

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
DECEMBER 20, 2012**

MEMBERS IN

ATTENDANCE: Mark Robertson, Acting Chairman
Mark Swomley
Charles Wurster
Charles Stuhre

ALSO IN

ATTENDANCE: Angela Liddick, Deputy Zoning Officer
John Luciani, First Capital Engineering
Seth Springer
Charles Rausch, Solicitor
Sue Sipe, Stenographer

NOT PRESENT: Alan Maciejewski

1. CALL TO ORDER:

A. Pledge of Allegiance

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

2. ACTION ON THE MINUTES

A. NOVEMBER 15, 2012

MR. SWOMLEY MOVED FOR APPROVAL OF THE MEETING MINUTES OF NOVEMBER 15, 2012 AS AMENDED. MR. STUHRE SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

A. LD-12-08 – Firehouse Square

Eric Johnston, Johnston & Associates

Mr. Johnston indicated they will be submitting final plans over the next week. He noted Auto Zone has expressed interest in one of the spaces.

Mr. Luciani stated they have completed their review. One of the improvements will be a new driveway onto Market Street. They are in the process of applying for a PennDOT Highway Occupancy permit.

Discussion was held regarding the following:

- Handicap ramps to be in compliance with ADA requirements.
- Push button upgrade at the signal light.
- Sidewalks.
- Separate ramp
- Median infilled
- Underground storm water system
- Conditional use hearing regarding agreement with Home Depot

The applicant was advised that in addition to the LD plan number they will need an SD number for the subdivision to be issued from the Township.

B. LD-12-06 - Susquehanna Bank

Richard Arcuri, Building Project & Leasing Manager, Susquehanna Bank
Mark Allen

Mr. Arcuri indicated the plan was presented at the November 15, 2012 meeting, which is to build a new Susquehanna Bank at the location of the former Pfaltzgraff barn on Whiteford Road.

Discussion was held regarding the following:

- Lighting Plan – they will be redoing all the lighting with an additional light to be in compliance.
- Traffic signal – Mr. Arcuri will follow up with the owner of the property and Mr. Luciani.
- Storm water management – possibility of tying in with the neighboring property.
- The traffic impact study to be finalized

It was noted outstanding items include:

- Lighting
- County comments – including setbacks
- Parking

4. ACTION ITEMS

C. LD-12-07 – Weaver Eye Addition

Jim Barnes, Holley & Assocs.

Project Narrative: This plan proposes to construct a 2,552 square foot addition to the existing office facility to provide for additional exam rooms and office space. This property is also located in the Town Center Overlay district.

Plan Background: This plan was presented as a briefing item at both the November 15, 2012 meeting. This project is presented as an action item for the preliminary/final plan.

The Applicant is requesting a recommendation of approval from the Planning Commission to the Springettsbury Township Board of Supervisors for the following waivers and modification:

1. SALDO (289-11.A) Applicant is requesting to submit a preliminary/final plan.
2. SALDO (289-13.A) Applicant is requesting to use a scale of 20' = 1".
3. SALDO (289-32.A) Applicant is requesting to install a five foot sidewalk and five foot grass strip.
4. SALDO (289-35) Applicant is requesting to provide two street trees.
5. SALDO (289-35) Applicant is requesting to waive the buffer yard requirements.
6. SALDO (289-35.A) Applicant is requesting to provide 2 street trees and one streetlight.
7. SALDO (289-36) Applicant is requesting to provide one pedestrian scale streetlight.
8. SWMO (281-12 & 13) Applicant is requesting a waiver from this section due to the reduction of impervious coverage by 7.5%.

The following outstanding items may be considered conditions of approval:

1. ZONING (325-116.K & 11.B) Applicant shall provide new full depth pavement for the reconfigured 8 space parking area.
2. ZONING (325-155) Applicant shall revise the lighting plan to provide the required foot candles on the site.

3. SALDO (289-12.A.1) Applicant shall provide final approved plans in pdf format.
(-12.C) Applicant shall provide financial guarantee for required improvements.
4. SALDO (289-13.A) Final approved plans shall be submitted on Mylar material.
(-13.A.12) The datum/benchmark shall use either sewer datum or NAVD88.
(-13.B.5) Applicant shall address YCPC Comments as well as add a bench to the property at an agreeable location.
5. SALDO (289-23.A) Applicant shall add the following note to sheet 2: "There are no known or suspected hazardous materials or contaminated soils located on the site."
6. SWMO (281-23.D) Applicant shall provide as-built drawings of the stormwater facilities in both paper and electronic format.
7. SWMO (281-25.A) An operation and maintenance agreement for the stormwater facilities will be required.
8. General. Applicant shall upgrade signal at Eastern Boulevard/Northern Way, providing battery backup and pre-emption.
9. General.
 - Applicant shall provide a 10' taper for the sidewalk at the existing utility pole and revise the landscaping as applicable.
 - Applicant shall provide documentation of ownership of the sewer line.
 - Applicant shall provide easement document, curbing and turning exhibits for the access drive/southernmost parking spaces.
 - Applicant shall provide ADA compliant handicap ramps and crosswalks at the corner of Eastern Boulevard/Northern Way.

Mr. Barnes noted the existing site has been in place since 1980.

Mr. Barnes reviewed the waiver requests. He noted they are proposing one additional street light instead of 2-3 required by the Ordinance. They are reducing the impervious surface by 7½% of the existing.

The addition would increase the office space and add exam rooms. Mr. Barnes indicated they will have more than the required number of parking spaces for the addition.

The outstanding items considered as conditions were reviewed.

Mr. Barnes noted the photometrics plan was revised.

They are closing off an existing driveway adjacent to the childcare facility so they will provide a bench on the property.

Mr. Barnes noted they will redo the ramp between the crosswalk along Eastern Blvd., adding a second ramp to the south of the site.

Attorney MacNeal addressed the battery backup and pre-emption for the signal at Eastern Blvd. and Northern Way, noting it is not an Ordinance requirement and the traffic impact study does not recommend an improvement. She further noted the expansion will not generate additional traffic.

MR. SWOMLEY MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-12-07, WEAVER EYE ADDITION, TO RECOMMEND APPROVAL OF THE PRELIMINARY/FINAL PLAN WITH THE FOLLOWING WAIVERS AND MODIFICATIONS:

1. SALDO (289-11.A) APPLICANT SHALL SUBMIT A PRELIMINARY/FINAL PLAN.
2. SALDO (289—13.A) APPLICANT SHALL USE A SCALE OF 20'=1".
3. SALDO (289-32.A) APPLICANT SHALL INSTALL A FIVE FOOT SIDEWALK AND FIVE FOOT GRASS STRIP.
4. SALDO (289-35) APPLICANT SHALL PROVIDE TWO STREET TREES.
5. SALDO (289-35) APPLICANT SHALL NOT INSTALL THE REQUIRED BUFFER YARD.

6. SALDO (289-35.A) APPLICANT SHALL PROVIDE 2 STREET TREES AND ONE STREETLIGHT.
 7. SALDO (289-36) APPLICANT SHALL PROVIDE ONE PEDESTRIAN SCALE STREETLIGHT.
 8. SWMO (281-12 & 13) APPLICANT SHALL NOT BE HELD TO THE REQUIREMENTS OF THIS SECTION.
- SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY PASSED.

MR. SWOMLEY MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-12-07, WEAVER EYE ADDITION, TO RECOMMEND APPROVAL OF THE PRELIMINARY/FINAL PLAN WITH THE FOLLOWING CONDITIONS:

1. ZONING (325-116.K & 11.B) APPLICANT SHALL PROVIDE NEW FULL DEPTH PAVEMENT FOR THE RECONFIGURED 8 SPACE PARKING AREA.
2. ZONING (325-155) APPLICANT SHALL REVISE THE LIGHTING PLAN TO PROVIDE THE REQUIRED FOOT CANDLES ON THE SITE.
3. SALDO (289-12.A.1) APPLICANT SHALL PROVIDE FINAL APPROVED PLANS IN PDF FORMAT.
(-12.C) APPLICANT SHALL PROVIDE FINANCIAL GUARANTEE FOR REQUIRED IMPROVEMENTS.
4. SALDO (289-13.A) FINAL APPROVED PLANS SHALL BE SUBMITTED ON MYLAR MATERIAL.
(-13.A.12) THE DATUM/BENCHMARK SHALL USE EITHER SEWER DATUM OR NAVD88.
(-13.B.5) APPLICANT SHALL ADDRESS YCPC COMMENTS AS WELL AS ADD A BENCH TO THE PROPERTY AT AN AGREEABLE LOCATION.
5. SALDO (289-23.A) APPLICANT SHALL ADD THE FOLLOWING NOTE TO SHEET 2: "THERE ARE NO KNOWN OR SUSPECTED HAZARDOUS MATERIALS OR CONTAMINATED SOILS LOCATED ON THE SITE."
6. SWMO (281-23.D) APPLICANT SHALL PROVIDE AS-BUILT DRAWINGS OF THE STORMWATER FACILITIES IN BOTH PAPER AND ELECTRONIC FORMAT.
7. SWMO (281-25.A) AN OPERATION AND MAINTENANCE AGREEMENT FOR THE STORMWATER FACILITIES WILL BE REQUIRED.
8. GENERAL. APPLICANT SHALL UPGRADE SIGNAL AT EASTERN BOULEVARD/NORTHERN WAY, PROVIDING BATTERY BACKUP AND PRE-EMPTION, IF REQUIRED.
9. GENERAL.
 - APPLICANT SHALL PROVIDE A 10' TAPER FOR THE SIDEWALK AT THE EXISTING UTILITY POLE AND REVISE THE LANDSCAPING AS APPLICABLE.
 - APPLICANT SHALL PROVIDE DOCUMENTATION OF OWNERSHIP OF THE SEWER LINE.
 - APPLICANT SHALL PROVIDE EASEMENT DOCUMENT, CURBING AND TURNING EXHIBITS FOR THE ACCESS DRIVE/SOUTHERNMOST PARKING SPACES.
 - APPLICANT SHALL PROVIDE ADA COMPLIANT HANDICAP RAMPS AND CROSSWALKS AT THE CORNER OF EASTERN BOULEVARD/NORTHERN WAY.

SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY PASSED.

B. LD-12-04 YCP Admissions Building

Casey Deller, C.S. Davidson

Project Narrative: This plan proposes to construct a new Admissions Center for the York County Prison. The new addition will be approximately 16,278 square feet. Currently, there are separate areas for prisoner intake, one are for general population and one for INS prisoners. The plan proposes to combine the two areas into one, improving the admissions process and general security for prisoner admission. There will be no increase in the number of employees or prisoners that result from this development
Plan Background:

This plan was presented as a briefing item at both the September 20, 2012 and October 18, 2012 meetings. This project is presented as an action item for the preliminary/final plan.

The Applicant is requesting a recommendation of approval from the Planning Commission to the Springettsbury Township Board of Supervisors for the following waivers and modification:

8. SALDO (289-11.A) Applicant is requesting to submit a preliminary/final plan.
9. SALDO (289-12.A.2.e & 289-35.A) Applicant is requesting to use an existing pine tree and earthen berm to provide screening from the water tank.
10. SALDO (289-13.A) Applicant is requesting to submit the plan at 30" x 42" and at a scale of 1"=200ft.
11. SALDO (289-26.B) Applicant is requesting to not provide monuments for the entire 129 acre parcel.
12. SALDO (289-41.J.2) Applicant is requesting to permit the use of existing driveways.
13. SALDO (289-41.J.5) Applicant is requesting to provide curbing only on the north side of the access drive.
7. SWMO (281-7.A.7) Applicant is requesting to provide a flat bottom basin.

The following outstanding items may be considered conditions of approval:

1. SALDO (289-12.A.1) Applicant shall submit pdf's of the plan once final approval is received.
(-12.A.2.g) Applicant shall submit a copy of the letter of adequacy from YCCD.
(-12.C) Applicant shall provide a revised cost estimate based on the letter dated 12/6/12.
(-12.A.5.d) Applicant shall submit a copy of the plan to all utilities.
2. SALDO (289-13.A) Applicant shall submit final plans on Mylar material.
(289-13.A.5) Applicant shall provide the name, seal and signature of registered surveyor.
(289-13.B.6.d) Applicant shall provide the signature and seal of the engineer.
(289-13.B.6.e) Applicant shall provide the signature and seal of the registered surveyor.
3. SWMO (281-20.A) Applicant shall provide water quality spreadsheets.
4. SWMO (281-5) Applicant shall provide the signature and seal of the engineer.
5. SWMO (281-5.D.2) Applicant shall provide information on the stormwater easement that around the basin.
6. SWMO (281-5.F & -7.A.2) Applicant shall provide a copy of the NPDES approval.
7. SWMO (281-11.B.1) Applicant shall provide a stormwater operation and maintenance plan.
8. General. Applicant shall provide recommendations for a source of funding for the pedestrian traffic improvements.
9. General. Applicant shall provide streetlight detail per C&M specifications.

Mr. Deller noted the case was presented as a briefing in October to review Township concerns with the plan relative to traffic.

He noted he has been working with Township staff on York County comments.

Mr. Deller stated a meeting was held the York County Prison to review traffic concerns.

Mr. Luciani stated they met with the Executive Director of Rabbit Transit to ask if the bus stop on Concord Road could be moved into the site of the Work Release facility across from the prison. However, he indicated that was not feasible.

Discussion was held regarding other aspects of the traffic in the vicinity of the prison.

It was noted that the traffic study will be re-evaluated as it relates to the addition of Davies Drive. Signage and striping was discussed. It was noted that two signs will be added as well as striping to provide to add vehicle direction in the area.

Mr. Deller reviewed the waiver requests and conditions.

Mr. Deller indicating they are requesting to have the grass strip waived in the area of the access driveway extending back to the road. He noted they determined it is not necessary in that area since there should be no one walking in that vicinity.

Mr. Robertson asked if anyone had an interest in the plan. Hearing none, he called for a motion.

MR. SWOMLEY MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-12-04, YCP ADMISSIONS BUILDING, TO RECOMMEND APPROVAL OF THE PRELIMINARY/FINAL PLAN WITH THE FOLLOWING WAIVERS AND MODIFICATION:

- 1. SALDO (289-11.A) APPLICANT SHALL SUBMIT A PRELIMINARY/FINAL PLAN.**
- 2. SALDO (289-12.A.2.E & 289-35.A) APPLICANT SHALL USE AN EXISTING PINE TREE AND EARTHEN BERM TO PROVIDE SCREENING FROM THE WATER TANK.**
- 3. SALDO (289-13.A) APPLICANT SHALL SUBMIT THE PLAN AT 30" X 42" AND AT A SCALE OF 1"=200FT.**
- 4. SALDO (289-26.B) APPLICANT SHALL NOT BE REQUIRED TO PROVIDE MONUMENTS FOR THE ENTIRE 129 ACRE PARCEL.**
- 5. SALDO (289-41.J.2) APPLICANT SHALL BE PERMITTED TO USE THEIR EXISTING DRIVEWAYS.**
- 6. SALDO (289-41.J.5) APPLICANT SHALL PROVIDE CURBING ONLY ON THE NORTH SIDE OF THE ACCESS DRIVE.**
- 7. SWMO (281-7.A.7) APPLICANT SHALL PROVIDE A FLAT BOTTOM BASIN.**
- 8. SALDO (289-32A) APPLICANT SHALL NOT BE REQUIRED TO PROVIDE A GRASS STRIP ON THE ACCESS DRIVE.**

SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY PASSED.

MR. SWOMLEY MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-12-04, YCP ADMISSIONS BUILDING, TO RECOMMEND APPROVAL OF THE PRELIMINARY/FINAL PLAN WITH THE FOLLOWING CONDITIONS:

- 1. SALDO (289-12.A.1) APPLICANT SHALL SUBMIT PDF'S OF THE PLAN ONCE FINAL APPROVAL IS RECEIVED.**
 - (-12.A.2.G) APPLICANT SHALL SUBMIT A COPY OF THE LETTER OF ADEQUACY FROM YCCD.**
 - (-12.C) APPLICANT SHALL PROVIDE A REVISED COST ESTIMATE BASED ON THE LETTER DATED 12/6/12.**
 - (-12.A.5.D) APPLICANT SHALL SUBMIT A COPY OF THE PLAN TO ALL UTILITIES.**
- 2. SALDO (289-13.A) APPLICANT SHALL SUBMIT FINAL PLANS ON MYLAR MATERIAL.**
 - (-13.A.5) APPLICANT SHALL PROVIDE THE NAME, SEAL AND SIGNATURE OF REGISTERED SURVEYOR.**
 - (-13.B.6.D) APPLICANT SHALL PROVIDE THE SIGNATURE AND SEAL OF THE ENGINEER.**
 - (-13.B.6.E) APPLICANT SHALL PROVIDE THE SIGNATURE AND SEAL OF THE REGISTERED SURVEYOR.**
- 3. SWMO (281-20.A) APPLICANT SHALL PROVIDE WATER QUALITY SPREADSHEETS.**

4. **SWMO (281-5) APPLICANT SHALL PROVIDE THE SIGNATURE AND SEAL OF THE ENGINEER.**
5. **SWMO (281-5.D.2) APPLICANT SHALL PROVIDE INFORMATION ON THE STORMWATER EASEMENT THAT AROUND THE BASIN.**
6. **SWMO (281-5.F & -7.A.2) APPLICANT SHALL PROVIDE A COPY OF THE NPDES APPROVAL.**
7. **SWMO (281-11.B.1) APPLICANT SHALL PROVIDE A STORMWATER OPERATION AND MAINTENANCE PLAN.**
8. **GENERAL. APPLICANT SHALL PROVIDE RECOMMENDATIONS FOR A SOURCE OF FUNDING FOR THE PEDESTRIAN TRAFFIC IMPROVEMENTS.**
9. **GENERAL. APPLICANT SHALL PROVIDE STREETLIGHT DETAIL PER C&M SPECIFICATIONS.**

SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY PASSED.

5. **OLD BUSINESS**
6. **NEW BUSINESS**
7. **OTHER BUSINESS**
8. **ADJOURNMENT**

MR. ROBERTSON ADJOURNED THE MEETING AT 7:35 P.M.

Respectfully submitted,

Secretary

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