

APPROVED

**SPRINGETTSBURY TOWNSHIP  
PLANNING COMMISSION  
JULY 21, 2011**

**MEMBERS IN**

**ATTENDANCE:** Mark Robertson, Acting Chairman  
Mark Swomley  
Charles Wurster  
John Lutz

**ALSO IN**

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

**NOT PRESENT:** Alan Maciejewski, Chairman

**1. CALL TO ORDER:**

**A. Pledge of Allegiance**

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

**2. ACTION ON THE MINUTES**

**A. MAY 19, 2011 – Tabled**

**3. BRIEFING ITEMS – None**

**4. ACTION ITEMS**

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

Joel Snyder, RGS Associates

Jim Stuckey, LCBC

Tim Barley, LCBC

Jon Seitz, TRG

Attorney Jeff Lobach, Barley, Snyder

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

This plan received preliminary approval with the following waivers at the May 12, 2011 Board of Supervisors meeting:

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 final approval:

1. SALDO (289-12.A(1)) Final plans, procedure. Applicant must submit the final plan in pdf format.
2. SALDO (289-12.A.2.g) Final plans; procedure. Applicant must provide a copy of the letter of adequacy from YCCD.
3. SALDO (289-12.C) Final plans; procedure. Applicant must provide financial guarantee.
4. SALDO (289-12.H) Final plans; procedure. Applicant must address PennDOT comments prior to attending the Board of Supervisors meeting.
5. SALDO (289-13.A) Final plans; specifications. Applicant must submit the approved final plan on Mylar material.
6. SALDO (289-13.A(4)) Final plans; specifications. Applicant must provide certification of title showing that the applicant is the owner of the land.
7. SALDO (289-13.A.5) Final plans; specifications. Applicant must provide certification of title and survey data.
8. SALDO (289-13.B(6)) Final plans; specifications. Applicant must address comments received from YCPC.
9. SALDO (289-13.B(7)(1)) Final plans; specifications. Applicant must include a note on the plan regarding on-lot facilities as stated in this section.
10. General plan note #5 on the cover sheet states sheets 1-3 are to be recorded. Sheets 1-5 at a minimum are to be recorded and 1-8 are recommended to be recorded.
11. Applicant should add a reference to section 325-92.C in general plan note #7.
12. Crown vetch should not be included in E&S control note #1.

Mr. Snyder indicated they are asking for conditional final approval for the land development plan, noting that the final plan was submitted and reviewed by Staff. Mr. Snyder stated they have submitted the HOP to PennDOT and are working through review comments. He noted they have been talking to the neighboring property owners about the striping changes proposed for North Hills Road, and are working through the suggestions to arrive at conditions that will be satisfactory to all.

Concern was expressed that the conditions need to be taken care of prior to the applicant presenting the plan to the Board of Supervisors. The conditions were reviewed and it was noted that most were administrative with the only outstanding item being the HOP.

Discussion was held regarding condition #4 which states that the applicant must address PennDOT comments prior to attending the Board of Supervisors meeting.

Mr. Seitz from TRG explained the condition for an HOP approval and the condition to address the comments from PennDOT is the same thing, since they can not obtain an HOP permit without addressing the comments.

Mr. Snyder further noted that the Ordinance requires a note on the plan acknowledging the applicant will need approval from PennDOT for accessing the highway, which they have on the plan. He stated they will not be able to record the plan until obtaining PennDOT approval. They are intending to address the other conditions and have everything ready except for the PennDOT HOP to present to the Supervisors meeting in August.

It was decided to change the wording on Condition #4 – Applicant must obtain an HOP permit plan prior to the recording of the plan.

Discussion was held regarding a condition on the plan, which is based on the approval by the Board of Supervisors, regarding the applicant providing two streetlights along North Hills Road at a 10 ft. height subject to approval by First Energy.

Mr. Snyder stated they have correspondence from First Energy giving approval to install lights at a maximum of 10 feet high to the top of the light. He noted discussion was held with Staff about whether that was acceptable to the Township. The fixture with the pole and the top of the fixture is at 10 feet. The fixture itself will hang down just below 9 feet.

Mr. Luciani stated the Staff is determining if the light will generate glare because it is low.

Discussion was held regarding Condition #8 - address comments from YCPC. It was noted those comments were addressed. It was decided to delete this condition from the list.

In regards to a question on Condition #9, Mr. Snyder indicated they have added a note to the plan stating that the Township assumes no responsibility for the storm water facilities.

Discussion was held regarding the lighting plan and the intent of the applicant as far as taking the wattage down in an effort to be environmentally sensitive.

Mr. Stuckey indicated they are planning to bring the lighting down from what is currently on the site, since they do not intend to upkeep the energy. It was noted there will be 34 lights at 360 watts each. Mr. Stuckey further stated they will keep the exterior lights around the building on for security. The remainder will be off by 10 p.m. or midnight at the latest.

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

**A MOTION WAS MADE BY MR. SWOMLEY WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-10-03, LCBC, TO RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE FINAL PLAN WITH THE FOLLOWING CONDITIONS:**

- 1. SALDO (289-12.A(1)) FINAL PLANS, PROCEDURE. APPLICANT MUST SUBMIT THE FINAL PLAN IN PDF FORMAT.**
- 2. SALDO (289-12.A.2.G) FINAL PLANS; PROCEDURE. APPLICANT MUST PROVIDE A COPY OF THE LETTER OF ADEQUACY FROM YCCD.**
- 3. SALDO (289-12.C) FINAL PLANS; PROCEDURE. APPLICANT MUST PROVIDE FINANCIAL GUARANTEE.**
- 4. SALDO (289-12.H) FINAL PLANS; PROCEDURE. THE HOP FROM PENNDOT MUST BE RECEIVED PRIOR TO RECORDING OF THE PLAN.**
- 5. SALDO (289-13.A) FINAL PLANS; SPECIFICATIONS. APPLICANT MUST SUBMIT THE APPROVED FINAL PLAN ON MYLAR MATERIAL.**
- 6. SALDO (289-13.A(4)) FINAL PLANS; SPECIFICATIONS. APPLICANT MUST PROVIDE CERTIFICATION OF TITLE SHOWING THAT THE APPLICANT IS THE OWNER OF THE LAND.**
- 7. SALDO (289-13.A.5) FINAL PLANS; SPECIFICATIONS. APPLICANT MUST PROVIDE CERTIFICATION OF TITLE AND SURVEY DATA.**
- 8. SALDO (289-13.B(6)) FINAL PLANS; SPECIFICATIONS. APPLICANT MUST ADDRESS COMMENTS RECEIVED FROM YCPC. THIS CONDITION WAS DELETED.**
- 9. SALDO (289-13.B(7)(L)) FINAL PLANS; SPECIFICATIONS. APPLICANT MUST INCLUDE A NOTE ON THE PLAN REGARDING ON-LOT FACILITIES AS STATED IN THIS SECTION.**

**10. GENERAL PLAN NOTE #5 ON THE COVER SHEET STATES SHEETS 1-3 ARE TO BE RECORDED. SHEETS 1-5 AT A MINIMUM ARE TO BE RECORDED AND 1-8 ARE RECOMMENDED TO BE RECORDED.**

**11. APPLICANT SHOULD ADD A REFERENCE TO SECTION 325-92.C IN GENERAL PLAN NOTE #7.**

**12. CROWN VETCH SHOULD NOT BE INCLUDED IN E&S CONTROL NOTE #1.**

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

**5. WAIVER RECOMMENDATIONS - None**

**6. NEW BUSINESS**

**A. Recommendation On Kingston Road Extension**

Mr. Baugh explained that currently Kingston Road goes through the property formerly called the Rowe Farm, which is now the Shultz Farm. It was determined this area is now going to be a conservation easement on this property and will be park land eventually. He indicated he is seeking the recommendation of the Planning Commission to determine if a road should be put in which would intersect the park. He reviewed the map, noting there is a very long block between Eastern Boulevard with the next crossroad being Route 24.

Discussion was held as to the advantages and disadvantages of building the road.

- The advantage would be for convenience of drivers going through the area and a shorter reaction time for public safety.
- The disadvantage is a road will be breaking up open space and putting a connector through a park.

It was noted that it will need to be determined if the land is restricted which would prohibit a roadway.

**MR. WURSTER MOVED TO RECOMMEND A ROADWAY BE CONSTRUCTED THROUGH THE PARK LAND, PENDING INVESTIGATION OF A LAND RESTRICTION. MR. SWOMLEY SECONDED. MOTION UNANIMOUSLY CARRIED.**

**7. OLD BUSINESS – None**

**8. OTHER BUSINESS - None**

**9. ADJOURNMENT**

**ACTING CHAIRMAN ROBERTSON ADJOURNED THE MEETING AT 6:45 p.m.**

Respectfully submitted,

Secretary

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