

APPROVED

**SPRINGETTSBURY TOWNSHIP  
PLANNING COMMISSION  
MARCH 17, 2011**

**MEMBERS IN**

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

**ALSO IN**

**ATTENDANCE:** Jim Baugh, Director of Community Development  
Matt Dubbs, 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.

**B. 2011 Planning Commission Board Reorganization of Officers**

**MR. SWOMLEY PRESENTED THE FOLLOWING SLATE OF OFFICERS FOR 2011:**

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

**SECONDED BY MR. LUTZ. MOTION UNANIMOUSLY CARRIED.**

**2. ACTION ON THE MINUTES**

**A. JANUARY 20, 2011**

**MR. SWOMLEY MOVED FOR APPROVAL OF THE MEETING MINUTES OF JANUARY 20, 2011 AS PRESENTED. MR. LUTZ SECONDED. MOTION UNANIMOUSLY CARRIED.**

**3. NEW BUSINESS – None**

**4. BRIEFING ITEMS**

**A. SD-10-02 – Harley Campus Separation Final**

Tim Bieber, NuTec Design

The purpose of this plan is to subdivide the property into two lots; the portions of the site generally referred to as the east and west campuses. The west campus can then be transferred to York County Industrial Development Authority. The property is located at 1425 Eden Road.

Plan Background: The Applicant is requesting a recommendation of Approval from the Planning Commission to the Springettsbury Township Board of Supervisors for the following Waiver and Modifications:

1. SALDO (289-11.B.19) Preliminary plans; specifications. Applicant is requesting not to show all existing streets within 400 feet.
2. SALDO (289-32.A) Sidewalks. Applicant is requesting a modification to provide a six month note in lieu of the installation of sidewalks.
3. SALDO (289-35.C) Landscaping and buffer yards. Applicant is requesting not to install a buffer along Eden Road until further land development.

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

1. SALDO (289-13.A.20) Final plans; specifications. Applicant must provide documentation regarding utilities, access and other required easements, as well as environmental concerns and other considerations.
2. SALDO (289-13.B.5) Final plans; specifications. Applicant must provide documentation of inclusion in the Townships Chapter 94 report.
3. SALDO (289-26.B.1) Monuments. Monuments must be provided at new property corners.
4. Applicant must bond the building demolition.
5. Legal and engineering approval of an easement agreement for utilities, access, stormwater, environmental and other cross properties (lots) issues.

Mr. Bieber stated that as part of the land development process the campus for Harley Davidson would be separated and there is an agreement with IDA to purchase the western portion. Mr. Bieber noted on the drawing the area of the property Harley will maintain as Building 3 and the infrastructure support, as well as the west campus, Building 2 and the location of an additional parking lot.

Mr. Bieber provided an update on the construction previously presented with the land development plan for three areas:

- The north addition which expands the section for bike assembly. This is substantially complete and an assembly now occupies that area.
- The eastern addition which is support spaces for the manufacturing, which is close to completion.
- The south addition for office and support space – construction has started and they are in the process of placing footings and foundations.

Mr. Bieber also noted they are currently working in the west campus, which be completed mid 2011. When everything is complete at Building 3 they will start to move out of the western campus.

Discussion was held regarding the following:

- Responsibility for Lot #2 as it is transferred and in the process of sale. Mr. Bieber stated that currently Harley owns the property in it's entirety and they are responsible for maintenance. IDA would assume responsibility when the agreement of sale is complete and IDA holds title to that property which is anticipated to be the end of October 2011.
- Buffer yard requirements in the case that the sale of Lot #2 is not accomplished. Mr. Bieber stated buffering would continue as it currently exists. He noted the buffer yard they are referring to in the waiver along Eden Road was a joint project between Harley, the State and the Township. In considering there may be development along that corridor, Mr. Bieber thought it advisable to determine the nature of the development and then as changes occur put in a buffer yard. The Planning Commission decided this could be handled as a note on the plan to indicate if it was not developed within four years they would be required to put in a buffer yard.
- Stormwater – Mr. Bieber stated the subdivision will not change anything since there is no construction proposed with the subdivision. He noted there were substantial storm water improvements proposed and the construction is complete as part of the Building 3 addition. He

further stated that primarily the storm water facilities are on the west side. They contribute to some of the drainage that goes into the storm water management facilities on site. But most of that construction preceded storm water regulations and is considered existing impervious surface.

- Maintenance agreement – Mr. Bieber indicated they are finalizing the maintenance agreement and one of the recommendations the township engineer made is the final version of the easement documents need to be approved by the township engineer as well as by the solicitor. That is going through the final stages between the IDA and Harley. The Planning Commission stated this should be resolved before being presented to the Board of Supervisors.

Mr. Bieber requested to have the case moved to an action item.

**A MOTION WAS MADE BY MR. SWOMLEY TO MOVE SUBDIVISION PLAN SD-10-02, HARLEY CAMPUS SEPARATION TO AN ACTION ITEM. SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.**

Chairman Maciejewski 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 SUBDIVISION PLAN SD-10-02, HARLEY CAMPUS SEPARATION, TO RECOMMEND THAT THE BOARD OF SUPERVISORS GRANT THE FOLLOWING WAIVER AND MODIFICATION:**

- 1. SALDO (289-11.B.19) PRELIMINARY PLANS; SPECIFICATIONS. APPLICANT IS REQUESTING NOT TO SHOW ALL EXISTING STREETS WITHIN 400 FEET.**
- 2. SALDO (289-32.A) SIDEWALKS. APPLICANT IS REQUESTING A MODIFICATION TO PROVIDE A SIX MONTH NOTE IN LIEU OF THE INSTALLATION OF SIDEWALKS.**
- 3. SALDO (289-35.C) LANDSCAPING AND BUFFER YARDS. APPLICANT SHALL NOT TO INSTALL A BUFFER ALONG EDEN ROAD UNTIL FURTHER LAND DEVELOPMENT. A NOTE SHALL BE ADDED TO THE PLAN STATING THAT INSTALLATION OF BUFFER WOULD BE REQUIRED IF NO LAND DEVELOPMENT OCCURS AFTER FOUR YEARS.**

**MR. LUTZ SECONDED. MOTION UNANIMOUSLY CARRIED.**

**MR. SWOMLEY MOVED WITH REFERENCE TO SUBDIVISION PLAN SD-10-02, HARLEY CAMPUS SEPARATION, TO RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE FINAL PLAN WITH THE FOLLOWING CONDITIONS:**

- 1. SALDO (289-13.A.20) FINAL PLANS; SPECIFICATIONS. APPLICANT MUST PROVIDE DOCUMENTATION REGARDING UTILITIES, ACCESS AND OTHER REQUIRED EASEMENTS, AS WELL AS ENVIRONMENTAL CONCERNS AND OTHER CONSIDERATIONS.**
- 2. SALDO (289-13.B.5) FINAL PLANS; SPECIFICATIONS. APPLICANT MUST PROVIDE DOCUMENTATION OF INCLUSION IN THE TOWNSHIPS CHAPTER 94 REPORT.**
- 3. SALDO (289-26.B.1) MONUMENTS. MONUMENTS MUST BE PROVIDED AT NEW PROPERTY CORNERS.**
- 4. APPLICANT MUST BOND THE BUILDING DEMOLITION.**
- 5. LEGAL AND ENGINEERING APPROVAL OF AN EASEMENT AGREEMENT FOR UTILITIES, ACCESS, STORMWATER, ENVIRONMENTAL AND OTHER CROSS PROPERTIES (LOTS) ISSUES.**

**MR. WURSTER SECONDED. MOTION UNANIMOUSLY CARRIED.**

**B. SD-09-03 – Carter SD**

**Attorney Jeffrey Lobach**  
**Cole Boyer**

The property currently consists of two lots and three single family dwellings. One lot contains two of the dwellings. This plan would create an additional lot to allow each dwelling to be located on a separate lot. Although the subdivision does not meet the criteria for a minor subdivision it is nonetheless minor in nature.

Minor Subdivision – A residential subdivision which creates no additional lots and no additional buildings, structures, roads, public or private utilities, or any improvements of any nature.

Plan Background: The Applicant is requesting a recommendation of Approval from the Planning Commission to the Springettsbury Township Board of Supervisors for the following Waivers:

1. SALDO (289-10 & 11) Preliminary plans; procedure & specifications. Applicant is requesting a waiver of preliminary plans due to no new improvements being proposed.
2. SALDO (289-32 & 32C) Sidewalks. Applicant is requesting this waiver due to the location of the proposed Rail Trail project that will in effect become a sidewalk for the lot frontage.
3. SALDO (289-36) Streetlights. Applicant is requesting this waiver due to the construction of the streetlights causing undue financial hardship due to their location over 900 feet from Mundis Mill Road.
4. SALDO (289-13.A.16) & SALDO (289-41.C.D.I.3.d & I.10.b.a) Proposed street system. Applicant is requesting a waiver to not bring the existing driveway to current standards. In exchange, a 50' ROW and 20' access easement are being proposed.
5. SALDO (289-45A & 46A) Sewage disposal requirements. Applicant is requesting not to hook up to public sewer.
6. SALDO (289-41.A.3) Proposed street system. Applicant is requesting not to widen Mundis Mill Road. They are instead providing a ROW and easement.

The property is located at 421 Mundis Mill Road at Codorus Creek near Central High School. Attorney Lobach provided background indicating there are two farms - one of the farms forms a “U” around the other. He noted the Carters want to change the configuration in association with the Rail Trail connection, which will involve improvements along Mundis Mill Road. The Carters initially proposed a minor subdivision redrawing lot lines for the three farmsteads. However, the farm manager’s house and the one homestead are currently on one lot which is not in conformance with the ordinance. Consequently they have submitted a plan that would be in conformance with 3 lots. The 3 lot plan has the farmstead separated the farm manager’s house on a separate lot. There will be no new construction since there is a house on each of the three lots.

Attorney Lobach reviewed the waivers, noting the following:

- Curbs, sidewalks and road widening would be part of the Rail Trail improvements. They are aware that if they applied for future development they may be required to put in sidewalks, but since there is no new construction contemplated, did not see the need to put in sidewalks in addition to what the Rail Trail is doing.
- # 3 Streetlights – no new construction – the property will look the same.
- Existing driveway – all three houses are served by the same driveway. Mr. Boyer stated he spoke to the fire chief and police chief and confirmed there are no fire or safety issues.
- The properties use private water supplies and septic systems. They will demonstrate those are functioning. The water tests have already been completed, although the results have not been received. Mr. Boyer is confirming that the septic systems were tested within the last two years. He has also scheduled the SEO to visit the site Monday.

Discussion was held regarding the sewer hookup – not sure of the linear feet between where existing sewer is and the requirement to hook up to sewer if it is available. Mr. Cole noted the existing farmhouse located next to Codorus Creek is tied into the existing sewer main now. The other two farther up in the lots have their own existing septic tanks and fields. The footage is not greater than 1000 feet.

Discussion was also held regarding the possibility that the Rail Trail could go under the bridge rather than going up and across Sheridan Road. Attorney Lobach stated they understood if the rail trail improvements are not complete, then they would honor the waivers and accept that as a condition for approval of their plan.

Mr. Baugh indicated that he and Mr. Luciani discussed this and recommended a note be added to the plan, with wording stating if at any time in the future any one of these three lots is further subdivided or a land development plan is submitted, then Mundis Mill Road would be required to be widened and curb and sidewalk would need to be installed if the Rail Trail was not there.

Discussion was held regarding the sewer and water issues. Mr. Boyer stated they could add another note to the plan stating that if it is again further subdivided, they would connect to the sewer system and the public water due to the density increasing.

The Planning Commission recommended granting the waivers would be contingent upon no further development. If the applicant requests development at a future time, all waivers would become null and void. Any proposed development would need to be submitted and reviewed at that time.

**A MOTION WAS MADE BY MR. WURSTER TO MOVE SUBDIVISION PLAN SD-09-03, CARTER SD TO AN ACTION ITEM. SECONDED BY MR. LUTZ. MOTION UNANIMOUSLY CARRIED.**

Mr. Maciejewski reminded the applicant to update the drawings for waiver requests since they were not all stated.

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

**MR. WURSTER MOVED WITH REFERENCE TO SUBDIVISION PLAN SD-09-03, CARTER SD, TO RECOMMEND THAT THE BOARD OF SUPERVISORS GRANT THE FOLLOWING WAIVERS:**

- 1. SALDO (289-10 & 11) PRELIMINARY PLANS; PROCEDURE & SPECIFICATIONS. APPLICANT SHALL SUBMIT ONLY A FINAL PLAN.**
- 2. SALDO (289-32 & 32C) SIDEWALKS. APPLICANT SHALL NOT INSTALL SIDEWALKS.**
- 3. SALDO (289-36) STREETLIGHTS. APPLICANT SHALL NOT INSTALL THE REQUIRED STREETLIGHTS.**
- 4. SALDO (289-13.A.16) & SALDO (289-41.C.D.I.3.D & I.10.B.A) PROPOSED STREET SYSTEM. APPLICANT SHALL NOT BE REQUIRED TO BRING THE CURRENT DRIVEWAY TO ACCESS DRIVE STANDARDS.**
- 5. SALDO (289-45A & 46A) SEWAGE DISPOSAL REQUIREMENTS. APPLICANT SHALL NOT BE REQUIRED TO HOOK UP TO PUBLIC SEWER.**
- 6. SALDO (289-41.A.3) PROPOSED STREET SYSTEM. APPLICANT SHALL NOT BE REQUIRED TO WIDEN MUNDIS MILL ROAD.**

**WAIVERS 2 THROUGH 6 ARE GRANTED SUBJECT TO THE FOLLOWING: IF AT ANY TIME IN THE FUTURE ANY OF THE THREE LOTS ARE FURTHER SUBDIVIDED OR THE SUBJECT OF A LAND DEVELOPMENT PLAN, THE ITEMS CONTAINED IN THE WAIVERS WILL NO LONGER BE APPLICABLE AND ALL THE REQUIREMENTS OF THE ORDINANCE MUST BE MET.**

**MR. SWOMLEY SECONDED. MOTION UNANIMOUSLY CARRIED.**

**MR. WURSTER MOVED IN THE CASE OF SUBDIVISION PLAN SD-09-03, CARTER SD TO RECOMMEND THE BOARD OF SUPERVISORS GRANT THE CONDITION THAT THE DRAWINGS SHALL INCORPORATE THE COMPLETE SET OF THE WAIVERS RECOMMENDED. MR. SWOMLEY SECONDED. MOTION UNANIMOUSLY CARRIED.**

**5. ACTION ITEMS**

**A. LD-10-03 LCBC**

Craig Smith, RGS Associates

Jim Stuckey

Tim Barley, LCBC

Jon Seitz, TRG

This land development plan is proposing to utilize the former Saturn Dealership as the new site for the LCBC-York campus.

Plan Background: 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 (289-35.A) Landscaping and buffer yards. Applicant is requesting to landscape along route 30 only where practical.
2. SALDO (289-13) Final plans; specifications. Applicant is requesting to draw the plan at a scale of 1"=30'.
3. STORMWATER (281-A.2) Outflow Determination. Applicant is requesting not to use pre-post stormwater conditions, including not using "meadow" conditions.
4. STORMWATER (281-7.A.4) Future Runoff Volumes. Applicant is requesting not to use analysis of post development runoff volumes.

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

1. SALDO (289-10.A.2.g, 12.A.2.g, 12.A.5.c & 20.A) Preliminary plans; procedure. Applicant must provide a copy of the letter of adequacy from YCCD.
2. SALDO (289-11.B, 11.B.5, 11.B.26 & 13.A.4) Preliminary plans; specifications. The preliminary plan shall be drawn on Mylar material, signed and sealed by a registered surveyor, with a notarized statement that the applicant is the owner of the land proposed to be developed.
3. SALDO (289-13.A.4, 13.A.5, 13.B.7.d, 13.B.7.e & 13.B.7.f) Final plans; specifications. Applicant must provide certification of title, name/seal/signature of the registered surveyor and signature/seal for the engineer's certificate, survey data and general plan/report data.
4. SALDO (289-36) Streetlights. Applicant shall install all required streetlights and show them on the plan, including the streetlights along North Hills Road.
5. STORMWATER (281-20.A) Applicant must provide a copy of the permit from YCCD for the reduction in impervious cover being accepted as BMP.
6. SALDO (289-21.A, 21.D.4 & 21.E.4) Applicant must provide a copy of the required PennDOT study, perform required gap studies and provide documentation of findings and provide sufficient information on using authorized personnel to direct traffic to the satisfaction of Springettsbury Township. Also, a permit will be required for the AESYS driveway.
7. Applicant must show the correct pipe lengths and show the correct center-to-center distance.
8. Applicant must provide information to the satisfaction of the Township on how traffic circulation will be handled if the queue length along Saturn Way extends beyond the AESYS driveway.
9. A PennDOT HOP must be obtained in conformance with the attached Exhibits A & B.

Mr. Smith provided an update on four items discussed previously.

- Landscaping that was added since last time, which includes along Route 30 in the parking area as well as some additional trees in the eastern most parking area.
- Also discussed were the turning movements. He referred to the exhibits submitted. He noted they submitted an internal turning exhibit that illustrated how vehicles would exit and enter the site with staff monitoring the in/out movements into the site.
- Provided building elevations that showed the building façade.
- Provided a traffic concept for the center left hand turn lane on North Hills Road which they are currently pursuing HOP approval with PennDOT.

Discussion was held regarding County comments. Mr. Baugh stated that the County attended their Staff meeting and they had no additional comments with First Capital Engineers. Mr. Baugh stated the County submitted a letter which was reviewed at the Staff meeting noting the County did not have any further comments on the tracking sheet.

Chairman Maciejewski requested a copy of the letter. He noted concerns about the traffic, indicated they have open questions with PennDOT regarding traffic circulation and gap studies.

Mr. Smith stated they presented the concept to the Township and have been working with the staff directly. Mr. Luciani and members of LCBC have talked to the adjacent property owners impacted by the center left turn lane and they indicated they were in favor of what was being proposed. This will carry on to the final plan through the HOP process with PennDOT. Presently they are focusing on the preliminary plan with the understanding that they have to get PennDOT approval for the final plan.

Discussion was held regarding traffic flow studies. It was noted that the tracking sheets were updated but the Planning Commission did not have the updated sheets.

Mr. Smith indicated the gap study was submitted as part of the November resubmission.

Mr. Dubbs, First Capital, stated they have reviewed the tracking sheets and the gap study is sufficient. There is a remaining traffic comment about the PennDOT permit needed for the AESYS driveway.

Mr. Smith noted that the previous plan of using authorized personnel to direct traffic on North Hills Road has been changed to proposing the left center turn lane in lieu of any township or constable personnel monitoring that movement, which has been discussed with Township Staff.

Mr. Smith noted the only outstanding comment is the permit on the AESYS driveway and they have applied to PennDOT for a permit.

Mr. Stuckey stated they have a concept plan which shows the center turn lane on North Hills Road. LCBC has had discussions with the AESYS property owner as well as neighboring properties and has received positive feedback regarding the concept of the center turn lane. They will be submitting the plans to PennDOT for a permit for the center turn lane. It was noted the property owner is SB2H Holdings, LP for the AESYS tenant.

Discussion was held regarding the waiver from buffer. It was noted that the majority of trees relocated are to the rear of the building and the lot. Mr. Smith noted that due to the Met Ed power line easement they had to relocate trees. It was recommended that the applicant add more evergreen trees to provide better screening from Route 30.

Mr. Smith reviewed the architectural features of the proposed building noting the exterior will be drivet – stucco in three colors, darker tan, lighter tan and the façade over the entrances is a terracotta. It will be a flat roof building.

Mr. Smith noted in regards to building lighting – there will be wall washers around the outside of the building – one to shine on the LCBC logo. The rest of the site lighting will meet the ordinance. The lighting will be dropped from the 1000 watt bulbs to 250 watts.

Mr. Dubbs stated the lighting plan was reviewed.

Discussion was held regarding eliminating street lights with concern expressed regarding the waiver request for lighting of the driveway area. Mr. Smith indicated that Met Ed will not allow lights to be installed under their power lines, due to safety issues. He stated they will be lighting the parking area as well as the right in, right out intersection. It was recommended that the applicant review this and submit a proposal for better lighting in those driveways.

Mr. Dubbs indicated that Mr. Luciani suggested considering installing street lighting on the other side of the street which would not be under the Met Ed lines. Discussion was held regarding whether it would be beneficial for the applicant to look into this suggestion or remain with the driveway lighting.

Mr. Smith reviewed other waivers they are requesting.

#2 - In regards to plan scale, he noted they are exceeding the 50 scale requirement to 30 scale to make it more legible.

Waivers #3 & 4 – Relate to storm water management since they are reducing the impervious cover by approximately 18,000 sq. ft. on the site.

Discussion was held regarding the conditions.

It was noted that Condition #4 regarding the streetlights would require a waiver, since they are proposing not installing the streetlights along North Hills Road, which would become Waiver #5.

It was noted that Condition #6 was resolved except for the permit required for the AESYS driveway.

Condition #7 regarding pipe lengths is resolved.

Condition #8 regarding internal circulation - Mr. Dubbs indicated this was reviewed and was found to be satisfactory. It was noted this is resolved.

It was recommended to have the applicant place a note on the architectural plan that says “no signs are approved”.

The plan was tabled for the next meeting.

**6. WAIVER RECOMMENDATIONS - None**

**7. OLD BUSINESS – None**

**8. OTHER BUSINESS**

**A. Discuss RV/Trailer Screening**

Mr. Baugh stated in the 2000 Zoning Ordinance the language is the same except that in 2007 “D” and “E” was added. He noted they have been enforcing the screening of RV’s since 2007. Mr. Baugh was seeking the opinion of the Planning Commission on the enforcement. He noted they have approximately 100 citations they have enforced in the Fayfield area and approximately 20 in the Stony Brook area, as well as additional ones scattered throughout the township. Mr. Baugh recommended requiring the paved surface and noted the parking ordinance could be interpreted as requiring it.

Mr. Maciejewski asked for an example of how an RV would be screened. Mr. Baugh indicated one of the easiest and most inexpensive methods would be to build a frame and hang a trellis on the frame. He further noted the ordinance includes trailers, boats, etc.

The Planning Commission was in agreement to support screening, noting that display of large vehicles in a residential area can change the nature and the complexion of a neighborhood.

Discussion was held regarding properties with large acreage, where the vehicle would not be as visually displayed.

It was recommended that the screening be defined in the ordinance as a function of the zoning density.

Mr. Baugh mentioned that the definition of what constitutes screening is not in the ordinances. Attorney Ehrhart pointed out the ordinances are complaint driven.

## **B. Discussion on Energy Ordinance**

Discussion was held regarding comments received from the York County Planning Commission regarding the proposed energy ordinance. Mr. Baugh stated they met with their resident experts who recommended changes. They also felt the recommendation should not be in the Zoning Ordinance.

Attorney Ehrhart indicated the reason they put it back into the Zoning Ordinance was due to the permitting requirements.

## **9. ADJOURNMENT**

**CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 8:30 p. m.**

Respectfully submitted,

Secretary

/ses