or homeowner proposing the impervious improvement provide the documentation.
- How to bill for unfunded mandates.
- Determine the scale map to use for the MS4. The landowner/developer needs to provide the mapping and coordinates.

Mr. Luciani indicated he will be presenting a draft Ordinance for review which is anticipated to be presented to the Board in April.

Mr. Luciani stated it will be challenging for homeowners to comply with the law in regards to the new regulatory requirements.

7. OLD BUSINESS – None

8. OTHER BUSINESS

Chairman Maciejewski thanked Mr. Lutz for his many years of services, not only to the Planning Commission but to the Zoning Hearing Board as well.

Chairman Maciejewski appointed Mr. Swomley as chair for the Nomination Committee.

9. ADJOURNMENT

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 6:55 P.M.

Respectfully submitted,

Secretary

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