

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
APRIL 20, 2010**

MEMBERS IN

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

ALSO IN

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

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. MARCH 17, 2010

MR. WURSTER MOVED FOR APPROVAL OF THE MEETING MINUTES OF JUNE 17, 2010 AS AMENDED. MR. SWOMLEY SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS - None

4. ACTION ITEMS

A. LD-10-03 – LCBC

Craig Smith, RGS Associates

Mr. Smith presented an update of changes made since the Briefing. Landscape is a mixture of evergreens with 13 additional trees and most of the screening is towards RT 30 and North Hills Rd. The design exceeds the Bufferyard II requirements. A new lighting plan was submitted and reviewed and approved by Township staff. There will be a fixture at the right in/right out exit. John Luciani confirmed that lights are acceptable to First Energy in their easement so long as they don't exceed 10 feet in height. Applicant shall pay the street light tax. HOP is in process with PennDOT and driveway permitting is being discussed with the adjacent property owner.

MR. WURSTER MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-10-03, LCBC TO RECOMMEND APPROVAL OF THE PRELIMINARY TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING WAIVERS:

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

MR. SWOMLEY SECONDED. MOTION UNANIMOUSLY CARRIED.

MR. WURSTER MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-10-03, LCBC TO RECOMMEND DENIAL OF THE PRELIMINARY PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING WAIVERS:

1. SALDO (289-36) Street Lights. Applicant shall install street lights along North Hills Road.

MR. SWOMLEY SECONDED. MOTION UNANIMOUSLY CARRIED.

MR. WURSTER MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-10-03, LCBC TO RECOMMEND *approval* OF THE PRELIMINARY PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING *conditions*:

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.5 & 13.B.7.e) Final plans; specifications. Applicant must provide certification of title and survey 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. A PennDOT Highway Occupancy Permit must be obtained.
7. A developer's agreement will be required for the improvements that will be made to the Route 30/North Hills Road intersection.
8. Applicant shall provide a copy of the signal permit and plan upon approval by PennDOT for the improvements that will be made to the Route 30/North Hills Road intersection. This shall also be included in the developer's agreement.
9. Applicant shall conduct an analysis of the no turn on red sign from North Hills Road onto Route 30.

MR. SWOMLEY SECONDED. MOTION UNANIMOUSLY CARRIED.

4. WAIVER RECOMMENDATIONS – None

5. NEW BUSINESS – None

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OLD BUSINESS –

The discussion on RV/Trailer Screening continued. Mr. Baugh stated he had talked with Marian Hull, township planning consultant, and she pointed out there is no definition of screening in the ordinance of “screening”. Therefore, the staff would have some latitude in interpreting the meaning. He presented photos of what the staff believed to be adequate screening. It was the consensus of the Commission to keep the RV/Trailer section as is now. If changes are made to the Zoning Ordinance in the future screening in the RR District should be re-evaluated.

6. OTHER BUSINESS

Strategic Plan Update – Mr. Baugh presented a copy of Angela Liddick’s power point presentation to the Commission. The Commission complimented the presentation and the progress staff has made.

7. ADJOURNMENT

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 6:40 P.M.

Respectfully submitted,

Secretary

/nme

Other business: