

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
AUGUST 16, 2012**

MEMBERS IN

ATTENDANCE: Alan Maciejewski, Chairman
Mark Robertson
Mark Swomley
Charles Wurster
Charles Stuhre

ALSO IN

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

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. JULY 19, 2012

MR. WURSTER MOVED FOR APPROVAL OF THE MEETING MINUTES OF JULY 19, 2012 AS AMENDED. MR. SWOMLEY SECONDED. MOTION UNANIMOUSLY CARRIED.

3. ACTION ITEMS - None

4. BRIEFING ITEMS

A. LD-12-03 – Weir American Hydro (Chairman Maciejewski recused himself due to the fact the applicant is his employer.)

David Koratich, LSC Design
Scott Witmer, American Hydro

Mr. Koratich indicated the property is located at 135 Stonewood Road, formerly known as American Hydro. He presented the plan noting the existing facility and pointing out the boundary line between Hellam Township on the western side and Springettsbury Township, which includes the access drive to Stonewood Road. The majority of the 20,000 sq.ft. existing office, a corner of the existing manufacturing facility and parking is also in Springettsbury. They are proposing a manufacturing expansion of 57,000 sq. ft. to the west of the property and an 8700 sq. ft. office expansion next to the existing office. Mr. Koratich pointed out on the plan how the access drive will be relocated. He also pointed out a third building which is a testing facility. He noted when the plans were submitted the testing facility was part of the planning development and has since become Phase 2, which will be on the next submission.

Mr. Koratich gave an update on the July submission to Hellam, stating they attended their staff meeting and received comments. Several variances were submitted and subsequently approved by Hellam Township.

Mr. Koratich noted they also attended Springgettsbury staff meeting and received the engineering comments which they are addressing.

He reviewed waivers they will be requesting:

1. Preliminary plan
2. Plan scale of 50 or 100. He noted their plans are 50 scale and their overall plan is at 80 scale.
3. Profile the driveway per the ordinance. In their case the driveway is existing and they are not modifying it.
4. Curbing along the access drive. – The ordinance requires curbing in parking and access drives, however, the access drive will drain into the stormwater basins.
5. Streetlights along Stonewood Road
6. Sidewalks along Stonewood Road with a condition of a 6 month note.

Discussion was held regarding the following:

- Traffic through Springgettsbury Township. The applicant was advised that the traffic study will need to be updated to include the existing facility.
- An access easement to combine the two lots.
- Mr. Koratich pointed out the existing basin, noting they are planning to enlarge that basin and add an additional basin to handle existing impervious in Springgettsbury that has never been controlled. Mr. Koratich indicated it will be 2-3 ft. deep and will be fenced.
- Sinkholes – they are several within the basin. Mr. Koratich noted they are not proposing to do any stormwater infiltration on the site due to the sinkhole conditions.
- A lighting plan will be provided
- Landscaping – there is an existing tree line – they will supplement the existing buffer with some more plantings along the creek.
- Sidewalks on Stonewood Road
- Additional waiver request for bottom slope of the basin. Mr. Koratich noted the basin is flat so they are trying to carry that over – they will have a 1-2% on the basin, just not the 4%.
- Employees to be added – currently they have 120 employees. They anticipate a growth of 422 total for office and plant.

5. ZONING & WAIVER RECOMMENDATIONS - None

6. OLD BUSINESS - None

7. NEW BUSINESS – None

8. OTHER BUSINESS

A. Presentation on the New Fire Building – Buchart-Horn, Inc.

Scott Loercher, Buchart-Horn, Inc.

Mr. Loercher gave a presentation on the plan for the new fire station. He stated this project was started February 2012. He met with the Building Committee for York Area United Fire and Rescue, the volunteer fire company and Springetts Fire Company. He presented the schematic design for the floor plan anticipated to be 13,000 sq. ft. The total project is proposed to be approximately 15,500 sq. ft.

Mr. Loercher indicated the plan is for a two story building to include:

First floor:

- Four bay apparatus unit
- Office spaces for the fire department
- Kitchen and dining area
- Large meeting/training area

- Fire police office and quartermaster storage
- Large day room
- Watch/radio EMS room

The center of the room is six bunk rooms, bordered by female/ male lockers and showers

- Small fitness area with another entrance to the rear where parking will be located
- Building services spaces
- Mechanical/electrical rooms

To the left side beyond the apparatus base – decontamination room

- Tool and storage room
- Cascade for SEVA
- Gear storage room in the middle with gear lockers
- Hose drying storage
- Gear wash
- Hose wash

Second floor:

This will house the YAUFRR department.

- Administrative area
- Office for the Fire Chief
- Conference room
- Administration office
- Deputy fire chief
- Liaison office
- Battalion chief
- Code enforcement
- Fire prevention

In the center is the file storage area, another storage room and two restrooms.

Any future expansion would be at the back of the building.

The site plan shows the location of Market Street and Eastern Boulevard. Mr. Loercher pointed out the location of Hoss’s and the proposed Commons Drive that would connect Market Street to Eastern Boulevard. He also pointed out the wetlands along the creek bed.

He noted they are proposing a drive-through configuration which will accommodate the largest truck which is a ladder truck 53 ft. in length. The trucks will enter the facility in either direction, drive along the back and pull into the bays. He pointed out the different turning radius for the trucks.

Mr. Loercher reviewed proposed options for the building façade – the first one is brick and the other option is more contemporary, a mix of brick and cement siding.

Both options were presented to the Building Committee and to the Township.

Mr. Loercher indicated that they are intending to meet the standards to be energy efficient. He noted their standard design practice is to meet the prerequisite for a lead building.

Mr. Holman stated the project is being designed to be energy efficient. He noted there will be a proposed alternate in the bid to look at geothermal. They will also be looking at an alternate for solar.

Mr. Holman noted the Board is in favor of the brick exterior for the building, since it is a local product and reflects long lasting stability and strength. The building will be Township owned and will be leased back to YAUFRR.

9. ADJOURNMENT

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

Respectfully submitted,

Secretary

/ses