

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
DECEMBER 18, 2003**

MEMBERS: Alan Maciejewski, Chairman Present
Larry Stets Present
Randy Meyerhoff Present
Mark Robertson, Secretary Present
Mark Swomley Present

ALSO PRESENT: James Baugh, Director of Community Development
John Luciani, First Capital Engineering
Stacey MacNeal, Solicitor
Erika Belen, Community Development Coordinator
Susan Sipe, Stenographer

1. CALL TO ORDER:

A. Pledge of Allegiance

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

2. ACTION ON THE MINUTES:

A. NOVEMBER 20, 2003

MR. STETS MOVED FOR APPROVAL OF THE MEETING MINUTES OF NOVEMBER 20, 2003 AS AMENDED. MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS - None

4. ACTION ITEMS:

A. SD-03-14 Hunters Crossing

Jerry Stahlman, Stahlman and Stallman, Inc.
Tim Pasch, Developer

Mr. Baugh stated that the purpose of this plan is to create 106 total lots with 100 buildable lots. The proposed use is single-family, semi-detached and attached dwelling units with an average density of 1.45 dwelling per acre. The property is located near the intersection of Kingston Road and Cheltenham Drive and is zoned R-2. Mr. Baugh indicated that at their October 9, 2003 meeting, the Board of Supervisors approved the preliminary plan with waivers as listed on Mr. Baugh's memo to the Planning Commission dated December 11, 2003. After reviewing submission of the final plan, Staff recommended approval of the final plan with the conditions also noted in Mr. Baugh's memo of December 11, 2003. Mr. Baugh indicated that the conditions from the Supervisors' approval were included in the Staff conditions and only those items that are conditions of the final plan are as listed in that memo.

It was verified that there are two right-of-way accesses to Lot #105.

Discussion was held regarding the width of Kingston Road, which was shown on the plans as going from an existing 34-ft. width to a 26-ft. width on the other side of the bridge. The Board felt that from a safety standpoint the road should be continued at the 34-ft. width to the other side of the bridge.

A question was raised about the calculation of the open space as it regards the future 17-lot subdivision. The comment was that the sketch of the proposed future 17-lot subdivision should be indicated from Lot #105 because it should show how it would affect the residential open space development density requirement. Mr. Stahlman indicated that the sketch was provided as part of the preliminary plan and showed that as the number that would be permitted by the open space.

Discussion was held regarding the maintenance of the two right-of-ways. Mr. Stahlman stated that the homeowners' association would maintain it.

Discussion was held regarding the length of the cul-de-sac at Montgomery Court and Burgoyne. Mr. Luciani indicated the length would be determined from Continental through the end of the cul-de-sac. There was a question that it appeared to exceed 600 feet. Mr. Stahlman stated that it is 600 to 650 feet.

Discussion was held regarding the 100-year floodplain as noted on the Hunters Crossing plans, since one of the plans presented stated that according to the Springettsbury Township Comprehensive plan of 1990 the site does not lie within 100-year floodplain. It was felt that this seemed to be inconsistent with review of other plans in that same area. It was felt this was a concern because of the bridge located on Kingston Road.

Discussion was held regarding the recreation plan. It was stated that there was a note on the preliminary plan approval that the township staff is to work with the developer to set the Park and Recreation Board recommendations for park facilities within the development. Also, that it would be owned by the homeowners association, with the stipulation that it be available for public use.

Chairman Maciejewski asked if anyone in attendance had an interest in the plan. Hearing none he called for a motion in the form of a recommendation to the Township Board of Supervisors for SD-03-14 Hunters Crossing.

MR. ROBERTSON MOVED TO RECOMMEND APPROVAL OF SD-03-14 HUNTERS CROSSING WITH THE FOLLOWING CONDITIONS:

- ◆ **PLAN APPROVAL BY WINDSOR TOWNSHIP.**
- ◆ **RECEIPT OF GENERAL PERMITS 4,5 AND 7 FROM DEP.**
- ◆ **PART 2 PUMP STATION PERMIT BEING GRANTED.**
- ◆ **TOWNSHIP ENGINEER'S APPROVAL ON NEW SWALE DETAIL.**
- ◆ **PROVIDING NOTARIZED OWNER'S SIGNATURE PRIOR TO PLAN APPROVAL.**
- ◆ **PROVIDING NAME, SEAL AND SIGNATURE OF PROFESSIONAL ENGINEER AND SURVEYOR PRIOR TO PLAN APPROVAL.**
- ◆ **PROVIDE BEARING ANNOTATIONS FOR ALL LOT LINES AND COMPUTER ANALYSIS PROVING THAT THE SURVEY CLOSES TO WITHIN 1 FOOT IN 10,000 FEET FOR THE OVERALL TRACT AND EACH INDIVIDUAL LOT, AND REVISE SHEET 6 TO SHOW THE EASEMENT FOR BASIN A.**
- ◆ **THE POINTS OF CURVATURE AND TANGENCY BE CORRECTED SO THEY CAN BE READ.**
- ◆ **LISTING THE STEEP SLOPE CONSERVATION DISTRICT REQUIREMENTS ON THE PLAN.**

IT WAS ALSO RECOMMENDED THAT THE 34-FOOT CARTWAY WIDTH ON KINGSTON ROAD CARRY THROUGH THE DEVELOPMENT.

MR. MEYERHOFF SECONDED. MOTION UNANIMOUSLY CARRIED.

B. LD-03-09 - Hoss's Steak and Sea House Amended Plan

Joshua George, B.L. Company

Mr. Baugh reported the plan is to add parking facilities and reconstruction of the stormwater management facilities. This was previously presented as a briefing item and there were many items narrowed down. He noted Staff recommends approval of the following waiver: Providing control points approved by the township engineer or description. The reason is because the applicant agreed to provide bonding for property line monumentation setting four property corners as shown on the plan. Mr. Baugh also indicated that Staff recommended the conditions as outlined in his memo of December 11, 2003.

It was noted that there was a request for a waiver noted on the drawing for stormwater management basin slope. Mr. George indicated that they added a low flow channel per Mr. Luciani's recommendation which negated the need for that waiver, so that request would be removed.

It was noted that the plan had not yet been signed by the owner.

Mr. George noted that although the plans had been submitted to the conservation district, they have not yet received the letter of adequacy.

Mr. Luciani indicated that they received the applicants bonding estimate and are reviewing it. He stated it appeared to be satisfactory.

Mr. Maciejewski asked if there was anyone in attendance who had an interest in this plan. Hearing none he called for a motion in the form of a recommendation to the Township Board of Supervisors for waivers for LD-03-09 Hoss's Steak and Sea House Amended Plan.

MR. STETS MOVED TO RECOMMEND APPROVAL OF LD-03-09 HOSS'S STEAK AND SEA HOUSE TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING WAIVER:

◆ MODIFICATION OF A WAIVER FOR PRIMARY CONTROL POINTS APPROVED BY THE TOWNSHIP ENGINEER.

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY APPROVED.

Mr. Maciejewski called for a motion in the form of a recommendation to the Township Board of Supervisors for LD-03-09 Hoss's Steak and Sea House Amended Plan.

MR. STETS MOVED FOR APPROVAL OF LD-03-09 HOSS'S STEAK AND SEA HOUSE TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:

◆ NAME, SEAL AND SIGNATURE OF PROFESSIONAL ENGINEER MUST BE ADDED TO THE PLAN PRIOR TO FINAL APPROVAL.

◆ PROVIDE ON PLAN A NOTARIZED STATEMENT OF OWNER DEDICATING STREETS, RIGHT OF WAY, AND ANY SITES FOR PUBLIC USE WHICH ARE TO BE DEDICATED PRIOR TO FINAL APPROVAL.

◆ PROVIDE A LETTER OF ADEQUACY FROM THE YORK COUNTY CONSERVATION DISTRICT WHEN OBTAINED.

◆ NOTE #4 B REMOVED FROM THE PLAN.

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

C. SD-03-15 Unique Physique

Mike Scarborough, Nutec Design Associates

Mr. Baugh stated the proposed subdivision is located at 2680 Industrial Highway. The property is currently a single 10.6 acre tract. The purpose of this plan is to subdivide the original lot into 2 lots. The resulting Lot 1 will be 6.6 acres approximately and the resulting Lot 2 will be 4 acres. The lot is located in the Flexible Development District. He noted Staff recommends granting a waiver of the preliminary plan. Staff also recommends the conditions as listed on Mr. Baugh's memo dated December 11, 2003.

Discussion was held regarding the planned landscaping which was noted on the plan to be located in front of Industrial Highway.

It was clarified that Unique Physique will be built on Lot #2. Discussion was held regarding driveway access. Mr. Scarborough stated the applicant would use the existing paint store entrance on Industrial Highway. He was not sure if they would need another entrance on the access driveway. He noted that would have to be determined during the design phase.

Discussion was held regarding the note on the plan referring to the 10-year floodplain.

Mr. Maciejewski asked if there was anyone in attendance who had an interest in the plan. Hearing none he called for a motion in the form of a recommendation to the Township Board of Supervisors for waivers for SD-03-15 Unique Physique.

MR. MEYERHOFF MOVED TO RECOMMEND APPROVAL OF SD-03-15 UNIQUE PHYSIQUE WITH THE FOLLOWING WAIVER:

◆ **WAIVER FROM PRELIMINARY PLAN.**

MR. STETS SECONDED. MOTION UNANIMOUSLY CARRIED.

Mr. Maciejewski called for a motion in the form of a recommendation to the Township Board of Supervisors for SD-03-15 Unique Physique.

MR. MEYERHOFF MOVED TO RECOMMEND APPROVAL OF SD-03-15 UNIQUE PHYSIQUE TO THE TOWNSHIP SUPERVISORS WITH THE FOLLOWING CONDITIONS:

◆ **PROVIDE NAME, SEAL AND SIGNATURE OF PROFESSIONAL ENGINEER AND SURVEY PRIOR TO PLAN APPROVAL.**

◆ **PROVIDE NOTARIZED OWNER'S SIGNATURE PRIOR TO PLAN APPROVAL.**

◆ **REVISE NOTE #7 TO INCLUDE LOT 1 CORNERS.**

◆ **LABEL EXISTING SIDEWALK AND CURBING ON LOT 3. LOTS 1 AND 2 WILL BE EVALUATED DURING THE LAND DEVELOPMENT OF THOSE LOTS.**

◆ **PROVIDE ZONING BOUNDARY LINE ON THE PLAN.**

◆ **PROVIDE A MORE DETAIL STUDY OF THE STREAM FOR LAND DEVELOPMENT.**

MR. STETS SECONDED. MOTION UNANIMOUSLY CARRIED.

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5. OLD BUSINESS

A. Parking Ordinance Review

Ms. Belen stated that a draft ordinance was developed based on the discussion of the last meeting, which was presented to the Planning Commission for this meeting. She noted the standards were reviewed and developed into tables. Noted changes included - Grocery store instead of going with one parking space for every 200, changed to one for every 150 ft. Based on Mr. Luciani's recommendation they grouped restaurants, bars, taverns and automobile service stations together as having the same parking requirements. Places of assembly - broken out as a separate category and determined 1 per 50 square feet in assembly area was a good number. Schools, hospitals and motels were broken out separately as well. She noted that considerable attention was given in an effort to make the wording clear and easily understandable. She noted intensity factors have not changed since the last meeting.

In regards to the Design standards, most items remained the same from our current ordinance, however there were some changes. #7 - 24 ft. traffic aisle was a change. #9 was different. Item #14,15 and 16 are also different. #16 trying to come up with alternative - still working on that idea.

Items discussed from the members:

Page 2 - Staffing requirements for schools as well as hospitals. It was noted staffing was discussed for schools but not as much for hospitals, since the main focus was patient numbers. It was felt that since many of these facilities are staff intensive those numbers should be factored in.

Mr. Luciani stated that they reviewed the flexible pavement design but were trying to avoid pitfalls by the developers. They also are trying to provide flexibility to avoid situations where they are masses of bituminous paving area only used on occasion. He noted they are now trying to deal with the specifics of developer needs. He noted Ms. Belen conducted research on flexible impervious paving - how to implement it and the downfall of a developer trying to take shortcuts. They also have the goal of trying to maintain more green areas.

In regard to hospitals it was noted that the ordinance would need to take into account round the clock operation and shift overlap.

It was stated there was discussion at the last meeting about the issue of malls and seasonal shopping, to find some solution for those types of overflow parking areas where it is more of a alternative surface for overflow situations during certain times of the year, or during peak shifts.

Ms. MacNeal indicated that she would like to see a wording change on page 1 in regards to discretion with the zoning officer, which she indicated she would give to Ms. Belen.

She also noted that in regards to the tables for standard parking and intensity factors it was not exactly clear what types of businesses are being referred to. She felt the intensity factors are more detailed with types of businesses than are in the initial tables. She felt that it should be clarified exactly what they are and what rules apply, i.e., mortuaries, funeral homes and undertaking establishments which are not shown. She also suggested that when working on revisions to the sections to specify under special exceptions if there is any circumstance where there is cause for confusion about what they are and what applies.

Mr. Swomley questioned Page 1, #3 regarding "mixed use" - as to whether that is a location which has two different parts that are used for different things or a facility that can be used for a multiple purpose. He pointed out it seemed ambiguous since if it was a building that could be used for multiple purposes, the sum of the required spaces would result in more spaces than needed.

Mr. Swomley also noted in Table 2 on Page 1 that there appeared to be extra words "assembly and/or in an auditorium" that the words should mirror what was worded for high school in assembly rooms or auditoriums. Same question about faculty staff employees for trade business schools, hospitals, motels, hotels. Page 4, #3 "the parking of one commercial vehicle up to one ton is permitted", as to whether this refers to capacity to carry, or gross vehicle weight vs. load carrying capacity, which is different than net or gross vehicle weight.

Page 5, #5 - Wording is ambiguous.

Page 6 - Stall lengths do not seem to match up - 19 foot in the middle that was different from the others.

Mr. Maciejewski questioned the standard for dwelling units for residential dwelling, which includes off street parking. He noted there are houses that have 5 parking spaces where they have taken out their lawns. He advised stating the standard as a minimum to a maximum.

Mr. Maciejewski also noted the table on Commercial, Office - as stating 1 parking space for 200 sq. ft of gross floor area. It was noted that this does apply to all floors of a multi-story building.

Mr. Maciejewski recommended adding under Churches, one per 50 sq. feet of all principal assembly rooms as of the assembly room, since many churches run daycare and other programs with church services simultaneously, so there is a greater amount of traffic generated.

Mr. Maciejewski also noted that auto dealerships should be singled out explicitly under Table 2 or Table 1, due to the fact of cars parked in areas where they should not park and in addition cars parked in lots that are not part of their calculation. It was specified that the difference between what is parking for display and what is parking for staff and customers needs to be specified.

In regard to the section on high schools, the question was raised regarding leasing of stadiums for other activities. Ms. Belen noted this has been discussed. Ms. MacNeal indicated that one aspect to consider would be to use an “or “ situation, whichever is greater. She pointed out that in most cases the auditorium and the stadium are going to be nighttime uses. The classroom facilities are going to be primarily for daytime uses so possibly calculating parking spaces per classroom plus staff, or then measure the auditorium and stadium and word it as “whichever is greater”.

Mr. Maciejewski pointed out Page 4, #3 - parking area reservation - “all off street parking area shall be reserved and used for automobile parking only”. He advised that it needs to be determined how to explicitly state no boats, RV’s, etc. Ms. Belen indicated they have not yet discussed that situation.

Discussion was held how to address the situation of tractor-trailers being parked on streets.

6. NEW BUSINESS:

Chairman Maciejewski appointed Mr. Stets as Nominating Chairman for nominations of new officers for 2004. Mr. Baugh indicated that Mr. Robertson and Mr. Meyerhoff, whose terms expire in 2004, have agreed to serve on the Planning Commission for 2004.

7. ADJOURNMENT:

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 7:20 P.M.

Respectfully submitted,

Secretary

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**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
NOVEMBER 21, 2003**

MEMBERS:	Alan Maciejewski, Chairman	Present
	Larry Stets	Present
	Randy Meyerhoff	Present
	Mark Robertson, Secretary	Present
	Mark Swomley	Present

ALSO PRESENT: James Baugh, Director of Community Development
John Luciani, First Capital Engineering
Stacey MacNeal, Solicitor
Erika Belen
Jean Abrecht / Sue Sipe, Stenographer

1. CALL TO ORDER:

A. Pledge of Allegiance

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

2. ACTION ON THE MINUTES:

A. OCTOBER 16, 2003

MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF OCTOBER 16, 2003 AS AMENDED. MR. STETS SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

A. SD-03-15 Unique Physique

Mike Scarborough, Nutech Design Associates

Mr. Baugh reported that the proposed subdivision is located at 2680 Industrial Highway. It is currently a 10½-acre lot. The purpose of this plan is to subdivide the original lot into two lots. The resulting Lot 1 will be approximately 6½ acres and Lot 2 will be approximately 4 acres. It is located in the flexible development zone. Mr. Baugh indicated that Staff had a sketch plan meeting with the applicant. It is being presented as a briefing item to allow the applicant to present his plan and obtain advice on proceeding. The obvious items from the sketch plan meeting were storm water and parking issues.

Mr. Scarborough stated that Unique Physique is considering subdividing a four-acre tract. Mr. Scarborough indicated that in meeting with the Township and upon review of the ordinance with the strengths of the site, it was concluded that what the applicant was looking for would not fit on the four acres. Consequently they are looking at a reduction in scope so that the four acres will be adequate. He noted they were notified by the owner that there is another party interested in the remaining six acres.

Mr. Scarborough reviewed the plans with the Board.

B. SD-03-13 Market Street Commons (AMC)

Jerry Stahlman, Stahlman and Stallman, Inc.
Tim Pasch, Owner

Mr. Baugh stated that the purpose of this plan is to create a commercial center of fifteen total lots with fourteen commercial building lots, consisting of almost 25 acres. This is the final subdivision plan. Approval was previously recommended and granted for the preliminary subdivision plan. The applicant is requesting this item be moved to an action item. If the Planning Commission decides to move the item from a briefing to action item, Staff has two outstanding items. One is the granting of a waiver which states that the maximum permitted access drive width is 35 feet. A width of 45 feet is shown at the access drive on Lot 14. Also providing a copy of the PennDOT Highway Occupancy permit when obtained. The Township is currently trying to set up a meeting prior to the next Board of Supervisors meeting to address the Highway Occupancy permit.

Mr. Stahlman confirmed that they are requesting to have the subdivision plan moved to an action item with the conditions as stated. He indicated that the waiver for the permanent access drive of 35 feet is where Turkey Hill Market will be located, and they have requested it to facilitate truck loading and unloading.

Discussion was held regarding traffic movement and how the turning movement will be handled. Mr. Pasch indicated that they have agreed to not have a left turn lane but would construct a pork chop at that location to restrict left turn on Cinema Drive. A sign would be installed that prohibits a left turn.

In regards to a question about the sidewalk installation, Mr. Stahlman indicated that the sidewalks would be put in at the time of construction on Eastern Blvd. The sidewalks on Market Street will be widened.

Chairman Maciejewski called for a motion in the form of a recommendation to the Township Board of Supervisors for waivers for SD-03-13 Market Street Commons.

MR. ROBERTSON MOVED TO RECOMMEND APPROVAL OF WAIVERS FOR SD-03-13 MARKET STREET COMMONS:

- ◆ **WAIVER OF SALDO 502.I.4. - THE MAXIMUM PERMITTED ACCESS DRIVE WIDTH OF 35 FEET. A WIDTH OF 45 FEET IS SHOWN AT THE ACCESS DRIVE ON LOT. 14.**
- MR. MEYERHOFF SECONDED - MOTION UNANIMOUSLY CARRIED.**

Chairman Maciejewski called for a motion in the form of a recommendation to the Township Board of Supervisors for SD-03-13 Market Street Commons, Final Subdivision.

MR. ROBERTSON MOVED TO RECOMMEND APPROVAL OF SD-03-13 MARKET STREET COMMONS TO THE BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:

- ◆ **PROVIDE A COPY OF PENNDOT HIGHWAY OCCUPANCY PERMIT WHEN OBTAINED.**

MR. MEYERHOFF SECONDED - MOTION UNANIMOUSLY CARRIED.

4. ACTION ITEMS

A. LD-03-05 Market Street Commons (AMC)

Jerry Stahlman, Stahlman and Stallman, Inc.
Tim Pasch, Owner

Mr. Baugh indicated this is the preliminary land development plan. Staff recommends the following waivers and conditions.

- ◆ Waiver of Buffer yards: (1) at the corner of the Elmerbrink property, (2) between the township roads / Market Street and the proposed lots. Also between R-1 and Commercial Highway zone using the natural buffers that currently exist, noting that any trees that are removed from the natural buffer must be replaced with white pines B&B placed on 20 foot centers. The applicant has provided an alternate landscaping plan. Staff recommends that that plan be accepted with the conditions that the trees along Market Street be proposed as 2½” caliper with other trees being a minimum of 1½” caliper. Also recommend proposing separate groupings of shrubs and other plants between the trees.
- ◆ Waiver to increase driveway width for Lot 14 from 35’ to 45’. Staff recommends this be subject to revision of the pork chop to prevent left out. With a right in, right out driveway a median could be installed to prevent illegal movements. The driveway should be restricted to right in and right out movements.
- ◆ Condition to provide a copy of PennDOT Highway Occupancy permit when obtained
- ◆ Provide a financial security bond in the amount of 110% of the cost of required improvements.
- ◆ Place the two handicapped spaces on Lot #2.
- ◆ In the parking areas of ½ acre or more, a minimum of five percent of the total area of the parking lot shall be devoted to landscaping within the interior of the parking area. This section of the ordinance refers to parking areas, not only the parking spaces. Staff believes that the parking areas within Lots 3,8,9,10, and 11 may be more than a half acre in area.
- ◆ Show or note required screening for dumpsters.

Mr. Stahlman referred to Lots 3,8,9,10 and 11 which addressed the issue of the landscaping and parking spaces and indicates the area required in those lots. There is also a note on the plan in regards to screening the dumpsters. He also noted that Lot 2 has 20 parking spaces, which is a correction on the front sheet. There is one handicapped space.

It was noted that on the waiver the driveway should be changed from 35’ to 45’.

Discussion was held regarding the buffer zone. Mr. Stahlman noted that the request for a waiver at the Elmerbrink property is because they want to utilize the natural buffer, since they do not own that property. The alternate landscaping plan was submitted since some of the area is wooded and would not need additional coverage.

Discussion was held as to whether the photometrics addressed canopy lighting to the standard of the Ordinance, Section 1905 of the Zoning Ordinance which states that the canopy must be 10 feet beyond the center line of the pumps. Mr. Stahlman noted that the canopy will be 24 feet wide and the island itself will be 10 feet wide. Discussion was also held regarding the signage area on the canopy.

A question was raised concerning an office warehouse being a permitted use in the commercial highway district. It was stated that the warehouse in question would be only for the storage of inventory.

Discussion was held regarding screening heights for the dumpsters and also what building material will be used to support the screens. It was noted that when the dumpster area is ready to built the applicant would apply for a permit from the Township which will be approved prior to the construction of the structure.

Mr. Maciejewski called to the Board’s attention three letters received from the County Planning Commission regarding traffic. Mr. Luciani indicated that TRG has responded to the letters which were general comments regarding the preliminary land development plan and the final subdivision plan.

Chairman Maciejewski asked if there was anyone in attendance who had an interest in the plan. Hearing none he called for a motion in the form of a recommendation to the Township Board of Supervisors for waivers for LD-03-05 Market Street Commons.

MR. STETS MOVED TO RECOMMEND APPROVAL OF WAIVERS FOR LD-03-05 MARKET STREET COMMONS:

- ◆ **MODIFICATION OF WAIVER OF §411 BUFFER YARDS: (1) AT THE CORNER OF THE ELMERBRINK PROPERTY, (2) BETWEEN TOWNSHIP ROADS, MARKET STREET AND THE PROPOSED LOTS, AND (3) BETWEEN R-1 AND COMMERCIAL HIGHWAY ZONE. ANY TREES REMOVED FROM THE NATURAL BUFFERS THAT CURRENTLY EXIST MUST BE REPLACED WITH WHITE PINES B& B PLACED ON 20-FOOT CENTERS. THE APPLICANT HAS PROVIDED AN ALTERNATE LANDSCAPING PLAN. STAFF RECOMMENDS THAT THE PLAN BE ACCEPTED WITH THE CONDITIONS THAT THE TREES ALONG MARKET STREET BE PROPOSED AS 2.5" CALIPER WITH OTHER TREES BEING A MINIMUM OF 1.5" CALIPER. ALSO RECOMMEND PROPOSING SEPARATE GROUPINGS OF SHRUBS AND OTHER PLANTS BETWEEN THE TREES. STAFF RECOMMENDS THAT THIS BE ADDED TO THE PLAN PRIOR TO SUBMISSION TO THE BOARD OF SUPERVISOR;**
- ◆ **WAIVER OF §502.i.1 TO INCREASE DRIVEWAY WIDTH OF LOT 14 FROM 35' TO 45'. RECOMMEND THIS BE SUBJECT TO REVISION OF THE PORK CHOP TO PREVENT LEFT OUT. WITH A LEFT IN, RIGHT OUT DRIVEWAY. THE DRIVEWAY SHOULD BE RESTRICTED TO RIGHT IN AND RIGHT OUT MOVEMENTS.**

MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY PASSED.

Chairman Maciejewski called for a motion in the form of a recommendation to the Township Board of Supervisors for LD-03-05 Market Street Commons, Preliminary Land Development Plan.

MR. STETS MOVED TO RECOMMEND APPROVAL OF LD-03-05 MARKET STREET COMMONS TO THE BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:

- ◆ **PROVIDE A COPY OF PENNDOT HIGHWAY OCCUPANCY PERMIT WHEN OBTAINED;**
- ◆ **PROVIDE A FINANCIAL SECURITY BOND IN THE AMOUNT OF 110% OF THE COST OF REQUIRED IMPROVEMENTS FOR THE PROJECT, WHICH MUST BE POSTED WITH BONDING COMPANY OR FEDERAL OR COMMONWEALTH LENDING INSTITUTION PRIOR TO PLAN RECORDING;**
- ◆ **IN PARKING AREAS OF ONE-HALF ACRE OR MORE, A MINIMUM OF FIVE PERCENT OF THE TOTAL AREA OF THE PARKING LOT SHALL BE DEVOTED TO LANDSCAPING WITHIN THE INTERIOR OF THE PARKING AREA;**
- ◆ **SHOW OR NOTE REQUIRED SCREENING FOR DUMPSTERS;**
- ◆ **REVISE LIGHTING OF CANOPIES TO INCLUDE PHOTOMETRICS FOR THE BANK AND TURKEY HILL.**

MR. ROBERTSON SECONDED - MOTION UNANIMOUSLY CARRIED.

5. OLD BUSINESS

A. Parking Ordinance Review

Erika Belen

Ms. Belen indicated that as part of the ongoing review of the Springettsbury Township Parking Ordinance, information has been gathered and basic standards compiled that are being recommended. Ms. Belen indicated these standards are straightforward and would be a good foundation for going forward with an ordinance.

Ms. Belen reviewed the recommendations for parking requirements for the following: (1) Restaurant having 13 or more seats, 1 parking space per each 100 square feet of gross floor area. (2) Commercial, Office, Public and Institutional, one space for each two hundred square feet of gross floor area. (3) Industrial - one parking space per 1000 square feet of gross floor area, or employees on combined major and next largest shift.

Mrs. Belen noted that as part of the goal to consider economic business climates in the environment and storm water, they are looking at intensity factors with the thought that instead of the developer putting in all the necessary parking up front to hold some of it in reserve until it is determined at a later date that the parking would be needed. She noted they have come up with a comparison of every use that is in the current parking ordinance and then ranked all uses according to what was determined was the most intense parking use to the least intense. At that point they categorized everything that would fall into the new parking standards and gave it a factor of how intense that parking would be. Ms. Belen referred the Board to Table 13.1 and pointed out that the factors listed on the far right side represented percentages. She gave the example if the most intense use is a factor of .8, the developer may try to put in 80% of the parking up front and hold 20% in reserve for a later time. Ms. Belen stated another issue they have been looking into are different construction methods that would allow parking lots serving green to allow the space to remain permeable so that storm water would be less of an issue.

Ms. Belen stated that she corresponded with the City of La Palma in California and researched their Ordinance, as well as the City of Fullerton. She also reviewed the standards from the American Planning Association.

Ms. Belen indicated that in developing the standards for restaurants she referred to the American Planning Association standard. She noted they also studied restaurants in Springettsbury Township and looked at their parking which was based on one space for every three seats and then one for every two employees. When evaluating the total square footage of the restaurant, it came out close to one for every 100 sq ft. This corresponded to what the other ordinances based their numbers on as well.

Discussion was held regarding Item #5 on Page Two which stated that the area designated for potential future parking shall be designed and planted with trees as required by section 1803.5 of this ordinance so that if the parking is increased in the future the required islands will be defined.

Discussion was also held regarding parking on grassy areas.

Mr. Maciejewski asked if Ms. Belen would re-look at the situation of truck parking in an industrial park setting. He noted a situation where a company was using trucks as storage facilities rather than adding an additional warehouse for storage.

Discussion was held regarding parking in large lots, such as the Galleria where parking is designed for large events, such as Black Friday and the holiday season. It was felt it would be an enforcement point of view, as to whether to allow parking on the grass when needed as certain times of the year to avoid permanent asphalt on green areas. It was noted that one of the alternatives looked at would be to put in temporary blocks. It was noted however that when relating the blocks to the cost of asphalt it would probably cost as much if not more than asphalt. There was also the prospect of storm water run off to consider as well. Mr. Baugh noted that the two methods being looked at are a screen and the other is similar to an egg carton. Topsoil can be added and grass planted.

Discussion was held regarding the industrial parking requirements when dealing with shift overlap changes.

Mr. Maciejewski also noted that consideration is being given to changing sizes of parking spaces to accommodate different types of vehicles.

Mr. Baugh indicated that the new parking ordinance should be finalized by February 2004.

ADJOURNMENT

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 8:45 P.M.

Respectfully submitted,

Secretary

/ses

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
OCTOBER 16, 2003**

MEMBERS: Alan Maciejewski, Chairman Present
Randy Meyerhoff Present
Mark Robertson, Secretary Present
Mark Swomley Present

ALSO PRESENT: James Baugh, Director of Community Development
Andrew Stern, Director of Economic Development
John Holman, Township Manager
John Luciani, First Capital Engineering
Stacey MacNeal, Solicitor
Jean Abreght/Susan Sipe, Stenographer

NOT PRESENT: Larry Stets

1. CALL TO ORDER:

A. Pledge of Allegiance

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

2. ACTION ON THE MINUTES:

A. SEPTEMBER 18, 2003

MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF SEPTEMBER 18, 2003 AS PRESENTED. MR. MEYERHOFF SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

A. RZ-03-03 Rezoning Request - Heritage Hills

Robert Katherman, Attorney

Mr. Baugh reported that Heritage Hills is located at 2700 Mount Rose Avenue and is zoned Commercial with the exception of Parcel 19 and 20 which are currently zoned R-2 Medium Density Residential. Parcel 19 is currently used as a golf resort and convention center, and Parcel #20 is used as a golf resort manager lodge. Heritage Hills is proposing that Parcels 19 and 20 be changed to Commercial zoning because they assert that it would be a natural expansion of the commercial zone which lies astride Mount Rose Avenue to the east. Also that the heavy traffic volume on Mount Rose Avenue does not lend itself to residential use.

Mr. Katherman stated that the request had been scaled down from what was initially proposed. Mr. Katherman presented photos of the area showing the existing zoning on the map for Lots 19 and 20.

He stated the reasons for rezoning is because they have obtained Lot 20 and they want to do a reverse subdivision to meld 20 into 19 in order to use it for expansion in the future of the miniature golf facility or moving the pro shop up along the back corner of the property. Mr. Katherman further stated that they have withdrawn their request to rezone Lot 21.

Chairman Maciejewski stated for those in attendance that as this item was a briefing item there would be no action taken on the plan this date. Mr. Maciejewski asked that the people in attendance who wished to voice

their opinion on this project to call the Township office one week before the 3rd Thursday of November to determine if it will be an agenda item at that time. Mr. Maciejewski also suggested that comments be put in writing and sent it to the Township office prior to the November meeting to give the Planning Commission time to review it to have a better understanding of the issue.

Chairman Maciejewski asked if there was anything anyone did not understand about what was spoken of in regard to this case.

Cathy Shaffer - 2688 St. Andrews Court. - Ms. Shaffer indicated that she did have a statement prepared which she would leave with the Staff.

Mr. Katherman indicated that he would give the neighbors an opportunity to review the plan outside of the room.

B. LD-01-02 Central York High School Amended Plan

Cameron Mock, P.E., L. Robert Kimball & Associates

Mr. Baugh stated that Central York High School desired to make changes to the approved final land development plan for the Central York High School, currently under construction. Central York High School proposed to make modifications to the site in the area of the original farm structures. It is proposed to modify the pole barn to house the school district maintenance facilities and a storage area for supplies. To accommodate this modification the school district proposed to add a loading dock on the north end of the structure and add a four-car garage along the east wall of the pole barn. The corncrib structure will be razed adjacent to the pole bar. The access roadways around the pole barn will be paved with the same bituminous pavement structure as used on the remainder of the site. The changes include the elimination of the Natatorium, elimination of artificial turf in the football stadium and increasing the bleacher seating to 4,000 in the football stadium. The applicant will request the plan be moved to an action item and, if so, Staff had no objection. If the plan is moved to an action item there are no waiver requests. The items in Mr. Luciani's letter of October 2 had been addressed with the exception of the following condition: "Revised inlet conveyance calculations for inlet 45 and downstream plus inlet 24 and downstream should be submitted for review to ensure capacity is available to handle the additional runoff from the increase in impervious area."

Mr. Mock indicated that he brought the drainage calculations requested by the engineer and presented copies.

Mr. Mock noted that the artificial turf in the football stadium was included in the original plans that were approved, and that it was within the 23% impervious surface calculations. He also noted that the increase in the seating capacity of the stadium is increased by 600 seats. He also noted that there is additional parking area.

Mr. Maciejewski noted that on the approved plan the square footages was 1,387,355 and the new plan is 1,314,000, which is a reduction of 73,000.

Mr. Mock indicated that was correct; the impervious amounted to slightly less than 31 acres, or a reduction of 21.6%.

Mr. Mock requested that the plan be moved to an action item.

Chairman Maciejewski indicated that based on the information received it would be moved from a briefing item to an action item.

Chairman Maciejewski called for a motion in the form of a recommendation to the Board of Supervisors for the amended plan for Central York High School LD-01-02.

MR. ROBERTSON MOVED TO RECOMMEND APPROVAL OF LD-01-02 CENTRAL YORK HIGH SCHOOL AMENDED PLAN TO THE BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:

- ◆ **BASED ON THE POSITIVE REVIEW BY THE TOWNSHIP ENGINEER OF THE CALCULATIONS THAT WERE SUBMITTED TO HIM BY KIMBALL & ASSOCIATES. MR. MEYERHOFF SECONDED. MOTION UNANIMOUSLY CARRIED.**

C. LD-01-11 Harold Neibert Amended Plan - Removed From The Agenda

D. LD-03-09 Hoss's Steak And Sea House Amended Plan

Josh George, B.L. Company

Mr. Baugh reported that Hoss's Steak and Sea House is located at 3604 East Market Street and is in the Commercial Highway District. The site is currently occupied by an existing Hoss's Restaurant and the associated parking and access facilities. The site will remain as a Hoss's Restaurant with the existing parking. Storm water management facilities will be reconstructed to add additional parking and provide storm water management facilities that adequately control storm water runoff in accordance with Springettsbury Township requirements. Mr. Baugh noted this item is presented as a briefing item only and because of the minor nature of the application, he requested that it be sent directly to the Board of Supervisors.

Mr. George indicated that what Hoss's proposed to do was to increase the number of parking spaces on the site from 112 to 140. They own property on both sides of the stream channel, however, all work will be on the same side of the stream channel as the facility currently exists. They are proposing to add additional 28 spaces and reconstruct the storm water management facilities in order to provide compliance with current Township requirements for storm water management. The facilities that are there now for storm water do not function properly because of very flat grades and an overgrown situation, which was viewed by Mr. George and Mr. Luciani. Mr. George stated that he submitted new storm drainage calculations to Mr. Luciani. He indicated he is working on addressing Mr. Luciani's comments to those calculations. Mr. George pointed out on the plans the front area of the site which is the access drive coming into the site. He indicated they are proposing to extend the parking area from its terminus out to the end of the property and relocate a portion of the existing storm water basin. They will collect storm water runoff and construct a open top slotted corrugated metal pipe and that will allow water to sheet flow across the parking lot directly into the top of the pipe rather than having a series of inlets. The water will then be collected in the pipe and also in the detention area and will be controlled by a new outlet structure that is in the same location as the existing outlet structure. He noted they would not be changing the discharge pipe from the existing structure to the new structure. That will remain the same so there will be no disturbance in the streambed where the pipe discharges.

Mr. Maciejewski questioned if there would be any net increase in traffic.

Mr. George indicated there would not be any increase in traffic. The parking spaces are being added to meet the current demand. He noted that they would also be doing some interior renovations to the building, which will actually decrease the number of seats with no increase in traffic. They will be relocating the restroom facilities, changing the general floor layout of the building and making it more users friendly and also bringing it into compliance with ADA requirements. So while they do that there will be a net decrease in the seats and then resulting there will not be an increase in traffic.

Mr. Maciejewski asked for comments.

Mr. Luciani stated that Mr. George attended the Staff meeting. He noted there are some comments relating to the sanitary sewer, which are outstanding and need to be addressed before going to the Board of Supervisors.

Mr. George indicated there were some issues where Mr. Luciani asked them add details to the plan that were not originally shown because of the simplistic nature of the project. He noted they have added those items and

will be submitting those new plans to Mr. Luciani in the next few days. Mr. George noted however, that there were no changes to the water or sewer on the site, those will remain the same. The changes are clarification issues of where existing facilities are located.

Mr. Maciejewski questioned the proximity to the AMC development site. It was noted that there were no improvements to the AMC site that would affect the Hoss's tract of land.

Discussion was held regarding the buffer areas. Mr. George indicated that there is an existing buffer along Market Street and also along the access drive that goes back in to the site. He noted they are not proposing any changes to those buffers and that it is growing nicely and in good shape.

Mr. Maciejewski called attention to the fact that those buffers were installed prior to the changing of the ordinance, so the applicant would need to comply with the new buffer zone requirements.

Mr. Luciani indicated there are some storm water management issues that need to be resolved.

Mr. Maciejewski expressed concern that there seemed to be various issues that need to be resolved prior to the Supervisors meeting.

Mr. Baugh indicated that when Mr. George submitted the plan there were several items that were not put on the plan thinking they were not needed. However, at the Staff meeting it was decided that, even though this was a minor change, the issues needed to be added to the plan.

Mr. George reiterated that the impact of this project is simply changing the parking and the storm water. Everything else remains the same. There is no change to any of the access drives. There is no change to Market Street, or to any of the utilities on the site. He stated that was the reason that some of the items that he discussed with Mr. Luciani at the Staff meeting were not shown. He stated it was not their intent to not provide compliance with the ordinance.

Mr. Baugh confirmed that Mr. George has agreed to provide all those items.

The consensus of the Planning Commission was to leave the case as a briefing item for this evening and have the applicant resubmit for the next Planning Commission meeting.

E. LD-03-10 St. John Church Amended Plan

Jim Barnes, James R. Holley & Associates

Mr. Baugh reported that St. John Chrysostom Antiochian Orthodox Church is located at 2397 North Sherman Street, in R-2, Medium Density residential district. It is currently occupied by a church and a cemetery. This is a revision to a previously approved plan. The revised building envelope will actually be somewhat smaller than what was previously approved. The site will remain as part of the church property but will include an expanded church building and additional parking facilities. This was presented as a briefing item only.

Mr. Barnes stated that back in 1997 St. John Chrysostom Church received land development plan approval for a plan in three different phases. The first phase was the social hall which was being used as a church. The second phase was to be the sanctuary and the third phase was to be an education center. Mr. Barnes indicated that this plan is taking the second and third phases and combining them into one building, the net result being that the new configuration of the church is smaller in size than what was originally shown on the 1997 plan.

Mr. Barnes presented the architectural rendering of the outside of the church and the proposed floor plan. He noted the 3rd phase was 5,000 sq. ft., and the middle section was 6,000 sq. ft. - 11,000 total sq. ft. which is a reduction of 1,500 sq. ft.

Mr. Baugh indicated that the parking calculation is based on the number of seats. With this plan there is actually an increase of about 11 spaces as opposed to what was originally on the plan.

Mr. Luciani indicated that there are some outstanding storm water comments

Mr. Barnes indicated that earlier in the week they had presented revised plans to Mr. Baugh and Mr. Luciani that addressed the majority of Mr. Luciani's comments in his October 3 letter. The outstanding items would be the owner's signature on the plan. They also provided elevations for the floor plans. He noted the existing siding is not going to change, as well as the existing lighting that is in the parking lot.

There was a question as to whether or not there needed to be a buffer yard between the parking lot and the homes that abut Sherman Street. The ordinance does not specifically require a buffer yard; it leaves it to the discretion of the Board of Supervisors because it is a non-residential use abutting a residential use. However, the church had been there for the last five years and there does not appear to be a problem at this point in time. Mr. Barnes noted they will need to provide the bonding amount and also provide an updated drainage area plan to show that a hundred square feet is not going to make a difference to the storm water facility, since it is already constructed.

Mr. Barnes noted that there were no proposed additional light standards. The present lighting will continue to be the same.

Mr. Maciejewski indicated there was concern that at evening services headlights from the parking lot would be going into homes.

Mr. Barnes stated they he could not be certain that they would not, since the main driveway comes right through the area but to his knowledge and the "Fathers," there had not been any complaints from any of the neighbors since they have been there for five years.

In discussion about the issue of where the buffer yard would be it was noted that there is a private alley on both sides of the property which is owned by residents.

Mr. Barnes stated that if the Planning Commission felt it was necessary, they would be willing to put in a hedgerow to eliminate the headlights going into houses.

Mr. Maciejewski indicated that based on Mr. Barnes comments and the comments of the engineer this case would be moved to an action item.

Chairman Maciejewski called for a motion in the form of a recommendation to the Township Board of Supervisors for the amended plan for St. John Church LD-03-10.

MR. ROBERTSON MOVED TO RECOMMEND APPROVAL OF LD-03-10 ST. JOHN CHRYSOSTOM ANTIOCHIAN ORTHODOX CHURCH AMENDED PLAN TO THE BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:

- ◆ **CONDITIONED ON TOWNSHIP ENGINEER RECEIVING AN UPDATED DRAINAGE AREA PLAN;**
- ◆ **CONDITIONED ON A TYPE III BUFFER AT THE SOUTHWEST END OF THE PARKING LOT;**
- ◆ **CONDITIONED ON OWNER'S SIGNATURE ON THE PLAN;**
- ◆ **CONDITIONED ON RECEIVING A SURETY BOND.**

MR. MEYERHOFF SECONDED. MOTION UNANIMOUSLY CARRIED.

F. LD-03-05 Market Street Commons

Jerry Stahlman, Stahlman & Stallman, Inc.

Mr. Baugh reported that the preliminary subdivision plan was approved. It was requested that the applicant submit a final subdivision plan because it would need to be approved prior to the approval of the land

development. The applicant had since submitted the final subdivision, and it will be on next month's agenda. This item is presented as a briefing item only.

Mr. Stahlman stated that they received E & S plan approval of the site, a copy of which was sent to the Township, which was an outstanding item. He noted Mr. Luciani reviewed the submitted land development plan and had numerous comments which they will address at Staff meeting. They are requesting two waivers. Lot #14 which is the proposed convenience store, Turkey Hill, shows a 45-foot entrance street. The ordinance refers to it as being limited to two driveways. However, it further indicates that a dual access driveway can be considered as a single drive. The applicant is requesting a waiver for the driveway to be wider than the restriction that is in the ordinance. Mr. Stahlman indicated the reason is to participate in the Township's long range plan for a through street and to allow sufficient room for fuel to be delivered by tractor-trailer. He noted the other item is Lot #3 Stone Ridge Road which touches the corner of the property line, which is not owned by the applicant. Mr. Stahlman indicated that they would be adding buffering along Stone Ridge Road on either side. However, they are requesting a waiver for that pie shaped corner piece, which they can not do anything about.

Mr. Maciejewski requested that the applicant submit photos of that area.

Mr. Maciejewski indicated that he noticed on the drawing for the proposed Turkey Hill, there was no detail for the fuel islands and the canopy.

Mr. Stahlman indicated he would submit that to the Planning Commission.

Mr. Luciani indicated there were other outstanding comments, including the need the land development plan in order to get the final subdivision plan approval.

G. SD-03-11 Gary C. Wesner

Denny Potts

Mr. Baugh reported that the proposed subdivision is located at 3820 Ridgewood Road and is located in the R-3: Low Density residential district. The property is located on a 9-acre lot. The purpose of this plan is to subdivide the current site into 3 lots. Lot 2 shall contain the existing dwelling and the current use of the property is residential. This item is presented as a briefing item.

Mr. Potts indicated that he wanted to clarify two requested waivers. He noted they have explored the possibility of connecting public sanitary sewers on the subdivision to the west. However, they can not get right-of-way access to their property. Mr. Potts indicated they are requesting that if the Township can not assist them in obtaining the right-of-way, could they proceed with on-lot septic systems even though they are within 1,000 feet of public sewers.

Discussion was held regarding the following items.

- ◆ Applicant requested a waiver from landscape and buffer yard because there is a natural buffer - the wooded areas.
- ◆ Applicant will need to meet requirements for street scaping and street lights
- ◆ Street widening and extension of concrete curbing - The applicant proposed to add a note on the plan that upon six months notification curbing would be added to the north or east of the property.
- ◆ The Planning Commission expressed concern that at the northwest corner of the property, Ridgewood Road takes a hard turn around the barn across the street. There have been sight distance problems on that road and there are issues with increased traffic.
- ◆ Another critical issue is drainage. Discussion was held regarding swales that are in the area, which are not shown on the applicant's plan.
- ◆ Question on sanitary sewer going across the right-of-way
- ◆ Question of property being less than 10 acres. It was noted this property was in clean and green which has a requirement minimum of 10 acres.

- ◆ Question of 15 degree slope - other areas on the site that have steep slope

H. SD-03-12 Donald Heindel Final Subdivision Plan

Denny Potts

Mr. Baugh reported that this subdivision is located at 685 Stonewood Road, the southeast corner of Mountain Road and Stonewood Road. The plan is a 2-lot subdivision being divided by Stonewood Road. The tract is located in both Windsor Township and Springettsbury Township, with the proposed improvements being in Windsor Township. The residential tract located in Springettsbury Township is an existing residential use with one dwelling on the property and there are no improvements proposed for this lot. The applicant requested to be moved to an action item and the Staff had no objection. If the plan is moved to an action item, Staff recommended granting the following waiver: Widening Stonewood Road, which is a state roadway, and the right-of-way for widening had been provided. No development is planned in Springettsbury Township. The items listed in Mr. Luciani's letter of October 3 had been addressed with the exception of the conditions recommended below. Staff recommended approval with the following conditions:

- The location of permanent reference monuments shall be shown on the plan.
- Provide property line annotations for the segments indicated.
- Provide minimum building set back line for each street on all lots.
- Plan shall be accompanied by a feasibility study on sewer and water facilities for the tract.

It was noted that the minimum building set back line for each street can only be requested on lots that are in Springettsbury Township.

Mr. Luciani clarified that the applicant was not creating any new building lots within the Township, however, upon reviewing the tax maps it is connected by a "lightning bolt", a 38 acre area in Springettsbury Township and the lightning bolt goes across this area.

Mr. Potts explained that Lot #1 did not show up as an existing dwelling on the tax map and the main reason was it was never conveyed as a property, which is why it does not appear on the tax map. The drawing that was approved in 1990 was a recorded document which is now noted on the plan. He noted regarding the other items that they have two stones marked as primary control points that were surveyed.

Discussion was held regarding the lot segments, which are in Windsor Township, and it was noted that this plan was submitted to Windsor Township.

Chairman Maciejewski indicated the plan would be moved to an Action Item. He asked if there was anyone in attendance who had an interest in the plan.

Chairman Maciejewski called for a motion for waiver requests in the case of SD-03-12 Donald Heindel Final Subdivision Plan.

MR. MEYERHOFF MOVED TO RECOMMEND APPROVAL OF SD-03-12 DONALD HEINDEL FINAL SUBDIVISION PLAN WITH THE FOLLOWING WAIVERS:

- ◆ **WIDENING OF STONEWOOD ROAD**

MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.

Chairman Maciejewski called for a motion in the form of a recommendation to the Township Board of Supervisors for SD-03-12 Donald Heindel Final Subdivision Plan.

MR. MEYERHOFF MOVED TO RECOMMEND APPROVAL OF SD-0312 DONALD HEINDEL FINAL SUBDIVISION PLAN WITH THE FOLLOWING CONDITIONS:

- ◆ **THE LOCATION OF PERMANENT REFERENCE MONUMENTS SHALL BE SHOWN ON THE PLAN;**

- ◆ **PROVIDE PROPERTY LINE ANNOTATIONS FOR -**
 - **SEGMENT ON F BETWEEN A1 AND G**
 - **SEGMENT ON Y BETWEEN V AND Z**
 - **SEGMENT ON M BETWEEN O AND W;**
 - ◆ **PROVIDE MINIMUM BUILDING SET BACK LINE FOR EACH STREET ON ALL LOTS;**
 - ◆ **APPROVAL BY WINDSOR TOWNSHIP;**
 - ◆ **RECEIPT OF COUNTY COMMENTS.**
- MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.**

4. ACTION ITEMS

A. LD-03-08 Sesame Personnel Building and Parking Lot Addition

Robert Sandmeyer, Site Design Concepts

Mr. Baugh reported that Sesame Personnel is located at 2212 East Market Street zoned A-O Apartment Office. It is a business service located on the corner of East Market and Russell Street. The property is 0.45 acres with an existing office building and parking lot located to the rear of the lot. Sesame planned to expand the existing building and parking lot to accommodate its employees and clients. A variance was approved by the Zoning Hear Board on April 3, 2003 for a parking lot to be located within the front yard. The item was presented as a briefing item at the September 18 meeting. Since that meeting all tracking items except the following had been resolved. Staff recommended granting the following waivers:

- Traffic study - Since there will be no physical increases in the plan that would affect traffic, an access drive may not cross a street right-of-way line within 40 feet of the right-of-way line of two intersecting streets due to the lot layout. The proposed driveway is 35 feet from the right-of-way line. There are no sight distance problems and the traffic from the adjoining street is low volume.

Staff recommended approval of the plan with the following condition: - Financial security.

Discussion was held regarding a comment by the County about connecting the parking lot to the east to eliminate or improve access management. Mr. Sandmeyer indicated this was discussed at the Staff meeting and they did entertain that issue during the sketch plan phase. The property to the east is an insurance office and they also have a parking lot in front of their office. Upon discussion with them and upon further research, they discovered that property is being utilized as a cut-through to Eastern Boulevard when Market Street backs up at the intersection of Memory Lane. In order to avoid that issue of people trying to cut back on Russell Street going through Sesame's parking lot, it was decided not to connect these two parking lots.

The following items were discussed:

- ◆ Mr. Maciejewski asked if the elevations for the building had been received. Mr. Sandmeyer indicated he had a set with him.
- ◆ In regards to the existing sign Mr. Sandmeyer noted that it would be removed, until they can determine where the new sign will be placed. He noted they would meet the requirements of the sign ordinance.
- ◆ It was noted there were no County or Fire Chief comments.
- ◆ Mr. Sandmeyer noted they would submit labor and industry drawings, building plans and construction drawings to the Township.
- ◆ Mr. Sandmeyer verified that there would be handicapped parking as well as a handicap ramp.
- ◆ Buffer yard along East Market Street - a berm was placed in front of the parking space along with shrubbery which will be located on top of the berm as was requested.

Chairman Maciejewski asked if there was anyone in attendance who had an interest in the plan.

Chairman Maciejewski called for a motion for waiver requests for LD-03-08 Sesame Personnel Building and Parking Lot Addition.

Mr. ROBERTSON MOVED TO RECOMMEND APPROVAL OF THE FOLLOWING WAIVERS FOR LD-03-08 SESAME PERSONNEL BUILDING AND PARKING LOT ADDITION:

- ◆ **WAIVER FROM A TRAFFIC STUDY DUE TO NO PHYSICAL INCREASE IN THE PLAN;**
- ◆ **MODIFICATION OF THE WAIVER TO 35 FEET FOR 502.1.3.a - AN ACCESS STREET MAY NOT CROSS A STREET RIGHT-OF-WAY LINE WITHIN 40 FEET OF THE RIGHT-OF-WAY LINE OF TWO INTERSECTING STREETS.**

SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY CARRIED.

Chairman Maciejewski called for a motion in the form of a recommendation to the Township Board of Supervisors for LD-03-08 Sesame Personnel Building and Parking Lot Addition.

MR. ROBERTSON MOVED TO RECOMMEND APPROVAL OF LD-03-08 SESAME PERSONNEL BUILDING AND PARKING LOT ADDITION TO THE BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITION:

- ◆ **SECURITY BOND IN THE AMOUNT OF 110% OF THE COST OF REQUIRED IMPROVEMENTS FOR THE PROJECT MUST BE POSTED WITH A BONDING COMPANY OR FEDERAL OR COMMONWEALTH LENDING INSTITUTION PRIOR TO PLAN RECORDING. A COST ESTIMATE FOR SAID IMPROVEMENTS MUST BE SUBMITTED AND APPROVED PRIOR TO FINAL PLAN APPROVAL.**

SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

B. LD-03-06 Weis Market Store Expansion

Chris Dellinger, HRG

Mr. Baugh reported that Weis Markets is located at 2400 East Market Street and is zoned Commercial Highway and portion along Eastern Boulevard is zoned Commercial. Weis is planning a building expansion of approximately 8.5%. There are currently 289 parking spaces. After the expansion there would be 251 spaces remaining. Weis was granted a variance by the Zoning Hearing Board to allow no less than 250 spaces. Although the Zoning Ordinance requires parking spaces be 9' x 18', Weis has provided 10' wide spaces in accordance with the Zoning Hearing Board's request. This item was presented as a briefing item at the September 18 meeting. Since that meeting the tracking items with the exception of those addressed below had been resolved.

The major outstanding item is the right-of-way required for a right hand turn lane onto East Market Street from Haines Road. The applicant is proposed to show an ultimate right-of-way of 12 to 15 feet on the plan in that area and to transfer that right-of-way to the Township for \$1.00. The applicant would then request a waiver of the traffic study and buffer yard requirements. Additionally, the applicant would request that the access/egress onto Haines Road remain as is.

The Township would need to determine the footage needed to provide for the right hand turn lane adequate and whether to access the applicant's proposal. The applicant is concerned about the elimination of parking spaces, which may place the number of spaces below the 250 spaces granted by variance if additional right-of-way footage is required.

A possible alternative might be to provide angled parking along the Haines Road and East Market Street sides of the building. Since these areas would be primarily for employee parking, the parking space sizes could be reduced to 9' x 18' and the parking aisle could be reduced to 18 feet. Traffic flow would be required to be one way along the side and rear of the building, entering from the front of the building and exit onto East Market Street. This would allow for an additional right-of-way if needed. Further, rather than require the applicant to apply for a Highway Occupancy Permit, to place a median strip in Haines Road at the access/egress location, which could result in a potentially substantial delay in plan approval, the applicant might agree to escrow funds to the Township and the Township could apply for the permit and install the median

All staff recommendations were conditioned upon the applicant and the Township reaching an agreement on the right-of-way. If agreement is reached Staff recommended granting the following waivers:

- Submittal of a preliminary plan - this is a modification of an existing building and parking lot.
- Traffic study - conditioned upon Township agreement
- Street buffer yard - conditioned upon Township agreement

Should that agreement be reached Staff recommended the plan with the following conditions:

- certification of title showing that the applicant is the owner of the land, which must be signed prior to final plan approval
- Provide analysis of inlet flow, capture and bypass for 10-year storm using figures in the storm water ordinance. Three of the five inlets have more than 4 cubic feet/second. Inlets should be placed such that based upon the Rational Method, time of concentration (tc) = five minutes and 10 year rainfall intensity, the area contributing to the inlet shall not produce a peak runoff of greater than 4 cubic feet per second (cfs).

Mr. Dellinger indicated there were two other waivers requested: (1) complete play layout and (2) showing existing streets within 400 feet.

Mr. Maciejewski indicated these were noted.

Mr. Dellinger indicated that since the last meeting Weis Markets discussed the right-of-way issues on Haines Road. Their main concern was the parking spaces. They are willing to dedicate all the grass strip that is there now up to the back of the property, which is about 15 feet. The Township may want to keep a small grass strip there. He noted they looked at the proposal regarding changing the side to one way and angling the parking and are not satisfied with that idea. They would rather stick with the two-way entrance to enable cars to make that right turn out on to Market Street along the side.

Mr. Baugh indicated that in regards to the two other waivers: (1) showing existing streets within 400 feet and (2) completing street layout plan. They decided in Staff meeting that the plans were adequate. Mr. Baugh stressed that all of Staff's recommendations were conditioned upon reaching agreement with the Township and Staff believed that the proposed alternative agreement was much better than that offered to this point. Mr. Baugh further stated that the 12 to 15 feet was not necessarily adequate to accommodate the study that was done by TRG and Mr. Luciani. He noted that until an agreement was reached with the Township it would be Staff's recommendation to deny the waiver for traffic study and the street buffer yard, since it was felt that the right-of-way was critically important to the traffic problems along Haines Road.

Discussion was held regarding the following:

- ◆ In regards to the parking situation, the Township had gone to great lengths already to accommodate Weis with the parking situation, and had spent a tremendous amount of time and money on the Haines Road problem, which directly impacted Weis Market in the fact that people tend to ignore traveling those roads because of the traffic problems.
- ◆ The Township in this process must take into consideration overall public safety issues.
- ◆ Buffering requirements.
- ◆ Resolution of the available lane widths; the goal is to put in a turning lane as part of the master plan.
- ◆ Decision on mutually agreeable amount of right-of-way.
- ◆ How to get traffic flowing through the parking lot so that people will use Haines Road and not avoid taking Haines Road as they are starting to do now.
- ◆ Mr. Snyder expressed concern that the further the right-of-way moves in to widen the street, the further the building set back line moves in toward the building which would put it into non-compliance.
- ◆ Discussion of the turning lanes and traffic pattern on Haines Road.
- ◆ Discussed the need for a work session to work out a solution.
- ◆ Realign cross walk.
- ◆ Discussion of traffic flow as it currently exists and possible solutions.
- ◆ Review of working drawings, which demonstrated right turn lanes with dual lefts.
- ◆ Questions about the left turn - minimum of 2 lanes - leave curb line where it is - two-lane configuration - two lanes proposed going southbound.
- ◆ A 12-foot lane leaves no room for a sidewalk.
- ◆ Sidewalks.

- ◆ Weis offered a 12-15 feet right-of-way

Discussion was held regarding possible extension of time to come to an agreement. The applicant was not in agreement with an extension.

Chairman Maciejewski asked if there was anyone in attendance who had an interest in the plan. He then called for a motion in the form of a recommendation to the Township Board of Supervisors for LD-03-6 Weis Markets Store Expansion.

MR. ROBERTSON MOVED TO RECOMMEND TABLING OF THE MOTION UNTIL ALL ITEMS REGARDING TRAFFIC AND RIGHT-OF-WAYS COULD BE WORKED OUT. IT WAS NOTED THAT THE APPLICANT HAD NOT SUBMITTED A TRAFFIC STUDY AND HAD NOT MET THE CONDITIONS OF THE STREET BUFFER YARD.

MR. SWOMLEY SECONDED THE MOTION. MOTION UNANIMOUSLY PASSED.

5. OLD BUSINESS

A. Parking Ordinance Review

Mr. Baugh distributed articles to the Planning Commission. He noted one of the articles addressed setting minimum and maximum requirements. He asked the members to review the articles for the next meeting. He noted he would have some comparisons between the current zoning ordinance and what basing it on the IDC will do. He noted they had been comparing various ordinances to find some consistency.

6. NEW BUSINESS

A. Code of Ordinance Update

Mr. Baugh indicated that this is simply codifying the ordinances of the subdivision / land development and zoning ordinance. He noted that the two documents should be compared for consistency.

Mr. Luciani stated that it would be beneficial to get the ordinance available on the Website to allow review of it online.

Mr. Baugh indicated that once the codification is completed it would be available on disk.

Mr. Maciejewski asked if there has been any thought to clarifying the definition on buffer zones since it seemed to be confusing.

Mr. Baugh responded that the purpose of the codification was not to change the ordinances but rather to group them in a logical manner so they would be more user friendly.

Chairman Maciejewski asked if anyone wished to make a motion.

MR. ROBERTSON MOVED TO RECOMMEND APPROVAL OF THE CODIFIED PROPOSED ZONING ORDINANCE AMENDMENTS AND SUBDIVISION LAND DEVELOPMENT ORDINANCE AMENDMENTS TO THE BOARD OF SUPERVISORS BASED UPON A REVIEW BY THE TOWNSHIP ENGINEER FOR CONSISTENCY.

SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY PASSED.

B. Comprehensive Plan Discussion

Mr. John Holman, Township Manager

Mr. Holman stated that a meeting was held to review the requirements and funding options in the comprehensive plan. There was also a meeting with the Board of Supervisors to review what is needed to be done for the comprehensive plan. Mr. Stern noted that the last update was done in 1990, therefore an update is

needed. Mr. Holman indicated that he asked Mr. Baugh to work on a schedule for doing a plan so that actual work done by a contractor or consultant would be on board by July 2004.

Mr. Holman asked for the Board's consideration as to what kind of committee could be put together to work on the comprehensive plan. He will then make a recommendation to the Board relaying comments or concerns from the Planning Commission.

Mr. Maciejewski explained for the benefit of those not present at the last meeting that the last action with the comprehensive plan was that the Planning Commission met with the Supervisors to hear what the consultant had put together. There was also the option to attend district meetings set up throughout the township to hear residents concerns. At this point the Township does not have a committee set up.

Mr. Holman stated that the Township was looking for an Ad Hoc Committee consisting of members of the Board of Supervisors, the Planning Commission, as well as Mr. Stern, Mr. Baugh, Mr. Luciani, and himself. The Ad Hoc Committee would also include various members of the community, and a person from the Board of Realtors. This group would meet at least once a month during the process. This would be approximately a 2-year project from the date of July 2004.

A question was raised as to the Ad Hoc Committee being responsible for developing the RFP.

Mr. Holman responded that they had been working on an RFP. They had obtained information from other Townships, which had completed a Plan and had met with local government services representatives. He noted they are trying to get that finished so that the Ad Hoc Committee will be able to start work immediately. From there it would go to the Board of Supervisors for approval. Then it would go out for request for proposals. The Ad Hoc committee would then set up a subcommittee and interview the various qualifying consultants and from that make recommendations.

A question was raised regarding whether this would be a budget item in the next budget cycle. Mr. Holman indicated there would be a recommendation to fund next year's cost. He also noted there would be a good chance to obtain funding from the state to help offset the costs for the comprehensive plan.

Chairman Maciejewski thanked Mr. Holman and Mr. Stern for attending the meeting.

7. ADJOURNMENT

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 9:00 P.M.

Respectfully submitted,

Secretary

/ses

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
JUNE 19, 2003**

MEMBERS:	Alan Maciejewski, Chairman	Present
	Larry Stets	Present
	Randy Meyerhoff	Present
	Mark Robertson, Secretary	Present
	Mark Swomley	Present

ALSO PRESENT: Andrew Stern, Director of Economic Development
James Baugh, Director of Community Development
John Luciani, First Capital Engineering
Stacey MacNeal, Solicitor
Susan Sipe, Stenographer

1. CALL TO ORDER:

A. Pledge of Allegiance

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

2. ACTION ON THE MINUTES:

A. MAY 15, 2003

MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF MAY 15, 2003 AS SUBMITTED. MR. STETS SECONDED. MOTION UNANIMOUSLY CARRIED.

3. ACTION ITEMS

A. LD-03-04 Harley-Davidson Parking Lots

Tim Debes, Nutech Design

Terry Byrnes, Harley-Davidson Plant Engineer

Mr. Baugh reported that the applicant is proposing to reconstruct an existing parking lot and construct additional parking spaces as well as a security gate access. This was a briefing item at the April meeting and the applicant is now seeking approval of the final plan. Mr. Baugh indicated that the engineering comments were distributed to the Board and there is a list of waivers being requested and one condition that is outstanding.

Mr. Debes indicated that Harley-Davidson is proposing a reconstruction expansion of the south parking lot. They want to add 95 parking spaces, which will provide closer proximity for those who work in the southern end of the main plant. There also will be construction of a main truck entrance in between the two plants and there will be a guardhouse. These two projects were designed in conformance with the Route 30 / Eden Road relocation work that PennDOT will be doing. This work would also dovetail to a future project sponsored by the Township which is the relocation of Eden Road. Mr. Debes explained the traffic pattern for vehicles entering the facility. He also noted that all trucks would come in through the main intersection. There are two inbound lanes, the right hand lane is an express lane for H-D trucks. They will leave and enter using a system similar to "Easy Pass" on the turnpike.

Mr. Debes reported an average of 6 trucks per hour with a peak of 10 that pass through the gates. Peak traffic is between 7:00 and 8:00 a.m. and between 3:30-4:00 p.m. There is enough queuing for 6 tractor-trailers. The major percentage of trucks passing through are H-D trucks and they will use the Easy Pass system to pass through the express lane. Common carrier trucks, must stop to be cleared through at the guardhouse.

Mr. Maciejewski referred to the County comments related to traffic and traffic impact studies, in which the Board has asked for updates.

Mr. Debes indicated they would be provided. He also noted that there are no HOP's since the projects are tied to the major highway improvement projects which have been put out to bid by PennDOT.

Mr. Maciejewski noted there were some markings on the drawings that the County did not understand. Mr. Debes indicated they were trying to document the individual lanes, since the Township seemed to be confused by the multiple lanes.

Mr. Maciejewski asked Mr. Luciani if he had any outstanding issues.

Mr. Luciani responded that York County Planning Commission had inquired about the right of ways and cartway lists. Nutech had re-submitted and highlighted those. Nutech had also addressed the traffic movement situation.

There was a question concerning the wording in regards to the engineer's certification. Mr. Debes noted they are requesting the wording to be changed in order not to invalidate their insurance coverage. They requested to use the statement : "this plan represents to the best of my knowledge and belief land, streets, roads, surveys supplied to me by the owners and agents authorized by/for".

Solicitor MacNeal indicated that she felt that the change was acceptable.

Mr. Robertson stated that it had been his experience as a professional engineer and attending courses to assure compliance with legal issues, that engineers can not certify or guarantee drawings. Discussion was held regarding a possible change of the ordinance in this regard since the current wording may create a liability for the engineer and architect as well as for the customer because it can invalidate insurance.

Discussion was held regarding curbing on both sides of the streets. It was noted that the applicant had requested a waiver when, in fact, there is a note on the drawings indicated that curbs are required. It was decided that the waiver would be eliminated and a note would be put on the plans that they would need the curbs upon six months notice.

A question was raised regarding the turning radius for trucks. Mr. Debes indicated there is sufficient room since the roads were modeled using a computer program to assure accuracy.

Chairman Maciejewski asked if there was anyone present who had an interest in the plan.

Chairman Maciejewski called for a motion for waiver requests in the case of LD-03-04 Harley-Davidson Parking Lots.

MR. MEYERHOFF MOVED TO RECOMMEND APPROVAL OF LD-03-04 HARLEY DAVIDSON PARKING LOTS WITH THE FOLLOWING WAIVERS:

- ◆ **WAIVER OF PRELIMINARY PLAN SUBMISSION REQUIREMENT;**
- ◆ **NAMES OF OWNERS OF ADJOINING LAND AND LAND DEVELOPMENTS, LOCATION AND DIMENSIONS OF STREETS AND EASEMENTS;**
- ◆ **PROVIDE LOCATIONS OF EXISTING BUILDINGS, SEWERS, WATER MAINS, CULVERTS, PETROLEUM LINES, TELEPHONE AND ELECTRICAL LINES, GAS LINES, FIRE HYDRANTS, AND OTHER SIGNIFICANT MANMADE FEATURES ON THE**

PLAN. ALL THESE ITEMS APPEAR TO BE INCLUDED ON THE PLANS WITHIN LIMITS OF WORK;

- ◆ **ALL EXISTING STREETS ON, ADJACENT TO, OR WITHIN 400 FEET OF THE TRACT BETWEEN THE RIGHT-OF-WAY WIDTH AND CARTWAY WIDTH MUST BE PROVIDED;**
- ◆ **PLANS BE DRAWN AS SCALED 1" = 50 FEET OR 1" = 100 FEET. THE CURRENT PLANS ARE AT A SCALE OF 1" = 30 FEET.**

MR. STETS SECONDED - MOTION UNANIMOUSLY CARRIED.

MR. ROBERTSON MOVED TO RECOMMEND APPROVAL OF LD-03-04 HARLEY DAVIDSON ROAD IMPROVEMENTS FINAL LAND DEVELOPMENT TO BE PASSED ONTO THE BOARD OF SUPERVISORS.

MR. STETS SECONDED. MOTION UNANIMOUSLY CARRIED.

4. BRIEFING ITEMS

A. SD-03-08 Fieldstone Manor

Jerry Stallman, Stahlman and Stallman, Inc.

Tim Pasch, Owner

Mr. Stern indicated the purpose of this plan was to add 12 lots to the previously approved 13 lot Fieldstone Manor subdivision. At the March 20 meeting the preliminary plan was approved for all 25 of the lots. On April 24 the Board of Supervisors approved the preliminary plan. The applicant is now seeking approval of the final plan which is identical to the preliminary plan. The applicant is requesting the Board to act upon the final plan. Mr. Stern attached to his memo of June 12 a letter from Mr. Luciani with several items. Most of those items were addressed during the preliminary plan review. Mr. Stern noted there were seven items on his list that should be included in the recommendation if it is acted upon by the Board.

Mr. Maciejewski inquired if there was any change to the preliminary plan.

Mr. Stallman indicated the final plan included, at the request of the township, lot numbers and addresses in the form of a table which was attached to the signature sheet. There was also a note indicating the date when the preliminary plan was approved by the Board of Supervisors.

Mr. Stallman provided a copy of the York County Conservation approval which he noted was received on this date. He indicated the reason it was delayed was they agreed to re-engineer the detention basin and move it which required them to file an amendment which caused a delay in the processing.

Mr. Stallman provided a copy of the PennDOT HOP from Marble Court. Mr. Luciani indicated that he reviewed it.

Mr. Stern indicated the applicant had requested an exemption on the condition on approval of a sewer planning module.

Mr. Stern noted that the recreation fee would be paid by the applicant upon final approval. It is approximately \$819 per lot.

Mr. Maciejewski asked Mr. Luciani to address any outstanding issues in his letter.

Surveyor's certificate: Mr. Stallman noted that the original surveyors certificate was signed by Mr. Pasch, with the seal affixed by the engineer. He presented it to the Board.

Mr. Luciani indicated that in regard to sewage planning there was a promise of a contribution to the adjoining intersection. Mr. Pasch indicated that a check was issued some time ago but did not know if it had been cashed. Mr. Stern confirmed that there was a check and it was deposited in the amount of \$300. It was questioned whether the amount include the additional lots. Mr. Maciejewski indicated it would be resolved before it goes to the Board of Supervisors.

Mr. Luciani questioned the bond. Mr. Stallman confirmed they have the bond. He noted the Bank of Hanover sent a letter of credit.

The Board reviewed County comments. Everything was covered.

Mr. Maciejewski stated the applicant had formally requested to have the case moved from a briefing item to an action item. Solicitor MacNeal and Mr. Luciani were in agreement.

Chairman Maciejewski asked if there was any one in attendance who had an interest in the plan.

Chairman Maciejewski called for a motion for waiver requests in the case of SD-03-08 Fieldstone Manor.

MR. ROBERTSON MOVED TO RECOMMEND APPROVAL OF SD-03-08 FIELDSTONE MANOR WITH THE FOLLOWING WAIVERS:

- ◆ **WAIVER FOR TRAFFIC STUDY;**
- ◆ **WAIVER FOR STREET GRADE;**
- ◆ **WAIVER FROM SHOWING ALL STREETS WITHIN 400 FEET;**
- ◆ **MODIFICATION OF WAIVER FROM STORMWATER BASIN SIDE SLOPE REQUIREMENTS. IT WILL BE 2 TO 1 AT THE OUTFALL WITH THE BASIN ONLY. ALL OTHER SLOPES WILL MEET THE ORDINANCE WITHIN THE STORMWATER BASIN.**

SECONDED BY MR. STETS. MOTION UNANIMOUSLY CARRIED.

MR. ROBERTSON MOVED TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS FOR SD-03-08 FIELDSTONE MANOR FINAL SUBDIVISION WITH THE FOLLOWING CONDITIONS:

- ◆ **CONDITIONED ON FINALIZING THE SEWER MODULE EXEMPTION;**
- ◆ **CONDITIONED ON PAYMENT OF THE RECREATION FEE AFTER BOARD APPROVAL;**
- ◆ **CONDITIONED ON RESOLVING ITEM #9 ON JOHN LUCIANI'S LETTER DATED JUNE 11, 2003;**
- ◆ **CONDITIONED ON CHANGING STREET SETBACK FROM 35 TO 36 FEET ON LOTS #13, #14, AND #23.**

SECONDED BY MR. STETS. MOTION UNANIMOUSLY CARRIED.

B. SD-03-09 Gurreri - 2250-2254 Industrial Highway TABLED

C. RZ-03-02 Rezoning Request by Weis Markets

D. LD-03-06 Weis Store Expansion

Charles Zaleski, Attorney, Reager & Adler, PC
Christopher Dellinger, Engineer, HRG Engineering
Alexander Ororbias, In house Architect, Weis Markets

Mr. Baugh reported that Weis Market at Market Street and Haines Road is planning an expansion of approximately 8½%, which is 37,047 square feet bringing the total to an excess of 47,000 square feet. He

noted if that expansion were to occur there would only be 289 parking spaces remaining and under the current zoning ordinance approximately 400 spaces are required. Weis Markets is requesting to change the text of the zoning ordinance for food markets and grocery stores to be based on one space per 200 sq. ft. of gross floor area rather than 100 sq. feet of net area of sales display, plus the number of employees on the largest shift. The application was presented to the Board of Supervisors on May 22 and they have forwarded it to the Planning Commission for comments as well as to the York County Planning Commission.

Discussion was held regarding the fact that a change to the zoning ordinance would be applicable to all current as well as future shopping areas in the Township.

Mr. Zaleski indicated that what they are asking for is an amendment that would apply to grocery stores. He noted that there are two issues in regards to the project - the zoning matter and the land development plan which contemplates an expansion that is not in compliance with the parking requirements. It can only be in compliance if the ordinance is amended. He noted they would need to go to the Zoning Board for a variance if the ordinance would not be amended, which would require that they provide proof of hardship.

Mr. Zaleski noted that they feel the ordinance parking requirement is excessive. Mr. Zaleski provided the Board with examples of standards of other local ordinances, as well as standards from the National Parking Association and the Parking Consultant's Council.

Mr. Zaleski also provided a parking lot count that was taken on a Saturday in January. He noted the largest amount of cars was 114 with 1/3 of the spaces were being used. Mr. Zaleski felt certain that even with an expansion they would have adequate parking without an overflow.

Mr. Robertson pointed out that the count of peak time for cars in the parking lot was done at the worst time in the winter, when it was known to be a bad winter. He indicated the applicant should provide a more extensive picture by collecting data over a period of time for a more accurate traffic count and to be more statistically significant.

Mr. Maciejewski indicated this situation pointed out the need for the Planning Commission to discuss the parking situation at malls and other retail areas. The Board agreed that they would need to look at this situation to develop set definitions to determine criteria for different shopping areas.

It was suggested to the applicant that they redirect their plan from the standpoint of going for a minimum expansion or a variance because of the parking issue. Also that they table their land development plan until the Planning Commission had evaluated the parking lot situation with the ordinance. Mr. Maciejewski indicated that the Planning Commission would undertake the study and set up a work session.

5. NEW BUSINESS

A. LD-02-05 Licatese Barber Shop Plan Amendment

Steve and Maria Licatese

Mr. Baugh indicated that the barbershop is re-arranging its rear parking facilities to accommodate 12 additional parking spaces overall. He noted that Mr. Luciani recommended that the plan be approved and Staff concurred, so they would like to take it to the Board of Supervisors since it is an amendment to an approved plan.

Discussion was held of the how the parking situation presently exists. It was noted that on the west side of the property 14 parking spaces would be added which are presently six parallel spaces. On the east side there were no parking spaces adjacent to the fence. It was noted that the parking spaces were in the center and there was a circular route around the center parking.

Mr. Licatese explained his reasons for adding the additional parking and changing the parking pattern for a more efficient layout with less bottleneaking.

Chairman Maciejewski called for a motion.

MR. STETS MADE A MOTION TO THE TOWNSHIP BOARD OF SUPERVISORS FOR APPROVAL OF THE AMENDED PARKING PLAN FOR LD-02-05 LICATESE BARBER SHOP.

SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY CARRIED.

Mr. Maciejewski suggested that the Board plan a work session. He indicated it would be a working lunch which would be open to the public. Mr. Robertson recommended to Mr. Baugh that one area of the discussion would be to review the engineering certification requirement in the ordinance.

The other agenda item would be to establish definitions for different entities such as retail stores, convenience stores, superstores, grocery stores, etc, as it relates to parking lot changes.

It was decided that the time frame to report the findings to the Board of Supervisors would be mid-July. Mr. Baugh will work out a schedule.

6. ADJOURNMENT:

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 7:45 P.M.

Respectfully submitted,

Secretary

/ses

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
MAY 15, 2003**

MEMBERS:	Alan Maciejewski, Chairman	Present
	Larry Stets	Present
	Randy Meyerhoff	Present
	Mark Robertson, Secretary	Present
	Mark Swomley	Present

ALSO PRESENT: Andrew Stern, Director of Economic Development
James Baugh, Director of Community Development
John Luciani, First Capital Engineering
Stacey MacNeal, Solicitor
Susan 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. APRIL 22, 2003

MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF APRIL 22, 2003 AS AMENDED. MR. STETS SECONDED. MOTION UNANIMOUSLY CARRIED.

3. ACTION ITEMS

A. LD-02-15 2618, Inc. (Autumn House)

Lee Faircloth, Gordon L. Brown & Associates
Mr. Barley, Owner
Terry Slonaker, Architect

Mr. Stern indicated that the purpose of this plan is to add approximately 11,000 square feet to the existing Autumn House Nursing Home on East Market Street. The plan was introduced in November 2002 as a briefing item. At that time there were concerns about parking on an adjoining property which they owned. Since that time the applicant has submitted a subdivision plan to correct property lines to allow the parking for the project to be on this property. That plan received recommendation for approval from the Planning Commission, but has not yet been acted upon by the Board of Supervisors. With the subdivision plan being out of the way this plan is cleaner than the original plan. Mr. Stern noted in his memo of November 2002, the fire department had concerns about access. However, Mr. Stern indicated if the plan meets the ordinance it would not prevent allowing the development. Mr. Luciani's memo dated May 7, 2003 noted several outstanding items. Mr. Stern indicated in his memo that if the Board feels the plan is ready for action then there are several waivers and conditions that should be included in their recommendation.

Mr. Faircloth reiterated Mr. Stern's comments indicating there were some issues regarding the parking and they went through the subdivision process of the Nello property which created a lot off the rear of that property for parking for the proposed land development. The proposal is for a building addition, 10,870 square feet. It is a 21 room building addition to the facility. It extends from the west side of the existing building. The bulk of the building is extending north to south. Mr. Faircloth noted they are required to have parking spaces for the 21-room addition. He indicated they are losing 19 spaces by the placing of the addition, so they need an additional 40 spaces. They have accommodated those 40 and actually have 45 new spaces that will be on Lot #2 which are indicated on the plan that is originally part of the Nello property.

In regards to stormwater management, they are collecting stormwater from the proposed addition in the seepage pits - one in the rear and one in front of the building. Mr. Faircloth stated they have approval from the York County Conservation District for vegetation control and have received the exemption from the DEP relative to planning module. There was capacity for the property that was reserved prior to this application. He indicated they have addressed all of the engineer's comments. They are requesting waivers: waiver from submitting preliminary plan, also waiver from having to perform a traffic study. This is a very low volume situation relative to traffic, different than the average home in that there is not a lot of visitor traffic on a daily basis. Many of the residents have people coming to pick them up for day trips, etc. There is adequate parking for the facility and they are conforming to the parking parameters for the proposed addition. They were also requesting a waiver to do perform a sewer study, however, have withdrawn that waiver, since a feasibility study for water and sewer was submitted. There is public water available and they are connected to the public sewer.

Discussion was held regarding a waiver modification on the buffer yard and streetscape. Mr. Faircloth reviewed the landscaping plan, Sheet #5. He indicated they are proposing additional buffering to include three dogwood trees, sweetgum tree, as well as additional bushes on the sections facing Market Street.

Mr. Luciani indicated that another tree would also need to be added.

Mr. Faircloth also noted that on the section where the parking lot will be they do have the required number of plants there - 173 feet. They are proposing red oak tree at the south end, three red oak trees at the north end and in between three sugar maples. There will be a bermed landscaped area and have it separated by the concrete sidewalks adjacent to the parking area.

It was noted that they would also need a modification of a streetscape.

Mr. Maciejewski inquired about providing adequate handicapped spaces and Mr. Faircloth noted that they have added four handicapped spaces on the east side of the building adjacent to Eastern Blvd. Two of the spaces are van accessible.

A question was raised regarding an additional fire hydrant. Mr. Stern noted that Captain Flohr who oversees codes for the fire department has indicated a new hydrant, however it is not required.

Mr. Maciejewski pointed out that the waiver for sewer and water is still on the drawings and needs to be removed.

Mr. Faircloth indicated that the HOP was submitted to PennDOT, who has turned it over to a private consultant for review. They received a letter from that consultant and are in the process of addressing those comments.

Chairman Maciejewski asked if anyone in the audience if they have an interest in the plan. Hearing none, Chairman Maciejewski called for a motion for waiver requests in the case of LD 02-15 Autumn House.

MR. ROBERTSON MOVED TO RECOMMEND APPROVAL OF LD 02-15 AUTUMN HOUSE WITH THE FOLLOWING WAIVERS:

- ◆ **WAIVER FROM PRELIMINARY PLAN SUBMISSION;**
- ◆ **WAVIER FROM TRAFFIC STUDY SUBMISSION;**
- ◆ **MODIFICATION OF BUFFER YARD, STREETScape AND LANDSCAPING REQUIREMENTS.**

SECONDED BY MR. STETS, MOTION UNANIMOUSLY APPROVED.

Chairman Maciejewski called for a motion in the form of a recommendation to the Board of Supervisors for LD-02-15 Autumn House.

MR. ROBERTSON MOVED TO RECOMMEND APPROVAL OF LD-02-15 AUTUMN HOUSE TO THE BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:

- ◆ **CONDITION ON SUBMISSION OF FINANCIAL SECURITY IN AN AMOUNT TO BE APPROVED BY THE TOWNSHIP ENGINEER;**
- ◆ **CONDITION ON COMPLETION OF ALL REQUIRED SIGNATURE, SEALS AND NOTARIZATIONS;**
- ◆ **CONDITION ON THE RECEIPT OF AN APPROVED HOP;**
- ◆ **CONDITION ON RESOLUTION OF OUTSTANDING STORMWATER ISSUES.**

SECONDED BY MR. STETS. MOTION UNANIMOUSLY APPROVED.

B. LD-02-16 WOODCREST HILL

Jim Barnes, James R. Holley and Associates

Mr. Stern indicated that the purpose of this plan was to construct 151 single-family attached dwellings on 70 acres of land to the west of Marion Road. Dwelling units will be condominiums sharing common ground. Plan was introduced as a briefing item at the December 19, 2002 meeting. Attached to Mr. Stern's memo is Mr. Luciani's memo dated May 7, in which there are several outstanding items. Mr. Stern stated that if the Board chooses to act on the plan this evening, Staff recommends that the six items noted in his memo be included in the recommendation.

Mr. Barnes indicated that when they reconfigured some of the units as far as location to make sure that they stayed outside of the 15% slope area, they lost one more unit. So the number is actually 150 units in this development.

Discussion was held regarding as to whether the property is in the steep slope district.

Mr. Stern noted that he originally determined that although portions of the property meet the requirements for steep slope, the entire property is not a steep slope zone. Mr. Stern quoted the definition of the ordinance 1602 Establishment of a Zoning District - "Steep slope conservation district consists of the areas which are delineated and defined as being 15% or greater slope on the appropriate USGS topographic maps of the region, e.g., sloping 15 feet or more vertical over distance of 100 feet horizontal." Mr. Stern further noted that as in the case of other projects there have been portions of the property that have been defined as steep slope but not that the entire property is steep slope.

Mr. Barnes pointed out on the plan the layout of the condo units which will be built on areas that do not exceed the 15% slope.

Mr. Stern also referred to the Zoning Ordinance Section 2 which says that the Zoning Officer shall make a report to the Board of Supervisors and to the engineers. He noted that the Board of Supervisors would have to make the decision if they agree or not. If they don't agree it will be referred to the Zoning Hearing Board.

Discussion was held regarding traffic. It was noted that the traffic report indicated that a signal light was needed at Paradise Road and Sherman Street, as a result of the impact of Central School traffic and this proposed development, although this was not a requirement from the Board of Supervisors. Mr. Stern indicated that it would be appropriate for the Planning Commission to include their opinions in their recommendations in light of the proposed development.

Mr. Barnes indicated that the developer would be willing to contribute the fair share as outlined in the executive summary for any improvement at that intersection. The traffic executive summary indicates that they would have 5% at peak hours so they would cover 5% of the cost of a traffic signal.

Mr. Maciejewski referred to the comment made that the streets in the development do not meet the township ordinance, even though they are private streets.

Mr. Barnes replied that the zoning ordinance has various definitions of drives and streets. The access drive definition says anything other than a street or driveway as defined herein. Driveways as defined are strictly for access to residential developments. The definition of street indicates inclusion of avenues, boulevards, etc. and any other ways used or intended to be used by vehicular traffic or pedestrian, whether public or private. It then classifies the streets. Mr. Barnes noted in this particular case, this is one contiguous property. The only public access they anticipate is the frontage that is on Eden Road where they are going to take the main access from an extension of Marion Road that would terminate in a cul-de-sac which would be the limit of the public street. Then there will be access drives within the development. The ordinance states that a private road has a right of way not publicly owned, operated or controlled would provide vehicular access to two or more lots. This is a single lot. It was Mr. Barnes determination that based on the definition of private road, he did not think it could be defined as a private road. He believed it was defined as an access drive or private street.

Ms. MacNeal confirmed that she determined it was a private street.

Mr. Stern also confirmed that he believed it was a private street. However, it still would need to meet township regulations unless a modification was allowed.

Mr. Maciejewski referred to the applicant's request for a street leveling area waiver for several streets.

Mr. Barnes noted the request is to try to minimize the impact of the improvements for the site itself. He indicated that by getting into greater cuts they start to expand the areas in which they have to disturb on the site and would like to keep those areas to a minimum.

Discussion was held regarding the leveling area from a safety standpoint. Concern was expressed that there will have to be a leveling area at the bottom of the main street that provides enough space to stop particularly in bad weather, i.e., icy - snowy conditions.

Mr. Luciani pointed out that any grade in excess of 7% is required to have a leveling area. As you get farther down into this site, this area would have to have a leveling area on both sides and also all three legs.

Mr. Maciejewski also addressed the applicant's request for a waiver from opposite street offsets.

Mr. Maciejewski referred to the applicant's request for a waiver from recreational development.

Mr. Barnes noted that there was discussion regarding development of a recreation area, however because of the grade situation they would not be able to meet the requirement of having 75% of 5% or less grade. Mr. Barnes indicated that with their 11 acres that would be 8 acres with 5% or less grade and they do not meet that requirement.

Mr. Maciejewski asked for clarification on the modifications for the zoning district buffer yard requirement.

Mr. Barnes indicated the modification is to utilize the existing plant material that is currently on site and leave it undisturbed.

Mr. Maciejewski asked about the areas that would be disturbed, if they were going to fill those areas.

Mr. Barnes referred to the note on the plan on the front sheet which indicated that they would fill those areas. He noted they have not identified what is there now. He also noted this was the area between the industrial zoning district with the R-2 and when they went through the subdivision plan it was Kinsley's stipulation that they would not be doing anything to the plantings on their side because they are required at least 150 ft. buffer and this buffer requirement is for 50 ft from the property line and as they indicated there is no proposal to do any improvement in that 50 ft area.

Mr. Barnes also noted there would be trees on a total width of 200 ft. - 150ft on the industrial side and 50 ft. on the other side.

Discussion was held regarding the waivers from stormwater. Mr. Barnes noted that the stormwater pipes were changed to concrete at the request of the engineer.

Mr. Barnes described the stormwater flow. He noted they slowed the water down in the last run into the basin at 1% which discharges out to a storm line that runs down. Any areas that flow towards units will be diverted to the street system and picked up.

It was noted that the request of the applicant for a waiver from the requirement to submit a preliminary plan was struck because the applicant is not requesting it and will follow through with the final plan.

Discussion was held regarding the issue of Marion Road.

Mr. Stern referred to a letter in the packet from the developer to the Board of Supervisors. He noted the ordinance does not require two ways in and out of the development, although Staff strongly encourages it. The applicant has prepared a plan that if the township wishes to pursue condemning the 400-sq ft. to complete the road they can do that. That decision will be up to the Board of Supervisors. This plan does not violate any ordinances related to having a second access in and out.

The applicant confirmed that they are proposing is to develop a cul-de-sac in lieu of adjoining Marion Road.

Mr. Robertson brought up the issue of lighting shown on the plan but not showing any photometrics. He noted there would potentially be a problem with light spillage to two nearby houses. He requested a condition for these two lights that the applicant would address this situation by installing the correct light fixtures to prevent light spillage.

Mr. Maciejewski invited comments from the floor.

George Snyder - 2130 Eden Road

Mr. Snyder indicated his opposition to the proposed intersection at Eden Road, since he felt it presented a serious safety issue with trucks coming to a safe stop at that location. Mr. Snyder expressed concern in regards to leveling the grade at the intersection as to the houses that would be affected. He noted that a streetlight and sidewalks should be placed there. (Mr. Robertson noted there is a streetlight and sidewalks at that intersection.)

Mr. Maciejewski asked about the left-hand turn into that development from Eden Road as to whether there were any queuing problems at that intersection due to the curve in the road. Mr. Barnes indicated he would look into that situation.

Don Eckert - 611 Marion Road

Mr. Eckert asked what is proposed in terms of stormwater control in the event that Marion Road is not opened up into this development as far as picking up the stormwater that exists now. He noted that currently there is no cul-de-sac at the end of Marion Road. It dead-ends into a lawn and stormwater runs down towards the homes that face Eden Road. He noted the backyards that abut this proposed development have water problems. He felt that if the swale located there were removed it would cause more severe water problems.

Mr. Maciejewski commented that this plan indicates that the road stops at the end of Marion Road so based on the applicant's submittal they would have to take that into consideration at this point because of the uncertainty of the road opening.

Mr. Barnes indicated that their stormwater plan includes removing current water coming into Marion Road. He further noted that the proposal is to extend the current Marion Road from its present terminus to within 10 feet of this particular property on the north side and on the south side of the cartway. They are proposing to extend the paving to a point of about 7½" so there would be paving and grass. It will come down to a curb line stop and then pick up at an inlet.

Mr. Eckert inquired about recreation facilities being located on the proposed development.

Mr. Maciejewski indicated that there is a requirement that it could be waived and then a fee assessed in lieu of a developed recreation area. This would be a recommendation from the Recreation Board to the Board of Supervisors.

Mr. Eckert commented on the traffic study which projected 800 average trips per day on Marion Road when it was anticipated it would be a throughway into the development. He asked what that number would be on Paradise Road in the event there would be no throughway from Marion into this development. (It was noted that the number of trips was 924 for the development.)

Chairman Maciejewski called for a motion for waiver requests in the case of LD 02-16 Wood Crest Hills.

MR. STETS MOVED TO RECOMMEND APPROVAL OF LD 02-16 WOOD CREST HILLS WITH THE FOLLOWING WAIVERS:

- ◆ **WAIVER FROM SHOWING STREETS WITHIN 400 FEET OF THE PROPERTY;**
- ◆ **MODIFICATION OF THE LANDSCAPE BUFFER REQUIREMENTS BASED ON THE EXISTING LANDSCAPING BEING DOCUMENTED AND SUPPLEMENTAL LANDSCAPING BEING ADDED IF REQUIRED.**

MR. SWOMLEY SECONDED. MOTION UNANIMOUSLY CARRIED.

MR. STETS MOVED TO RECOMMEND DENIAL OF THE FOLLOWING WAIVERS FOR LD 02-16 WOOD CREST HILLS;

- ◆ **WAIVER FOR APPROACHES TO STREET INTERSECTIONS THAT EXCEED 7% - WAIVER SHOULD REQUIRE A LEVELING AREA NOT GREATER THAN 4% FOR A DISTANCE OF 25 FEET;**
- ◆ **WAIVER FOR PROFILE OF CURBS AND INTERSECTIONS IN STEEP SLOPE AREAS;**
- ◆ **WAIVER FOR STREETS ENTERING OPPOSITE SIDES OF ANOTHER STREET SHOULD BE LAYED OUT IN EITHER DIRECTION OPPOSITE ONE ANOTHER - MINIMUM OFFSET OF 150 FEET;**
- ◆ **WAIVER FOR PROPOSED RECREATION AREA SHALL BE DENIED**.**

****Clarification -** The subdivision land development ordinance requires that a recreation area be dedicated to the township which meets certain requirements for design. In the case of this property it would be impossible to meet those requirements for design. Therefore, the Board of Supervisors will have the decision as to whether or not they accept a park that does not meet the design standards or they can require the applicant to create a park that meets the design standards, which may be difficult or impossible. Or the Board of Supervisors can determine that it is impractical and unfeasible to require a park that meets the ordinance in which case the developer would need to pay a fee in the amount of approximately \$125,000 to the Township which goes to a special fund to be used for other parks in that quadrant of the township. Approval of this motion conveys to the Board of Supervisors that the option of having a park that does not meet the design guidelines is an option not supported by the Planning Commission.

SECONDED BY MR. ROBERTSON. MOTION WAS UNANIMOUSLY CARRIED.

Chairman Maciejewski called for a motion in the form of a recommendation to the Township Board of Supervisors in the case of LD-02-16 Wood Crest Hills:

MR. STETS MOVED TO RECOMMEND APPROVAL OF LD-02-16 WOOD CREST HILLS WITH THE FOLLOWING CONDITIONS:

- ◆ **CONDITION ON SUBMISSION OF FINANCIAL SECURITY IN AN AMOUNT TO BE APPROVED BY THE TOWNSHIP ENGINEER;**
- ◆ **CONDITION ON COMPLETION AND RESOLUTION OF ALL ITEMS NOTED IN JOHN LUCIANI'S LETTER DATED MAY 7, 2003 PRIOR TO SUBMISSION TO THE TOWNSHIP BOARD OF SUPERVISORS;**
- ◆ **CONDITION ON LIGHTING ANALYSIS - THE PHOTOMETRICS OF TWO LIGHTS AT WOODCREST BLVD. AND EDEN ROAD AS NOTED ON THE PLAN;**
- ◆ **CONDITION ON ADDING A NOTE TO THE PLAN THAT THE PROPOSED STREET EXTENSION ON MARION ROAD IS NOT PART OF THE APPROVAL OF THIS PLAN;**
- ◆ **CONDITION ON APPROVAL OF E & S PLAN BY YORK COUNTY CONSERVATION DISTRICT.**

MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.

4. BRIEFING ITEMS:

None

5. NEW BUSINESS:

Modified Land Development Plan for Dr. Harold Neibert

Mr. Baugh noted in the last plan that was approved the area that was designated as a new parking lot was a buffer zone between R-1 and R-2, so what they have been doing is using this area as a parking lot. The applicant wants to make it officially a parking lot by amending the plan. Mr. Baugh's recommendation was to move the buffer zone to Eastern Blvd. The applicant has verbally agreed to do that.

The buffer was from a previous plan and there is no room for a buffer there because of the new building. The applicant requested a variance to remove the buffer zone and the Zoning Hearing Board granted that variance. A condition of the variance was they would work with the Township in locating a buffer zone in a different area. Discussion was held as to the proper placement of the buffer area.

The Planning Commission indicated their approval that the applicant should amend the plan with certain conditions in regards to the buffer zone.

6. ADJOURNMENT

Chairman Maciejewski adjourned the meeting at 8:20 PM.

Respectfully submitted,

Secretary

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**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
APRIL 22, 2003**

MEMBERS:	Alan Maciejewski, Chairman	Present
	Larry Stets	Present
	Randy Meyerhoff	Present
	Mark Robertson, Secretary	Present
	Mark Swomley	Present

ALSO PRESENT: Andrew Stern, Managing Director Fire & Rescue Services/Zoning Officer
James Baugh, Director of Community Development
John Luciani, First Capital Engineering
Stacey MacNeal, Solicitor
Susan Sipe, Stenographer

1. CALL TO ORDER:

A. Pledge of Allegiance

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

2. ACTION ON THE MINUTES:

A. **MARCH 20, 2003 - MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF JANUARY 16, 2003 AS AMENDED. MR. STETS SECONDED. MOTION UNANIMOUSLY CARRIED.**

3. ACTION ITEMS

A. SD-02-16 Gerard Builders

Eric Johnston

Mr. Stern reported that the purpose of this plan is to subdivide a 6.75 acre tract of land into 5 parcels. These properties are dispersed among Springettsbury Township, Windsor Township, and Hellam Township. Lots 1 and 2 are in Springettsbury, Lot #3 is mostly in Springettsbury, with part in Windsor, Lot #4 is mostly in Windsor, Lot #5 is in Springettsbury, Windsor and Hellam. There were several outstanding items in Mr. Luciani's letter dated April 15. Mr. Stern indicated that should the Planning Commission decide to act on the plan he had a recommended motion indicated at the bottom of his memo.

Mr. Johnston indicated that Hoffman Surveyors actually prepared the plan. Mr. Johnston stated that his office did some supporting work in regards to stormwater and erosion control. There are several items that are outstanding, minor in nature. The sewage planning is nearly completed in Hellam Twp. Some additional perk tests are being done. Mr. Johnston requested a conditional

approval so that they could address the outstanding items before presenting the plan to the Board of Supervisors. He noted the Recreation Board has approved a payment in regards to a recreation fee.

Ms. MacNeal noted that since these parcels are in more than one township, the recreation fee would be pro-rated.

Mr. Johnston indicated that was addressed at the Recreation Board. It was determined it was .02 acres per lot and there are four lots. The figure they arrived at was approximately 3,000. \$819 per lot.

Mr. Baugh indicated that Hellam Township has a recreation fee also.

Mr. Johnston said there are two waiver requests - one for waiver of the preliminary plan and a waiver showing all streets within 400 feet of the project.

In regards to the streetlights, Mr. Stern noted that the ordinance does require installation of streetlights.

Mr. Johnston asked if the individual post lights at each lot would count as the streetlights.

Mr. Stern indicated that the applicant should go over the specs for the streetlights with the director of public works.

Mr. Johnston indicated that one of the items on the list referred to financial security. He noted they are proposing on-lot stormwater infiltration measures. He stated they did not know if there was another mechanism to insure that those are installed, and was not sure what they would be looking at as far as the improvement cost estimate at this point.

Mr. Stern pointed out that his recommendation says “in an amount to be approved by the Township engineer”, so there would be no point in working on it ahead of time since they did not know what the final approval will be. Once it was approved they could work out what that amount would be with the engineer.

Mr. Luciani noted that there was a waiver for a traffic study.

Mr. Johnston indicated they would amend their environmental report to include that since they felt it would be negligible as far as impacting levels of service and there would be highway occupancy permits obtained for proposed lots along Witmer Road.

Chairman Maciejewski opened the floor for anyone who had an interest in the plan.

Chairman Maciejewski called for a motion in the form of a recommendation to the Township Board of Supervisors for waivers for SD-02-16 Gerald Builders.

MR. STETS MADE A MOTION TO RECOMMEND APPROVAL OF SD-02-16, GERALD BUILDERS WITH THE FOLLOWING WAIVERS:

- ◆ **WAIVER FROM PRELIMINARY PLAN SUBMISSION;**
- ◆ **WAIVER FROM SHOWING ALL STREETS WITHIN 400 FEET.**

SECONDED MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

Chairman Maciejewski called for a motion in the form of a recommendation to the Board of Supervisors for SD-02-16 Gerald Builders.

MR. STETS MOVED TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS FOR GERALD BUILDERS SD-02-16 WITH THE FOLLOWING CONDITIONS:

- ◆ **CONDITIONED ON THE MODIFICATION OF THE ENVIRONMENTAL IMPACT STUDY TO INCLUDE THE TRAFFIC STUDY;**
- ◆ **CONDITIONED ON APPROVAL OF PLAN BY HELLAM TOWNSHIP AND WINDSOR TOWNSHIP;**
- ◆ **CONDITIONED ON THE COMPLETION OF ALL SIGNATURES, SEALS AND NOTARIZATIONS;**
- ◆ **CONDITIONED ON THE SUBMISSION OF FINANCIAL SECURITY IN AN AMOUNT APPROVED BY THE TOWNSHIP ENGINEER;**
- ◆ **CONDITIONED ON PAYMENT OF RECREATION FEE AS DETERMINED BY THE TOWNSHIP;**
- ◆ **CONDITIONED ON INSTALLATION OF STREETLIGHTS;**
- ◆ **CONDITIONED ON COMPLETION OF ALL OUTSTANDING ITEMS IN JOHN LUCIANI'S LETTER DATED APRIL 15, 2003.**

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

B. SD-03-01 York Technical Institute

C. LD-0301 York Technical Institute

Paul Francis, P.E., Engineer, LSC Design, Inc.

Mr. Stern indicated that his memo dated April 15, 2003 notes there are still approximately 12 pages of comments from Mr. Luciani. Therefore, he was recommending that plans be tabled until the issues are resolved.

Mr. Francis indicated that the applicant requests more time to address the comments. Therefore, he requested that the subdivision and land development plans be tabled. Mr. Francis presented a letter from the applicant which granted the Township a 90-day extension beyond April.

D. LD-03-03 Miltex Dental - Davies Drive

Paul Francis & David Karted, LSC Design, Inc.

Mr. Stern indicated that the purpose of this plan was to construct a 5,748 square foot office addition and 67,800 square foot industrial addition to their building located off of Concord Road on Davies Drive. He noted this plan was presented previously as a briefing item and there were several issues that needed clarified, most of which have been resolved. There were several items in Mr. Stern's letter dated April 15 in which he disagreed with the engineer. The first one dealt with landscaping and the cul-de-sac. Mr. Stern noted he was not sure how they are to compute site triangles for cul-de-sacs. He noted concern about placing landscaping around the entire cul-de-sac, since he was not sure how people coming south from the internal parking lot would be

able to see people coming around the cul-de-sac to turn into the property. The second item dealt with the east buffer yard and he noted that Mr. Luciani did correctly note that the multiplier used was incorrect. The reason for the request was to show what would have been required vs. what is there. So it needs to be corrected. Mr. Stern did note in his April 15 memo that he is recommending approval of the plan with the items noted. Those items have been resolved with the exception of several minor housekeeping items.

Mr. Francis indicated they would start with modifications. He noted that #2 of Mr. Stern's memo indicated they would like to request a modification or waiver of the minimum 1% bottom slope for the stormwater management basin to allow no below flow channel to provide stormwater quality management. Mr. Francis indicated that the way the stormwater ordinance was worded, it allows a 1% minimum bottom slope by virtue of the ordinance without a modification. He noted they are going a step beyond that in order to provide water quality control by the method that they have chosen and they had a discussion with the district that they are not going to put in a paved low flow channeling. They are going to request a 1% minimum bottom slope without the paved channel.

Mr. Luciani voiced concerns from the Department of Environmental Protection as to infiltration of groundwater. He noted the various problems that develop in and around stormwater basins. He reviewed the situations that occur with non-maintenance of these areas. Mr. Luciani also noted that the 4% slope is necessary to make sure the grass stays moist. Soil type is also a consideration, since a clay soil allows the water to collect and not properly drain. He noted that conducting a perk test for groundwater filtration is one way to assess what soils are beneath the site.

Mr. Francis noted they would be discussing this situation with the erosion sediment control districts to comply with the new regulations.

Mr. Francis said he would like to let the amendment to the modification stand. He noted that the second modification is #3 - modification to accept the existing vegetation between the industrial and R-2 zoning districts at the required buffer, which is under Phase 1, and then later supplement the plantings to meet the ordinance under Phase Two. Both phases are indicated on the plan.

Mr. Maciejewski asked why they would not want to start the buffer for Phase Two so the plantings would start to mature earlier.

Mr. Francis noted that it was a function of what they are trying to screen and the size of the addition that they are proposing, which is a 6,000 sq. ft. addition. He noted it would be difficult to carry a lot of plantings under that scenario. The major impact of the site would be the large warehouse addition which is proposed under Phase Two. He noted they outlined the buffer to the project's east track boundary, which adjoins the county archives, and there is a substantial buffer there. He said that adjoining the south track there are some trees as well and they are not proposing any new building in that area. Southerly they are going to be putting in a parking lot but pressing it away from the adjoiner, so it is set back upwards of approximately 100 feet. He did not think the impact to the south track boundary is that significant under Phase One. Lastly, he noted that the streetscape buffer along Davies Drive there are few trees and they are requesting to supplement those at a later time at Phase Two.

Mr. Francis indicated the timing would be Phase One is to start right away. They have started interior renovations, and have a building permit. The Phase Two addition should be begun within five years.

Mr. Francis indicated that the entire basin for stormwater quality management in the northeast corner is actually for both phases. They sized it so there is enough volume in the basin to accommodate the proposed phase Two rooftop as well.

Mr. Robertson asked how almost 68,000 sq. ft. addition was going to go in when there is ten feet of clearance to the basin.

Mr. Francis indicated they have a bench around the top and they can install the siding with a 10-foot bench.

Mr. Maciejewski asked about the stormwater management in relation to the addition of the building site location.

Mr. Luciani indicated that it wraps around the building. He noted they do have the required side slope of showing 4 to 1 which is their building, stormwater area, and buffer area, which can be mowed and maintained with a riding mower without a problem.

Discussion was held regarding the applicant's request to delay the addition of the landscaping until such time as they commence with the second phase, and how to assure they meet the condition.

Mr. Stern indicated it would be the zoning officer's responsibility to assure that it is carried out.

Ms. MacNeal also advised the addition of language to indicate that it be done either in conjunction with Phase Two or upon certain notice from the Township, whichever occurs first.

Mr. Stern also noted that since Phase Two will be completed within five years, there may be a new ordinance at that time and they would have to reapply anyway.

Mr. Francis referred to Mr. Luciani's comment regarding stormwater. He noted that Mr. Luciani is requesting that they have a profile since there is a swale on the east side of the site that they are using to divert the flows from the county archives around the proposed basin. He noted that Mr. Luciani was concerned that they are taking some of that flow to Heindel Road. Consequently they will provide Mr. Luciani with a set of computations that demonstrates that by positioning the high point of the swale flowing from the archives from east to west, it will convert that flow both north and south into the site. It is less contributing because there is a 15" culvert underneath Heindel Road. However, the fact that they are taking the proposed building addition and discharging that into the basin allows them to keep the flows the same at that culvert.

Mr. Francis noted they have revised Map #2 to note there is a drainage area map and added contours.

Mr. Francis indicated that Comment #3 referred to the stormwater on the bottom slope. They discussed with the district to go with a stone reservoir underneath the basin to enclose that trench and flap the filter cloth over top of open graded stone and then provide about 6" of top soil. They will replant it so that when there is a storm it would infiltrate through that top 6" of topsoil into the basin itself. They have sized the basin so that it will take the first eighth inch of run off from the new impervious surfaces. That accounts for a large number of storms. To get a first eighth inch of run off allows a lot of the pollutants that accumulate on a parking lot to be washed away into the basin. This basin would rest on top of the stone bed and the water would infiltrate down

through the stone. That will provide a surface for mowing, it will not be a wetlands basin. The district is willing to look at the swale system. What this basin is doing its discharging to an existing vegetative swale and there is some check dams in the swale as you proceed downstream. This is providing quality control for Phase One.

Last item is #4 Stormwater which was a typographical error. It shows it was actually less.

It was noted that Heindel Road is a private access road so the note for curbs and sidewalks applies only to Davies Drive. A note will be added to the drawing to indicate that Davies Drive is the only township road that is affected.

Chairman Maciejewski asked if there was anyone in attendance with an interest in this plan.

Chairman Maciejewski called for a motion in the form of a recommendation to the Township Board of Supervisors for waivers for LD-03-03 Miltex Dental - Davies Drive.

MR. ROBERTSON MADE A MOTION TO RECOMMEND APPROVAL OF LD- 03-03 MILTEX DENTAL - DAVIS DRIVE WITH THE FOLLOWING WAIVERS:

- ◆ **WAVIER FROM REQUIREMENT TO SUBMIT A PRELIMINARY PLAN;**
- ◆ **WAIVER FROM MINIMUM 4% BOTTOM SLOPE TO BE WORKED OUT WITH TOWNSHIP ENGINEER TO DETERMINE FINAL BOTTOM SLOPE;**
- ◆ **MODIFICATION OF WAIVER TO ACCEPT EXISTING VEGETATION BETWEEN THE INDUSTRIAL AND R-2 ZONING AS A REQUIRED - BUFFER ON PHASE ONE, AND TO EXTEND THE VEGETATION IN THE INDUSTRIAL ZONE ALONG HEINDEL ROAD. SUPPLEMENT PLANS TO MEET THE ORDINANCE ON PHASE TWO.**

SECONDED BY MR. STETS. MOTION UNANIMOUSLY CARRIED.

MR. ROBERTSON MOVED TO RECOMMEND APPROVAL TO THE TOWNSHIP BOARD OF SUPERVISORS FOR LD 03-03 MILTEX DENTAL - DAVIES DRIVE WITH THE FOLLOWING CONDITIONS:

- ◆ **CONDITIONED ON COMPLETION OF ALL REQUIRED SIGNATURE, SEALS AND NOTARIZATIONS;**
- ◆ **CONDITIONED ON RESOLUTION OF ALL STORMWATER MANAGEMENT ISSUES IDENTIFIED IN JOHN LUCIANI'S LETTER DATED APRIL 4, 2003;**
- ◆ **CONDITIONED ON CORRECTION OF THE BUFFER YARD REQUIREMENT COUNTS;**
- ◆ **CONDITIONED ON ADDING SIDEWALK NOTE ON DAVIES DRIVE ON THE PLAN**

MR. MEYERHOFF SECONDED, MOTION UNANIMOUSLY CARRIED.

4. BRIEFING ITEMS

Chairman Maciejewski introduced Mr. James Baugh, Director of Community Development, taking the place of Mr. Stern whom is now the Assistant to the Township Manager.

A. LD-03-04 Harley-Davidson Parking Lots

Tim Debes, Project Engineer, Nutec Design

Terry Byrnes, Plant Engineer, Harley Davidson

Mr. Baugh indicated that the purpose of this plan is to reconstruct an existing parking lot and construct an additional parking area to make security gate improvements. There are no zoning issues on this plan. There are eight waivers being requested and the Township Engineer has some comments.

Mr. Debes indicated that this project ties in with the Route 30 and Eden Road Relocation improvement projects. This project had been previously presented in a slightly different form to both the Planning Commission and the Board of Supervisors. He noted that the exhibits go back to June of '99 when Harley prepared and sent through the formal process a master plan for Project Keystone which also had a connector road off the Route 30 project. Both the master plan and Keystone went through Planning Commission and Board of Supervisors. Mr. Debes indicated that although his company did not prepare that plan, it was his understanding this had two purposes - one was the Township knowing that Harley does a number of small projects but did not want to see piecemeal development. They asked Harley to project their future land developments in order to have some direction. He noted that since Harley has done that, their thinking is that the benefit would be that when they do have a project, such as the parking lot and road connection project they would be able to facilitate the project more quickly. Mr. Debes noted that what is being presented is a parking lot expansion, a roadway improvement, and a guardhouse. Mr. Debes asked since this project was projected four years ago on the master plan, whether that would be enough justification to consider this as an action item.

Mr. Debes asked the Planning Commission if the master plan provides Harley any benefit as far as timing and schedules, since it was a plan that went through all the formal reviews. Now that the plan that was projected has come up on the capital improvement budget and they are ready to proceed with it, will they still need to go through the procedure of presenting it twice to the Planning Commission before it can go to the Board of Supervisors.

Mr. Maciejewski stated that his recollection based on the master plan was that when they looked at it there were certain things such as soil environmental impact studies that would be defined as meeting the regulations; however, he did not recall that it would cover all aspects permitting them to make one appearance before the Planning Commission or that it was a prerequisite for pre-approving everything they were planning for the future.

Mr. Stern stated that Harley had been presenting multiple small projects, all with different engineers, different time lines, and some were halfway done before they were presented. So the purpose of the master plan was to show the outline, i.e., a growth boundary of everything they thought they would do and in that master plan they actually spelled out which stormwater areas, which parking areas would be put in for each of the additions. So the original intent was that they would not come back for anything on that master plan. However, shortly after that was approved, the master plan became moot because Project Keystone got started.

Mr. Byrnes commented that Project Keystone was not on the master plan and that project did go through the formal process of two Planning Commission meetings and Board of Supervisors

meeting. He indicated that their intent at this time is only those projects that appear and are described on the table in the Master Plan.

Ms. MacNeal recommended that the applicant present their plans and then after discussion the Planning Commission could determine if they were comfortable taking action.

Mr. Maciejewski stated that he felt it was not prudent to make a decision on the plan at this time, since the Board was seeing it for the first time. Furthermore, he did not feel that the engineer should be asked to make quick engineering decisions. Mr. Maciejewski agreed that discussion needed to be held as to how to address future developments on the master plan. He stated that the consensus was to go through the briefing tonight and have the action for next month. He indicated they would arrange to hold a meeting at a later time to resolve the issue to determine what is expected and what the Planning Commission is looking for in regards to the Master Plan.

Mr. Debes indicated that the project consists of two main components - one is the expansion of a south parking lot, which is directly south of Plant #2 and the existing stormwater basin. Most of it is a stone trailer parking area and a stone contractor car parking area. They were temporary parking facilities, now they want to pave them. They will have access drives that tie into the relocation of Eden Road, which is a township-owned and maintained street. They provided a streetscape buffer, even though they are cutting off the corner of the parking lot to provide for a dedicated the right of way. The other part of the project is the relocation of Eden Road. They are having the connector road come up between the two plants. That was the beginning of Project Keystone, however, the difference now is it is wider. They are putting in a guardhouse, because this will be where all the trucks coming off Route 30, a short distance on Eden Road and right up between the two plants and they will either go left or right depending if they are going to the old plant or the new plant.

Mr. Debes indicated that there is a sidewalk connector that links the old plant to the new plant. He asked if the Planning Commission would make a recommendation to Staff to issue a building permit to build a sidewalk connection for the purpose of people moving between the two plants without walking on ground. Right now there is a stone path.

Mr. Debes noted that the new parking lot would provide more parking for Building #2 which is the touring plant, and it will make it more convenient to the employees that work at this plant.

Mr. Debes stated that during Project Keystone, Basin #1 was sized and they had set aside the equivalent of a capacity basin because they knew this project was coming. Consequently, they do not have to make Basin #1 any bigger because it is already sized for these improvements. He indicated that the expansion of the south parking lot over top an existing graveled area that was used for temporary tractor-trailer parking would be made permanent.

A question was raised concerning stopping trucks for security reasons. Mr. Debes indicated that there are two lines. All the Harley-Davidson trucks will have a remote pass system where they can go through the gate at 15 MPH and they will not be required to stop. Only the trucks that are not Harley trucks will have to stop and be checked before they are released to go through the outbound gate.

A question was raised regarding the safety of pedestrians crossing when the trucks do not have to stop. Mr. Debes noted that there is a swing arm gate that will go up once positive identification has been established. There is a slide gate for security and then there is an arm gate, which is a 24/7 gate with a guard person. This will slow down the driver enough to have positive

identification for security purposes. The pedestrian can see the driver and visibility is much improved and if necessary they can stop the arm gate so it doesn't go up, since the guard controls that.

Mr. Debes reiterated the components of the project - parking lot expansion, road connector between the plants, guardhouse and sidewalk for which they are asking for a permit.

Mr. Maciejewski recommended that in regards to the sidewalk they should add the sidewalk to the plan.

B. SD-03-06 Orchard Hills. Phase 2

Jim Barnes, James R. Holley & Associates

Mr. Baugh indicated this plan is to create 35 single-family attached dwelling lots and one residual lot. The preliminary plan was approved approximately a year ago by the Board of Supervisors and this plan is substantially the same. There are no zoning issues outstanding. They are several waivers and a few engineering comments.

Mr. Barnes indicated that Phase One was approved several months ago, and is currently under construction. The intent is to finish off the balance of making the connection with the road so there are two ways in and out of the development.

A question was raised as to the location of the residual lot, which Mr. Barnes indicated is on the west side.

Mr. Luciani indicated that the only other comment was in regards to the stormwater management area particularly in residential areas, that the Board was looking at taking over ownership of the basins. He noted there was a request made by the developer that offered \$40,000 per pond at the time the township took ownership of the pond. Mr. Luciani noted there was discussion that when a pond is dedicated and not attached to a lot, it could go with the sale of the property and then it would not get maintained. Mr. Luciani noted that the homeowners of Phase 1 and 2 are going to have to take ownership of that basin so they would need to provide a copy of the homeowners agreement indicating their share of the responsibilities for maintenance of the basin. He noted this would be added to his comments.

A question was raised as to the liability of the Township if they take the basins. Ms. MacNeal indicated that the township is fully responsible for maintaining the basin, and also assumes responsibility in the event of injury.

Mr. Luciani indicated that the swales need to be identified on the homeowners' agreement.

It was noted that since the stormwater management basin falls in Hellam Township's area they would need to approve the plan. Mr. Barnes indicated that Hellam Township did approve it.

A question was raised regarding wetland approval. Mr. Barnes confirmed that the wetlands permit has been issued.

A question was raised regarding recreation fees. Mr. Baugh indicated the applicant is constructing two pocket parks and has agreed to do certain improvements in the park itself. This was put on the plan for Phase One.

Mr. Baugh indicated there are two waivers being requested showing existing streets within 400 feet of the site and providing an environmental impact study, which was approved during the preliminary plan.

Mr. Luciani stated that Mr. Sowers indicated that one of the property owners who lives on Witmer Road requested a sewer connection.

Mr. Barnes confirmed that they were aware of this and they have no problem providing an easement for James and Nadine Shelley and access to the sewer line located within Campbell Road. He indicated that location is actually in Phase One and has been addressed. Mr. Barnes further noted they have provided an easement that runs along the back of both properties. He noted that Mr. Sowers asked for a 30-foot easement in the back, which they will increase.

Mr. Maciejewski stated that it was the consensus of the Board to move the Case of SD-03-06 Orchard Hills, Phase Two from a Briefing Item to an Action Item based on the previous submittals of Phase One.

Mr. Maciejewski called for a motion in the form of a recommendation to the Township Board of Supervisors for waivers for SD-03-06 Orchard Hills, Phase Two.

MR. STETS MADE A MOTION TO RECOMMEND APPROVAL OF SD 03-06 ORCHARD HILLS, PHASE 2 WITH THE FOLLOWING WAIVERS:

- ◆ **WAIVER OF SHOWING THE EXISTING STREETS WITHIN 400 FEET OF THE SITE;**
- ◆ **WAIVER OF PROVIDING ENVIRONMENTAL IMPACT STATEMENT WHICH WAS APPROVED AS PART OF THE PRELIMINARY PLAN.**

SECONDED MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED

Chairman Maciejewski called for a motion in the form of a recommendation to the Board of Supervisors for SD-03-06.

MR. STETS MOVED TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS FOR SD-03-06 WITH THE FOLLOWING CONDITIONS:

- ◆ **CONDITIONED FOR PROVISION OF EASEMENT FOR SHELLEY PROPERTY AS ADDRESSED IN MR. LUCIANI'S LETTER OF APRIL 9.**

MR. ROBERTSON APPROVED. MOTION UNANIMOUSLY CARRIED.

C. SD-03-02 and LD-03-5 Market Street Commons (AMC Theater Site)

Jerry Stahlman, Stallman and Stahlman, Inc.
Tim Pasch, Developer

Mr. Baugh reported that the purpose of this plan is to create a commercial center consisting of 14 buildable lots. There are a few zoning questions. In the applicant's plan they address what type

of businesses would be in the various lots. One of those is an assisted living facility and that may require a special exception. There may be several other issues if Mr. Luciani determines that the property is in the steep slope area or the floodplain area. There is one waiver request and that is the minimum basin bottom slope of 4%. There are several engineering comments.

Mr. Stahlman noted he had staff comments. He indicated that they had addressed Mr. Luciani's comments in writing, however, he would not have had time to review them. Their biggest concern is the issue regarding traffic. Mr. Stahlman noted that last month, he indicated that they had spent considerable time in joint meetings with the staff and PennDOT to establish direction on the traffic situation. A review letter on traffic was submitted which is suggesting some traffic changes at Mt. Zion Road and at some other intersections. The traffic study area was established in previous staff meetings with the input of PennDOT and our traffic consultant. We then took this outline and included it in the study. Mr. Stahlman indicated he was concerned about the comments he read in the traffic letter regarding the issue about the school and other issues of the current traffic situation that exists in Mt. Zion Road. He noted they would like to address that issue by attending the staff in-house meeting next Wednesday. He noted they would be meeting with their traffic consultant prior to that meeting in order to arrive at a decision.

Mr. Stahlman indicated that he did not agree with some of the comments on the traffic letter. He stated they had previously submitted a drawing that was provided to Mr. Luciani that illustrated some anomalies that appear on this site because it is a former drive in. There were a lot of berms placed on it that show slopes of 15% or more. He noted that according to the ordinance the definition of steep slopes led him to say this is not a steep slope. The drawing that was given to the township engineer shows there are no steep slopes on this site at all. The berms that were created will be taken out.

Mr. Stahlman noted another issue is the flood plain. He stated that one of Mr. Luciani's comments indicated that the ice cream shop being considered on one of the lots could not take place there because it is in a flood zone. Mr. Stahlman provided each of the Planning Commission members a copy of the response to Mr. Luciani's comments to obtain their input. He noted the township flood map does show a flood area that catches a corner at Market Street, because there is a box culvert that goes under the road that acts as a restriction. The distinction in the ordinance is the floodway itself. None of this site is in the floodway. He noted the basement of the original theater was flooded for another reason. He noted the ordinance states that any of the uses in this flood area would have to be flood proofed. He did not feel that there was an issue regarding a floodway, flood area and the issue of the steep slopes in this area at all.

A question was asked regarding taking out the manmade berms and using the fill in the low lying areas. Mr. Stahlman indicated they would be doing that.

Discussion was held regarding the applicant's plan to include an assisted living facility or convalescence home and how this is being addressed. Mr. Baugh indicated that this was submitted for the Board's comments. He indicated that assisted living is more of a residential type use, which would not be allowed in this zone. In calculating their parking spaces they use calculations for a convalescence home. He noted that the issue with the assisted living facility is if for some reason the ownership of it changed, it might turn into a group of apartments, whereas with a nursing home facility it would be more of a medical business facility.

Mr. Pasch noted that the reason it was proposed was the possibility of a doctor group buying two lots and putting in a medical center, but this may not occur.

Mr. MacNeal commented that she was concerned that since they are delineating that lot for assisted living on the plan that there be some sort of note that any use has to be in accordance with the zoning ordinance.

Mr. Pasch indicated that the whole issue concerned parking and until he could specifically determine exactly what was going to put there he would not be going to the Zoning Hearing Board.

Discussion was held regarding the stormwater issue. Mr. Stahlman noted that Mr. Luciani was talking about infiltrating the two-year storm drain. He noted they were requesting a waiver on this. He noted the stormwater basin would be located at the site of the theater because the hole is already there.

Discussion was held regarding the traffic issue, and the traffic light situation. Mr. Luciani indicated that the PennDOT traffic improvement study proposed signalization across from Food Lion at that intersection and it also indicated there would be a right turn in and out. They also discussed putting the traffic light directly across from the Roadhouse Restaurant and the other intersection.

Mr. Pasch indicated that they met with PennDOT at the site and he agreed to relocate the traffic light, as well as fix Stone Ridge Road, Pleasant Acres Road and do all the median strips. He expressed concern that Mr. Luciani's comments indicated that three more lanes needed to be added to Mt. Zion Road, which Mr. Pasch did not feel was possible. He noted that discussion regarding the scenarios for the Market Street corridor needs to be held with PennDOT.

Discussion was also held regarding a center turning lane on Cinema Drive.

5. NEW BUSINESS

A. RZ-03-01 Re-zoning Request Ohev Shalom Synagogue

Elliott Weinstein, Representative Ohev Shalom Synagogue
Lou Skeparnias, Realtor

Mr. Stern indicated he received comments from York County Planning Commission recommending approval of the re-zoning. He asked the Planning Commission to make a recommendation or give comments so it can be moved to the Board of Supervisors for a public hearing and decision.

Mr. Maciejewski asked if the applicant discussed the situation with their neighbors as the Planning Commission had requested.

Mr. Weinstein indicated they wanted to wait until a decision was made and then they would do that.

Mr. Maciejewski asked for the members' comments.

The consensus was that the rezoning was logical due to the surrounding property and that it made a good transition into residential.

Discussion was held regarding the need for a buffer around the property. Mr. Stern indicated that there would be no need for a buffer.

Mr. Maciejewski called for a motion in the form of a recommendation to the Township Board of Supervisors regarding rezoning RZ-03-01 Ohev Shalom Synagogue.

MOTION MADE BY MARK ROBINSON TO RECOMMEND TO THE BOARD OF SUPERVISORS TO MOVE FORWARD ON THE REZONING REQUEST RZ-03-01 OHEV SHALOM SYNAGOGUE FROM A MEDIUM DENSITY RESIDENTIAL TO A-0 APARTMENT/OFFICE. THE REASON IS THAT BASED ON THE ZONING OF SURROUNDING PROPERTIES THIS WOULD BE A MORE APPROPRIATE ZONE AND WOULD FIT INTO THE PATTERN OF ZONING SURROUNDING THIS PROPERTY.

SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY PASSED.

B. Sam's Club

Chris Dellinger, HRG

Mr. Dellinger indicated that Sam's Club wants to add a canopy near the front entry for customers to load and unload under rainy conditions and there is also a minor change to the building at the gas pumps. They will need a special exception to re-subdivide because that canopy will cross the property line

Mr. Robertson expressed concern in regards to the issue that Sam's Club said they had to own their property and they barely met the setback requirements. If there were any extensions to the building at all then there is no way they could meet the setback requirements.

Mr. Dellinger indicated that when they were here last year they were granted a special exception and they moved the property line. They are currently under construction now and Sam's has issued a change on all Sam's Clubs that are currently being built or designed that they want to add this canopy. They feel it is important as a customer convenience facility. What that does is takes the canopy over the property line which causes us to need a subdivision plan.

Mr. Dellinger reviewed the plan with the members to identify the placement of the canopy.

He explained that the canopy is coming out on the side where Montgomery Ward was located. He noted that they would need to eliminate 25 parking lots. Since the canopy is over the property line they will have to move it again. So they are going to go back and request a special exception to be allowed to do another subdivision. He noted their request is that since it is under construction and the Planning Commission is familiar with the plan before, that it be addressed as a revision to the previously approved subdivision and land developments plans, in order for it to go directly to the board and be approved, since they are under construction. They are scheduled to open some time in September.

Mr. Dellinger indicated that the canopy would extend about 15-20 feet beyond the building. It will be 12 feet over the property line. They would move the property line enough to provide a 10 foot setback which is what is required between the edge of the canopy and the new property line. They have discussed the matter with the mall owner and he does not have a problem with it.

There is an agreement that the mall can not build within a certain distance of this building. They would be willing to revise that agreement to make it that certain distance away from the canopy.

Discussion was held regarding the safety aspects.

Mr. Stern indicated that the fire department regulations indicated that they prefer not to see a canopy, but if there is a one the important part is to have at least 18 feet between the parking spaces and the canopy so a ladder truck could be set up if necessary.

Mr. Maciejewski asked about the support beam that going to be free standing, as to how that would stand up to a car hitting it.

Mr. Dellinger indicated that it would either be a masonry column or a metal column and it will have 4 pipe ballards surrounding it.

Mr. Dellinger indicated there was one other change which would be the placement of an attendant at the gas pump area. Consequently they want to make the building a little larger so that they can put in a bathroom. So there will be one less pump.

The Planning Commission indicated their approval to send the Sam's Club Canopy Addition to the Board of Supervisors.

6. ADJOURNMENT:

Chairman Maciejewski adjourned the meeting at 9:00 PM.

Respectfully submitted,

Secretary

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**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
MARCH 20, 2003**

MEMBERS:	Alan Maciejewski, Chairman	Present
	Larry Stets	Present
	Randy Meyerhoff	Present
	Mark Robertson, Secretary	Present
	Mark Swomley	Present

ALSO PRESENT: Andrew Stern, Director of Economic Development
John Luciani, First Capital Engineering
Charles Rausch, Solicitor
Susan Sipe, Stenographer

1 CALL TO ORDER:

A. Pledge of Allegiance

Mr. Maciejewski, Chairman, called the meeting to order at 6:00 p.m. A moment of silence was held in reflection for our service men and women overseas at this time, followed by the Pledge of Allegiance.

Chairman Maciejewski welcomed the new member to the Planning Commission, Mark Swomley.

2 ACTION ON THE MINUTES:

A. JANUARY 16, 2003 - MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF JANUARY 16, 2003 AS WRITTEN. MR. MEYERHOFF SECONDED. MOTION UNANIMOUSLY CARRIED.

B. FEBRUARY 20, 2003 - MR. STETS MOVED FOR APPROVAL OF THE MEETING MINUTES OF FEBRUARY 20, 2003 AS WRITTEN. MR. MEYERHOFF SECONDED. MOTION UNANIMOUSLY CARRIED.

3 ACTION ITEMS:

G. SD-0212 Fieldstone Manor
Jerry Stahlman, Stallman and Stahlman, Inc.
Mr. Tim Pasch, Developer

Mr. Stern indicated that Mr. Luciani's comments were received today and consequently he could not offer a recommendation at this time since he did not have sufficient time to review them. Mr. Stern made copies available for the members.

Mr. Stahlman noted that at the last Planning Commission meeting they submitted a plan that showed a connecting access road between the cul-de-sac that was approved in the previous subdivision. After discussion with staff, Mr. Stahlman noted they recommended that an interconnecting street be provided between these two cul-de-sacs. They agreed to re-design the entire development and put in an access street

(Marble Court). As discussed with staff, there were to be no curbs and no sidewalks. However, as it evolved, comments from the township engineer and the police chief indicated that it was inadequate. Mr. Stahlman stated that since the issue seemed to be the cul-de-sac length, they had the choice of either putting a full street in to connect them, or shorten the cul-de-sac by 150 feet. Mr. Stahlman stated he and the developer decided to shorten the cul-de-sac, even though it would mean the loss of an additional lot. By doing this they were able to move the detention basin so that it would be six feet deep and achieve the 4 to 1 slope.

Mr. Stahlman referred to Mr. Luciani's comments.

- Item #1 - Provide a letter of adequacy from the Soil Conservation Service. This was amended and resubmitted.
- Show the water line on the plan - The water line was shown on the plan as a "W".
-
- Provide an easement for the swale on Lots 14, 15 and 16. There was already a sanitary sewer easement in the back. They have now made this a storm sewer easement.
- Label on the plan the individual unmarked corners. The unmarked corners have the notation "TBS" - to be set. They were on the drawing with a notation at the bottom. They have marked all the corners with the note "TBS".
- Item #3 regarding the easement. Concrete monument should be shown as street right of ways. There are four of them required on a proposed street in at least 10 different locations. They have indicated the raised points out on the street, on every property corner and the beginning and ending of every curb. There are 26 of them.
- #8 The side lot lines shall be substantially at right angles. Mr. Stahlman indicated that he felt that this referred to Fieldstone Court, which he indicated was changed. He felt that issue should be off the table.
- Payment in lieu of recreation is waiting approval of the township.
- Zoning ordinance - provide a site distance for Fieldstone Court and Locust Grove Road. Mr. Stahlman noted that he was confused as to why that was listed. He indicated that they did a preliminary plan with the Planning Commission and Board of Supervisors for the additional piece which was approved. He noted that PennDOT came out and measured the site distance for Fieldstone Court and Locust Grove Road and found it to be adequate and in turn issued the permit. Mr. Stahlman noted that this section in the ordinance being referred to is the clear site triangle requirement in the township ordinance and is unrelated to this PennDOT site distance requirement. Mr. Stahlman stated that the site triangles are shown on the drawing and are more generous than what is required by the ordinance. Mr. Stahlman also said the ordinance only states how far back the site distance is supposed to be and that a building or structure can not be put in that sector. It further states that shrubs or bushes cannot be over two feet. Mr. Stahlman further noted that have applied for the permit for Marble Court.
- Stormwater basin modeling: A - in the calculations it indicated emergency spillway had a couple inches of water on it and it had to be revised to get rid of it. B - showed riprap. This was shown on the drawing and the detail sheet. C - is involved with A, they are revising that elevation on the tables. D - the label on the structure is incorrect. Mr. Luciani indicated that it should say it is an orifice and the tables have been changed accordingly.
- All detention basins shall have a maximum size slope of 4 to 1. Mr. Luciani's comment is that the slopes on the outer side of the basin exceed this requirement. Mr. Stahlman stated that that they had a steep basin in that area. By shortening the cul-de-sac they were able to move the basin into the clear area and the slopes in the basin are marked. They are all 4 to 1 in the inside. He noted that beyond the limits of the basin there is a limited area, which involves grading of the lot that is not 4 to 1, but may be 3 to 1.

But otherwise all the areas where the water would be or where the basin itself is located are 4 to 1, which is shown on the drawing. Mr. Stahlman noted that in the area where the old basin was located it is a little steeper, however, there are no buildings, there is no detention basin, and no maintenance is required. Mr. Stahlman also noted that they have redesigned the steep basin and moved it. It is now six feet deep and it has the 4 to 1 slope which he felt was a major improvement to what it was previously.

- The maintenance and access to the basin needs to be provided. This was highlighted to make it more visible. The upper area has access almost the whole way around, which makes it very accessible in this new location.

General Comments: The HEC-RAS analysis - Mr. Stahlman noted that they have determined that there is no problem with the water flow.

- #2 Provide key trench detail in the basin.
- #3 There was an old lot line on the front page which was removed.
- #4 Provide details on manhole over 20 feet deep. This is on the detail sheet.

Discussion of the cul-de-sac issue. Mr. Stahlman reiterated that the cul-de-sac had been shortened. The ordinance says permanent cul-de-sac streets should in general not exceed 600 feet. Mr. Stahlman stated that the measurement was done at the edge of the existing cartway at the center line which is 600 feet. Discussion was held as to how the cul-de-sac was measured on Fieldstone Court, which Mr. Stahlman commented was done at the center. He confirmed that the Marble Court cul-de-sac was measured the same way as Fieldstone.

Discussion was held regarding the requirements for monuments. It was noted the most permanent is concrete and the ordinance calls for two on each side of the street. Mr. Stahlman indicated they will use them as required.

Chairman Maciejewski asked if there were any questions or comments from the floor.

Mr. Maciejewski called for a motion in the form of a recommendation to the Township Board of Supervisors for waivers for SD-02-12 Fieldstone Manor.

MR. ROBERTSON MOVED TO RECOMMEND APPROVAL OF SUBDIVISION 02-12 FIELDSTONE MANOR WITH THE FOLLOWING WAIVERS:

- ◆ **WAIVER FROM SHOWING SIDE STREETS WITHIN 400 FEET.**

MR. STETS SECONDED. MOTION UNANIMOUSLY APPROVED

Chairman Maciejewski called for a motion in the form of a recommendation to the Board of Supervisors for SD-02-12 Fieldstone Manor.

MR. ROBERTSON MOVED TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS FOR FIELDSTONE MANOR SD 02-12 WITH THE FOLLOWING CONDITIONS:

- ◆ **CONDITIONED ON RECEIVING APPROVED HOP FOR MARBLE COURT;**
- ◆ **CONDITIONED ON AN APPROVED SEWAGE PLANNING MODULE;**
- ◆ **CONDITIONED ON APPROVED E & S PLAN;**
- ◆ **CONDITIONED ON REMOVAL OF STREET WAIVER FROM PRINT, MODIFICATIONS FOR BASIN SIDE SLOPE AS SHOWN ON THE PLAN;**

- ◆ **CONDITIONED ON RECREATION FEE TO BE PAID DURING THE FINAL PLAN;**
- ◆ **CONDITIONED UPON APPROVAL OF THE TOWNSHIP ENGINEER ON THE OUTSTANDING STORMWATER ISSUES.**

SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY APPROVED.

B. LD-02-13 Penn State Management / Bank of Hanover

Jim Barnes, James Holley and Associates, Inc.

Mr. Stern reported that the applicant is proposing to place a 2640 square foot bank in the parking lot of the property, which is the location of the previous Ames store. The plan was introduced in November as a briefing item. As a reminder, on January 2 the Zoning Hearing Board had approved a special exception for parking on a lot different from the principal use, which is now irrelevant. On March 12 Mr. Luciani submitted a letter listing several outstanding issues. Staff recommended Planning Commission approval of this plan with the 10 items noted in Mr. Stern's memo. As an update, currently the Weis plan, which had been explained at the last meeting, does not appear to be on the table any longer.

Mr. Maciejewski noted several issues that appear to be outstanding, particularly regarding parking, sidewalks and buffer yards.

Mr. Barnes indicated that in regards to the parking, the developer of the property understands that usability of the building is contingent upon what available parking spaces are on site. In regards to the sidewalks, Mr. Barnes noted that they propose to extend sidewalks across the front of the site from the Weis property over to pertinent property. It is 4 feet on either side of the property. The other discussion was the fact that there is limited green space from the existing edge of the parking curb line at Market Street, which is more narrow on the Perkins side than it is on the Weis side. There are existing light standards, light poles and siding along the front of Market Street and they had agreed to add sidewalk along the interior side of the parking lot leaving the grass strips between the sidewalk and Market Street.

Discussion was held regarding the buffer areas. It was noted that mature trees could not be planted around the light pole due to the overhead power lines. It was noted that from a safety issue it was desirable to have the grass area between the curb and the sidewalk. However, there was a question regarding if there is a Rabbit Transit stop at that area which would mean that people would need to walk across the grassy area to get on the bus.

Mr. Barnes indicated that if there is a sign for Rabbit Transit at that location they would concrete an area for people to walk over the curb line. He also noted that the right of way on Market Street in that particular area is limited to the base of the curb and doesn't extend into the vacant property, so the right of way and any sidewalk that is installed is going to be outside of the right of way whether it is against the curb or in the parking lot. Mr. Barnes indicated that they would compromise using tall shrubs instead of trees in that location.

Discussion was held regarding the access drives and how to address the concern of cars cutting through the area. It was noted that there is a "do not enter" sign and a "no right turn sign", however, people ignore the signs and go through anyway. It was also noted that there may be a problem with trucks gaining access to the back of the building, which could determine that a truck entrance may be needed. It was decided that a note should be put on the plan to indicate that if a truck entrance is needed, the owner would meet with the Township to determine its necessity.

Discussion was held regarding the landscaping internal to the property. The ordinance calls for not less than 15% of green space. Mr. Barnes noted that presently there is only 7.2% green space, and they are planning to increase that to 10%.

Mr. Maciejewski questioned why they were not going to do the 15%. Mr. Barnes indicated they would end up losing additional parking spaces from the site. He noted they are meeting the interior green space requirement of the parking lot, and as a part of that are losing 14 spaces.

Mr. Stern clarified that because they already have a pre-existing non-conformance, they are not reducing but actually increasing the amount of green space. Mr. Stern further explained that a variance would not be granted, as it is a pre-existing condition. Additional discussion was held around more green space on the property, less parking spaces, and less building space, and staff suggested a compromise of something similar to what they had shown, subject to the recommendation of the members of the Planning Commission.

Further discussion was held on the access drive. Mr. Stern indicated he felt this was resolved. As it now stands it is a private street. He noted the Board expressed interest in the past to making it a public road. Mr. Stern indicated that he did not feel that was necessary at this point since there were many issues that needed solutions.

Mr. Maciejewski asked Mr. Luciani about his comment that there seems to be an inconsistency in regards to the tract boundaries. Mr. Luciani indicated that he questioned the right of way line in conjunction with the property lines.

Mr. Barnes indicated that the surveyors at his firm did all the surveys on the property and what is shown on this plan matches that particular survey. It is referenced on the cover sheet. He assured that what was shown on the plan is correct.

Mr. Maciejewski questioned the stormwater issue. Mr. Luciani noted there is not any new impervious flow. There is an inlet on the far side of the bank.

Mr. Barnes commented that concerning the lights in parking lot they are currently showing in the middle of the parking spaces. The pole is in the middle of the sidewalk. Discussion was held regarding the issue about the 20-ft drive out. Mr. Barnes noted that if they find it is a problem they will eliminate the parking space.

Mr. Barnes also noted they will relocate the existing sign.

Mr. Luciani indicated that everything has been addressed on his March 12 letter.

Mr. Maciejewski asked if there was any interest in this plan from the floor. None were heard.

Mr. Maciejewski called for a motion in the form of a recommendation to the Township Board of Supervisors for waivers for LD-02-13 Penn State Management / Bank of Hanover.

MR. STETS MOVED TO RECOMMEND APPROVAL OF LAND DEVELOPMENT 02-13 PENN STATE MANAGEMENT / BANK OF HANOVER WITH THE FOLLOWING WAIVERS:

- ◆ **WAIVER FROM REQUIREMENT TO SUBMIT A PRELIMINARY PLAN;**
- ◆ **WAVIER FROM 501.12 TO PERMIT A THIRD ACCESS POINT ON EASTERN BLVD.;**
- ◆ **MODIFICATION FROM LANDSCAPE AND STREETScape REQUIREMENTS;**
- ◆ **WAIVER FROM SHOWING ALL STREETS WITHIN 400 FEET;**
- ◆ **MODIFICATION FROM THE MAXIMUM NUMBER OF ACCESS DRIVES PER STREET FRONT;**

- ◆ **MODIFICATION FROM SIDEWALK LAYOUT SPECIFICATIONS TO BE 4 FOOT IN LIEU OF 5 FOOT.**

MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY APPROVED

Mr. Maciejewski called for a motion in the form of a recommendation to the Township Board of Supervisors for LD-02-13 Penn State Management / Bank of Hanover.

MR. STETS MOVED TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS FOR PENN STATE MANAGEMENT / BANK OF HANOVER LD-02-13 WITH THE FOLLOWING CONDITIONS:

- ◆ **CONDITIONED ON THE SUBMISSION OF FINANCIAL SECURITY IN AN AMOUNT TO BE APPROVED BY THE TOWNSHIP ENGINEER;**
- ◆ **CONDITIONED ON SHOWING CURBING AT CENTER ACCESS ON EASTERN BLVD.;**
- ◆ **CONDITIONED ON CORRECTING THE PARKING LOT SPACING PER ZONING ITEM #2 IN MR. LUCIAN'S LETTER DATED MARCH 12, 2003;**
- ◆ **CONDITIONED ON COMPLETION OF ALL REQUIRED SIGNATURES, SEALS AND NOTARIZATIONS;**
- ◆ **CONDITIONED ON PROVIDING CALCULATIONS SHOWING NO MORE THAN 4 CUBIC FEET PER SECOND IS FLOWING TO THE INLET IN THE 10 YEAR STORM SEWER;**
- ◆ **CONDITIONED ON THE SURVEY ATTESTING TO THE CORRECT PROPERTY LINES;**
- ◆ **CONDITIONED ON MOVING THE SIDEWALK ALONG MARKET STREET TO AVOID LIGHTS;**
- ◆ **CONDITIONED ON APPROVAL OF SOIL EROSION CONTROL PLAN;**

SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY APPROVED.

G. LD-02-16 Wood Crest Hills

Jim Barnes, James Holley & Associates, Inc.

Mr. Barnes noted that they were not going to ask the Planning Commission to take action at this time, since they wanted to bring them up-to-date as to where they were with the project, and the issue of the utilization of Marion Road. He indicated that what they have presently is a lot along Eden Road as one of their access points. They looked at several scenarios to provide a second access into this site. The first plan shows disturbance of the entire area from Eden Road up to the first connecting road. This would need to be in this configuration in order to get a 10% grade for the length of the roadway. The second plan is the same thing with a different configuration of extending the roadway to tie into one of the other access drives within the development. He noted they did not think it was good planning to disturb the southern part of the site to get access. What they would look at would be the single access which the ordinance allows. As shown on the plan, they would extend Marion Road down to the triangular piece shown on the plan. That would leave a gap about 10 feet on the northern side and 6/10's of a foot on the southern side. He stated that if the Township thought it necessary to have that connection made, they could do that by eminent domain. One of the other options would be to buy a second home along Eden Road. The landowner was made an offer which was declined.

Mr. Stern noted that the ordinance does not require two ways in and out of the development, so the developer is not obligated to add this access. However, the applicant agreed that having 151 houses with one way in and out is irresponsible both for the developer and the township to allow that to occur. Therefore, the applicant proposed to the Township that they are willing and able to do what they can but they do not have

the rights to that property. If the Township Supervisors agree that it would be a safety hazard to have only one access road, then it would be in the public interest to acquire those 248 sq. ft.

Mr. Maciejewski noted that discussion will need to be held with the Staff to determine whether or not to put the onus on the township for Marion Road.

Discussion was also held regarding the traffic issues on this plan and the possible necessity of a traffic light.

Mr. Don Eckert of 611 Marion Road came forward to ask a question concerning the development as to whether anything changed in terms of the internal streets and sub streets. Mr. Maciejewski indicated that currently they are looking at the preliminary sketch of the layout and revised the northern end of Red Rock Road. It appears that all three streets do exist as a different layout than what they had before.

Mr. Maciejewski invited anyone interested in looking at the plans to view them in the other room.

D. LD and SD-03-01 York Technical Institute - TABLED

Paul Francis, P.E., Engineer, LSC Design, Inc.

Mr. Francis indicated that they received their second review letter in which Mr. Stern's recommendation was to table this plan in order to have time to address the comments that they received so they have a cohesive presentation for next month.

E. SD-03-02 Motter Tract - Kinsley

Tom Conley

Mr. Conley indicated that the majority of the comments related with the traffic impact study. He asked to go through the comments so they have some direction in order to move forward.

Mr. Luciani indicated that according to the PennDOT comments they are required to make land improvements on Market Street and Locust Grove Road which need to be included on the plan. The improvements include: sidewalks on both Market Street and Locust Grove Road. They are subdividing the residential piece from an industrial piece and that requires that they have a buffer yard. It may be the Planning Commission's recommendation that the buffer yard be waived until such time as the land development. Concern with that buffer is if they develop the residential piece first. Those residential homes would be looking at the back of Fincor which would not be aesthetic.

The rest are traffic comments.

Mr. Stets commented that coming up Fincor's driveway and making a left turn on Market Street was somewhat difficult.

Discussion was held regarding the floodplain in that area. Mr. Luciani indicated that there has been an issue with water coming off Rocky Ridge Park into the basin next to York Tech which flows underneath Route 30 and down through the industrial park and businesses and then it backs up and floods that area. He further explained that along the railroad tracks the channel picks up debris and leaves and there are about 7 or 8 inlets. PennDOT eliminated the bridge underneath Market Street. That water used to flow under the bridge and did not impact too many people. When they made that crossing, they filled that area up and that relief valve was no longer there. To get rid of the water they put 7 or 8 breaks in there and it piped down towards McDonalds and through the channel. There is a 2" storm pipe and during a very heavy storm debris is pushed onto those drains and ends up flooding. The other problem is created with the rail crossing gate

which operates by a trip mechanism, the flooding causes the mechanism to short out and the gate goes down as soon as the road floods over.

Mr. Conley indicated that he would need to visit the site with Mr. Luciani to identify the situation. He commented that this issue should be addressed during the land development phase because their road is outside of the hollow area. He noted it would depend on the placement of the building which would determine how to deal with the problem.

Mr. Conley referred to the Board's comments concerning traffic as it related to the distribution of traffic at Market Street and Locust Grove Road for the industrial and commercial portions. He noted that at this point they are trying to focus on the industrial section. He asked what parts of the traffic should they address for the improvements to the industrial park.

Mr. Luciani indicated they needed to add pavement parking to the industrial portion in order to establish right of ways.

Mr. Maciejewski indicated that all of the comments had combined both the industrial and commercial aspects, so everyone is looking at it as one impact. He noted that although he realized that the applicant was trying to separate the two they would eventually overlap anyway, so he suggested that they work to combine the two.

Mr. Conley noted that what they are trying to do is isolate the comments that apply to the highway improvements that are necessary to do the subdivision.

Mr. Maciejewski indicated that the concern was to work with Fincor to see what would be the best approach for the traffic situation out in front of the property, as far as looking at the signal intersection there.

Mr. Conley expressed concern about if they do the improvements based on the traffic generated by Fincor. He asked how would they propose dealing with any intersection improvements of their road and Market Street when and if they connect and if it needs upgraded because of the traffic Fincor adds to it.

Mr. Maciejewski commented that the Township understands that Fincor is already contributing traffic there to begin with since it's just 200 yards down the road. He noted that the applicant's impact is additional traffic that's adding to that road, so right now the onus is on the applicant.

Mr. Conley expressed concern that the amount of traffic produced by Fincor could cause them to need an upgrade. This could cause a situation where the owner is putting in a road in to accommodate all the traffic that they would generate on their development but halfway through it run out of capacity because Fincor added capacity to it.

Mr. Maciejewski stated that since this would be a state road, PennDOT would need to take this into consideration, as well as York County Planning.

Mr. Conley indicated that they are looking for a guarantee that in the future they are not going to have to do more improvements as a result of the traffic generated by Fincor.

G. LD-03-02 NUTEC Barn - Concord Road

Tim Beiber - Nutec Design Associates

Note: Mr. Robertson excused himself from this plan due to his having been a previous owner of the barn.

Mr. Beiber explained that staff had recommended approval of the waivers requested, and approval of the plan. There were several issues for discussion. Under landscaping - in order to provide the number of plantings that are required for the buffer the applicant had proposed dispersing them throughout the entire site as opposed to just providing them along Concord Road. He noted that Staff has indicated that one of the conditions they would like to see is the caliber of trees being increased to 2½" instead of the 1½" requirement. Mr. Beiber indicated they would like to stay at 1½" caliber trees. Mr. Maciejewski asked Mr. Beiber to come forward to explain it as shown on the plan.

Discussion ensued regarding the issue of the trees being 2½" as requested by the Township as opposed to 1½". The Board questioned why Mr. Beiber felt that they couldn't meet the 2½" requirement. Mr. Beiber indicated they would like it to be at their discretion to plant larger trees instead of being required to do so. He commented that because most of the trees on the Concord Road corridor were not fully mature trees, they did not feel that they would be deviating from the streetscape.

Discussion was held regarding the stormwater modification, which Mr. Beiber noted a waiver was being requested based on the existing land conditions.

Discussion was held regarding the future parking as to leaving that area impervious and keeping it as a grassy area until such time as it is needed.

Discussion was held regarding the issue of sidewalks. A question was raised as to whether it would be necessary for the applicant to install sidewalks on the private driveway all around the building. Mr. Beiber indicated that they would like to request a waiver from doing that and they would like to strike the note regarding the sidewalks from the plan.

Mr. Stern indicated that they are not doing the sidewalk notes as waivers any more, rather as a condition. He noted the ordinance allows a waiver (not a note), however it would be at the Board's discretion to approve it. The Board can deny the waiver request and require that the sidewalks be put in now or that a note be put on the plan.

Mr. Maciejewski recommended putting the note on the drawing and if necessary at some future time they would need to be installed. It was noted that Kinsley may be developing the other side of the street, and they may forego sidewalks on the applicant's side of the street if Kinsley installs the sidewalks on his side of the street.

It was noted that the applicant has requested a waiver from a traffic study.

Mr. Beiber had an update on what the exterior of the barn will look like. He provided a rendering of the drawings. One of the concepts was to provide a building addition that resembles a barn. He noted that there were problems with the scale of that addition on the south face, which actually had an overwhelming elevation when considering a high peak roof. So they are working on trying to combine the old with the new and the concept has not been finalized at this point.

Mr. Beiber was advised that they should have the plan finalized before it is presented to the Board of Supervisors.

Mr. Beiber affirmed that the erosion control plan was submitted as noted in Mr. Stern's memo.

Mr. Maciejewski asked if anyone in attendance had any interest in the plan.

Mr. Maciejewski called for a motion in the form of a recommendation to the Township Board of Supervisors for waivers for LD-03-02 Nutec Barn - Concord Road.

MR. STETS MADE A MOTION TO RECOMMEND APPROVAL OF LAND DEVELOPMENT 03-02 NUTEC BARN WITH THE FOLLOWING WAIVERS:

- **WAIVER FROM REQUIREMENT OF SUBMITTING A PRELIMINARY PLAN;**
- **WAIVER FROM PLAN SCALE REQUIREMENTS;**
- **WAIVER FROM TRAFFIC STUDY SUBMISSION REQUIREMENTS;**
- **WAIVER FROM SHOWING STREETS WITHIN 400 FEET OF THE PROPERTY;**
- **MODIFICATIONS TO ALLOW STORMWATER MANAGEMENT BASED ON PRESENT LAND COVER RATHER THAN MEADOW CONDITIONS;**
- **MODIFICATION FROM LANDSCAPE BUFFER REQUIREMENTS WITH CONDITION THAT NEW TREES BE INCREASED TO 2½” CALIBER IN LIEU OF THE FULL BUFFER ALONG THE FRONT OF THE PROPERTY.**

MR. MYERHOFF SECONDED. MOTION UNANIMOUSLY APPROVED.

Mr. Maciejewski called for a motion in the form of a recommendation to the Township Board of Supervisors for LD-03-02 Nutec Barn.

MR. STETS MADE A MOTION TO RECOMMEND APPROVAL OF LAND DEVELOPMENT 03-02 NUTEC BARN WITH THE FOLLOWING CONDITIONS:

- **CONDITIONED ON SUBMISSION OF FINANCIAL SECURITY IN AN AMOUNT TO BE APPROVED BY THE TOWNSHIP ENGINEER;**
- **CONDITIONED ON COMPLETION OF ALL REQUIRED SIGNATURES, SEALS AND NOTARIZATIONS;**
- **CONDITIONED ON PLACING THE SIDEWALK NOTE ON THE DRAWINGS.**

MR. MYERHOFF SECONDED. MOTION UNANIMOUSLY APPROVED.

G. SD-03-04 2618 Inc. / Autumn House

Lee Faircloth, Gordon Brown & Associates

Mr. Stern reported that the purpose of this plan is to subdivide Lots #1 and #2 and add Lot #2 to Lot #3. They are splitting the former Nello Tire site into two parcels and part of that will become part of the Autumn House parcel and the Nello Tire part will remain as a stand-alone site. Staff is recommending approval of the plan with the six items noted in Mr. Stern’s memo.

Mr. Faircloth indicated that they are requesting four waivers that are listed in Mr. Stern’s memo. He noted that the fourth waiver which states “show all streets within 400 feet of the property” will not be necessary since the only intersection other than what was shown on the plan was the intersection of Eastern Blvd. They have shown the intersection of south Northern Way on their plans. There are no other intersections.

In regards to the County comments regarding handicapped parking, Mr. Faircloth noted that most of those comments will be addressed during the land development plan stage.

Mr. Faircloth indicated they show proposed parking on Lot #1 on the second sheet. They based that parking on the current use of Lot #1 and it was noted they needed 34 spaces based on the parking requirements. These spaces are depicted on the current plan.

Mr. Stern noted they have Note #17 on the title sheet which explains that parking shown on Lot #1 is shown as a proposed layout. He further noted that any change in Lot #1 will require conformance to the parking section in the Zoning Ordinance. Mr. Stern said that resolved his concern.

Mr. Faircloth further explained that currently 2618 owns both parcels. The subdivision of the Nello tract is into 2 lots. The rear portion of the Nello tract will be added to Lot #3 which is currently the Autumn House complex.

Mr. Faircloth indicated the parking shown on Lot #1 is for Lot #1. The parking shown on lot #2 on the subsequent plan was removed from this plan but will be shown on the land development plan when that is resubmitted to the Planning Commission.

Mr. Faircloth indicated they are in the process of obtaining an HOP for the revised driveway. He noted there was an issue with a pole in the middle of the driveway. He said they contacted Met Ed and made arrangements to relocate the pole. This needed to be done before they could file the HOP.

A question was raised as to whether there is a sidewalk all the way along Market Street. Mr. Faircloth indicated that he thought at some point the labeling of that sidewalk got omitted from the plan but that there were sidewalks along Market Street, South Northern Way, and also Eastern Blvd., which has now been shown more clearly on the plans.

Discussion was held regarding the nails in the curb line. Mr. Faircloth indicated that the curb line is the right-of-way line / property line and they suspect that they won't be able to get a steel pin in the area of Northern Way and also on Eastern Blvd. What they plan to do is drill a hole in the concrete and use a PK nail, which will make it more substantial but not easily visible.

Mr. Maciejewski asked if there was anyone in attendance that had an interest in the plan.

Mr. Maciejewski called for a motion in the form of a recommendation to the Township Board of Supervisors for waivers for SD-03-04 2618, Inc. / Autumn House.

MR. ROBERTSON MOVED TO RECOMMEND APPROVAL OF SUBDIVISION 03-04 2618, INC. / AUTUMN HOUSE WITH THE FOLLOWING WAIVERS:

- **WAIVER FROM REQUIREMENTS TO SUBMIT A PRELIMINARY PLAN;**
- **WAIVER FROM REQUIREMENT TO SUBMIT A SEWER AND WATER FEASIBILITY STUDY;**
- **WAIVER FROM THE REQUIREMENT TO SUBMIT A TRAFFIC STUDY.**

MR. STETS SECONDED. MOTION UNANIMOUSLY APPROVED.

Mr. Maciejewski called for a motion in the form of a recommendation to the Township Board of Supervisors for SD-03-04 2618, Inc. / Autumn House.

MR. ROBERTSON MOVED TO RECOMMEND APPROVAL OF SD 03-04 2618, INC. / AUTUMN HOUSE WITH THE FOLLOWING CONDITIONS:

- **CONDITIONED ON COMPLETION OF ALL REQUIRED SIGNATURES, SEALS AND NOTARIZATIONS;**
- **CONDITIONED ON SUBMISSION OF FINANCIAL SECURITY IN AN AMOUNT TO BE APPROVED BY THE TOWNSHIP ENGINEER.**

MR. MEYERHOFF SECONDED. MOTION UNANIMOUSLY APPROVED.

H. SD-03-02 3413 Deininger Road

John Runge, Gordon Brown & Associates

Mr. Stern indicated this plan is for Leon and Donalene Denlinger on Deininger Road. He noted Mr. Luciani's comments were mailed separately, and based on his comments it appeared that the plans should be ready to be acted upon. There were several items to be discussed. Waivers are noted in Mr. Luciani's letter. Mr. Stern noted that Item #5 regarding the subdivision land development on the second page is one that he and Mr. Luciani disagreed on.

Mr. Runge noted that they will not need the waiver for the sidewalks. He indicated that note was added to the plans.

It was noted one of the outstanding issues was to show existing significant natural features, particularly pole lines, speed limit signs, and landscape.

Discussion was held regarding Lot #4 which is a wooded lot and is shown on the plan. Mr. Runge provided photos of the wooded area.

Mr. Runge provided a copy of the Erosion and Sedimentation Control plan to Mr. Luciani.

It was noted that a waiver has been requested for minimum street width requirement of 26 foot requiring 4 ft of widening on each side.

Mr. Runge stated that a storm water report would not be submitted until they developed the land. He indicated that Note #19, which was discussed at the last meeting, was added to the plan. Prior additions to the building permit on Lot #3 and stormwater management plans for the impervious would be required.

Mr. Luciani stated that there is a current septic system on the adjoining lot. The extended sewer line is at the west end of the tract through the property and backs up into the park. He noted that currently the sewer line is 10 feet deep in that end of the property and would allow for future connections.

Discussion was held regarding putting a note on the plan regarding the necessity of widening the road in the event that the area along Deininger Road would be developed.

Mr. Maciejewski asked if there was anyone in attendance that had an interest in the plan.

Mr. Maciejewski called for a motion in the form of a recommendation to the Township Board of Supervisors for waivers for SD-03-03 3413 Deininger Road.

MR. STETS MOVED TO RECOMMEND APPROVAL OF SUBDIVISION 03-03 3413 DEININGER ROAD WITH THE FOLLOWING WAIVERS:

- **WAIVER FROM REQUIREMENTS TO SUBMIT A PRELIMINARY PLAN;**
- **WAIVER FROM SEWER AND WATER FEASIBILITY STUDY;**
- **WAIVER FROM STREETS AND APRONS;**
- **WAIVER FROM WATER SUPPLY PLAN;**
- **WAIVER FROM STREET WIDTH ;**
- **WAIVER FROM FIRE HYDRANTS;**
- **WAIVER FROM LANDSCAPING AND BUFFER YARDS;**
- **WAIVER FROM STREET LIGHTS;**

MR. MEYERHOFF SECONDED. MOTION UNANIMOUSLY APPROVED.

Mr. Maciejewski called for a motion in the form of a recommendation to the Township Board of Supervisors for SD-03-03 3413 Deininger Road.

MR. STETS MOVED TO RECOMMEND APPROVAL OF SUBDIVISION 03-03 3413 DEININGER ROAD WITH THE FOLLOWING CONDITIONS:

- **CONDITIONED ON PROVIDING FINANCIAL SECURITY IN AN AMOUNT TO BE DETERMINED BY THE TOWNSHIP ENGINEER;**
- **CONDITIONED ON PAYMENT OF RECREATION FEE IN LIEU OF PAYMENT OF \$119 PER LOT.**

MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY APPROVED.

4. BRIEFING ITEMS:

A. LD-03-03 Miltex Dental - Davies Drive

Paul Francis, David Karted, LSC Design, Inc.

Mr. Stern indicated that the purpose of this plan is to construct a 5,700 square foot and 67,800 square foot addition to their property on Davies Drive. Mr. Stern noted that there was a question as to whether the 67,800 sq. ft. addition is actually part of the plan.

Mr. Francis indicated as a point of clarification that this will be constructed in 2 stages - first the office and then the warehouse. The plans are effective for 5 years and he expected it would be completed within the 5 year time period. Mr. Francis indicated that with the construction of the office there would be 7 additional parking spaces. He reviewed the plans with the members.

Mr. Maciejewski noted that the future building was shown as part of the plan in lighter ink. He suggested that when the plan is resubmitted, they should darken the ink and take the word "future" out and use "proposed". Also at the bottom it is listed as "future" paved area.

Mr. Francis pointed out that the drawing submitted was the first design. He indicated that they wanted to show the 7 parking spaces. They are going to be adding a dock door to the 60,000 sq. ft. addition and part of that paving is going to serve as maneuvering for the trucks. The rest of it just going to serve as paving, it will not serve as additional parking.

Mr. Francis noted that the second point of clarification is with regard to the modifications that they are requesting. He indicated that Mr. Luciani summarized those in his review letter. Mr. Francis noted that they are requesting that the Board consider the plan as a final plan. Secondly, they are requesting that some of the existing vegetated areas serve as buffer between industrial and medium density residential. The last one is regarding the 4% bottom slope, and Mr. Francis stated that he didn't think they were going to need that, since they will not have to go below the 1%. He said that they are going to maintain the 1% minimum bottom slope which is in conformance with the stormwater ordinance.

Discussion was held regarding the following items:

- Subdivision / land development. Mr. Maciejewski indicated he was not sure where the sewer right of way was located.

- Mr. Francis indicated they were asking for a modification of the buffer along the eastern tract, since there is a stand of oak trees along the property line between the commercial and residential area. It was noted that the trees would only serve as a screen from April through October.
- Concern was expressed concerning external lighting for the new addition from a security standpoint.
- Discussion as to how they were planning to handle emergency exits.
- Discussion of buffer around stormwater pond - Mr. Francis indicated they may do some fill in with evergreens and keep what is there.
- Regarding streetscape they are going to ask for modification of the classic streetscape because it is in keeping with the rest of the area.
- Mr. Luciani indicated they will need a copy of the traffic study plans

B. SB-0301 AMC Theater Site - Sketch Plan

Jerry Stahlman, Stallman and Stahlman, Inc.
Tim Pasch, Developer

Mr. Stahlman indicated that the drawings submitted give an accurate depiction of the plans for this proposed site, which was discussed with Staff and is a compilation of several layouts. The primary objective is to provide a way to connect Eastern Blvd. through this site to the road that goes past the food store complex to the north. In the original plan they discussed putting a traffic light at the existing entrance to the drive in theater. However, the township stressed their long-term need to have a traffic light further east at this proposed new street lineup. Mr. Stahlman indicated that he and Mr. Pasch met with PennDOT in Harrisburg to establish the groundwork. PennDOT also met with Township staff and Mr. Luciani to establish the study for the traffic area, which has now been completed, and to take a look at the long-term traffic needs of this area including the water site. He noted they are planning to disconnect the Stonebridge Road which is shown at the bottom of the drawing. He noted there is a poor alignment at Eastern Blvd. and they want to bring that into the development and that section would be abandoned from where the curb is off of Eastern Blvd. The street will act as a through street and will be realigned with the intersection at Eastern Blvd. This could be a future corridor that goes to the north through this site onto Eastern Blvd. The traffic study was coordinated with the Motter piece and this plan, and those are the proposed lot configurations. Mr. Stahlman pointed out that the Erosion and Soil Conservation Service does not want to see paved channels, as they prefer them to try to recharge two year stores into the groundwater table. He indicated their E and S plan has attempted to address that.

Mr. Pasch indicated that when the road is built they are planning to build a strip mall and office buildings. He noted that there are already two users, a convenience store and a bank. They anticipate possibly a bank, a drug store, a fitness center and a restaurant. Mr. Pasch stated he is going to subdivide the land in parcels, and will land lease most of it.

Discussion was held regarding the issue of where the traffic light will be located.

5. NEW BUSINESS

A. RZ-03-01 Rezoning request: Ohev Shalom Synagogue - Briefing

Elliott Weinstein, Board Member
Lou Skeparnias

Mr. Weinstein indicated that the application is for rezoning two apartments back to A-O from what is now residential medium residential R-2. The property referred to the synagogue, which was in fact an A-O prior to the rezoning. It is largely a buffer type location. It is across from commercial property, the Village Green

Shopping Center, diagonal across from an office area on the southeast corner, across from residential and the A-O along Market Street represents that buffer area. Ohev Shalom is moving up to the campus of JCC along with Temple Beth Israel at some future date. The objective is to find a use for the building that meets the Township's objectives, its comprehensive plan, is not detrimental and best serves the township needs. The synagogue contracted with TRG to do a traffic study. They found out that by rezoning to apartment/office - the best use according to TRG, would actually have lower traffic uses being a library than its current permitted uses under an R-2 zone, which allows for a school type use that would have higher traffic generators than under an A-O.

A question was raised as to what the usage was for the synagogue during the week. Mr. Weinstein indicated that there was no activity during the week, with the exception of some religious services during the week, and for some minor administrative services. He noted it was never rented it out for other uses.

Question on spot zoning. Mr. Weinstein noted it was not an issue because they are A-O, which would be consistent. He stated that the three properties along Market Street are all apartment or office and they utilize their space for parking so the parking lot is already utilized for A-O usage.

Mr. Weinstein was asked if they have talked to any of the nearby residents regarding the rezoning plans and he indicated they have not.

Discussion was held regarding adding buffer to the residential side.

A typographical error was noted on the map - the commercial zone parcel for Village Green Shopping should be 305.

Mr. Stern indicated the sequence of events would be that the Planning Commission would give their comments. The York County Planning Commission will be meeting in the next couple of weeks and they will be giving their comments. Mr. Stern will go to the Board of Supervisors to schedule a public hearing and the property will be posted, and the neighboring property owners would be notified. There would then be a hearing and then the Board would make a decision.

Mr. Maciejewski recommended that they discuss the situation with the neighbors to build support for their case.

B. Truck Parking Ordinance - Briefing

Mr. Stern indicated that this issue was introduced last month and it was not a matter of changing the ordinance, just to obtain the opinion of the Planning Commission as to whether the ordinance is clear and legal regarding this issue.

Discussion was held regarding the definition as to what constitutes these kinds of vehicles. It was noted that the definition of the ordinance comes from the state motor vehicle code. It does not go by weight of the truck. It is a motor vehicle designed and used primarily for drawing other vehicles and not so constructed as to carry a load other than a part of the weight of the vehicle and load so drawn

It was the opinion of the Planning Commission that the ordinance regarding truck parking in residential zones is clear and legally valid. It was decided to defer the matter to the Zoning Board.

C. 1920 Cellar Living Space Ordinance

Mr. Maciejewski asked Mr. Stern as the new head of Fire Service to give an update on the pros and cons of a bedroom being in a basement or cellar.

Mr. Stern stated that residing in a basement was not necessarily a problem. The only problem that would occur would be getting out during a fire which would be true from any bedroom in the dwelling. Other issues may be damage from water that would get in the basement, or mold which older houses are more prone to than newer houses. Mr. Stern indicated that changes and advancements in building codes have eliminated those issues. They now require egress windows in all bedrooms and in all areas below grade. Mr. Stern referred to the Scapewell, which he discussed at last month's meeting, which is one brand of product that meets the code. A window is required that is large enough for a fireman with an airpack to enter, whether it is below ground or above ground. Mr. Stern pointed out that if there were a bedroom in a basement, it would be required to have two windows or doors. One would be in the bedroom, one would be in the other basement area that would be occupied. So with that in mind a basement bedroom would be no different than any other bedroom.

Discussion was held regarding how enforcement been handled. Mr. Stern felt that having the ordinance allow a basement bedroom would get more people to make their basements meet the code.

Mr. Stern further noted that for basement renovations they have done very well with enforcement. Every person that comes in to renovate their basement gets a permit and is required to upgrade their basement as far as Scapewell or equivalent so it has not been a significant issue.

MR. ROBERTSON MADE A MOTION THAT THE ISSUE OF BEDROOMS BEING PROHIBITED IN BASEMENTS OR CELLARS BE REMOVED FROM THE ZONING ORDINANCE. MR. SWOMLEY SECONDED. MOTION UNANIMOUSLY APPROVED.

Mr. Stern stated that he would type of a formal ordinance to be forwarded to the Board of Supervisors. They will then hold a public hearing and then vote on it. Mr. Stern noted that he has not received formal comments from the York County Planning Commission yet.

ADJOURNMENT

Chairman Maciejewski adjourned the meeting at 10:55 PM.

Respectfully submitted,

Secretary

ses

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
FEBRUARY 20, 2003**

MEMBERS: Alan Maciejewski, Chairman Present
Larry Stets Present
Randy Meyerhoff Present

ALSO PRESENT: Andrew Stern, Director of Economic Development
John Luciani, First Capital Engineering
Charles Rausch, Solicitor
Susan Sipe, Stenographer

NOT PRESENT: Mark Robertson, Secretary

1. CALL TO ORDER:

A. Pledge of Allegiance

Mr. Maciejewski, Chairman, called the meeting to order at 6 p.m. and led the Pledge of Allegiance.

2. ACTION ON THE MINUTES:

A. January 16, 2003

Since not enough voting members were present to constitute a quorum, the minutes were reviewed but not approved. They will be approved at the March meeting. A word correction was noted on page 2.

3. ACTION ITEMS:

There were no action items.

4. BRIEFING ITEMS:

A. SD 03-01 York Technical Institute

Jeff Lobach, Attorney
Paul Francis, P.E. Engineer, LSC Design, Inc.
Tom Austin, Transportation Planner

Mr. Stern reported that the purpose of this plan was to attach Lots 1 and 2 together. Lot 1 is owned by Yorlan Associates and is used primarily as a stormwater management facility for Sentry Woods, part of Springetts Oaks and Concord Road Development. Lot 2 is owned by York Technical Institute and is used for their school. By combining Lots 1 and 2 York Technical Institute's open space will increase, and they will be able to proceed with their land development plan.

Mr. Lobach indicated that the subdivision is the prelude to the land development plan. They are going through the logistics of subdivision and subdividing the Yorlan basin tract onto the York Technical Institute tract to provide enough base area so they can build an addition onto the YTI property. Mr. Lobach referred to the drawings to clarify what they are planning for the land development plan. He indicated they are expanding the YTI facility from 56,000 square feet to approximately 134,000 square feet, which will include adding 17 additional classrooms, 8 additional high bay classrooms, computer lab, lecture lab, 14,000 square feet of administrative and training areas, a student resource center, two alumni study lounges, two stair towers and two

elevators. To complement the parking they are going to add a 3½ tier parking garage. It will hold 860 vehicles and is about 18 000 square feet. They project that will increase the student body by approximately 650 students per day.

Mr. Lobach indicated that some of the comments from Mr. Luciani refer to the land development plan, i.e., landscape buffers, traffic study, stormwater floodplain issues and sidewalks along the private drive.

Mr. Lobach stated that both lots were created as part of the Sentry Woods with the Yorlan basin. This was all one tract so both lots were subdivided at different times from the Heidler Tract. The purpose of the Yorlan basin is to collect the upland drainage area north of Route 30 and to over manage for the downstream Meadowlands Industrial Park. That basin provided stormwater management for not only Sentry Woods but also for these industrial lots as well.

Mr. Lobach noted that the history of the area indicates that stormwater management was not required as part of Springetts Oaks or for any of the houses up on the hill before Sentry Woods. So at the time the developer built the pond to collect for Springetts Oaks, which was not involved with Yorlan, but Springetts Woods. So this particular land was not needed as part of any other subdivision to meet lot sizes.

Mr. Lobach noted that the garage is located outside the existing basin.

Mr. Lobach also indicated that the existing offices at the St. Onge building will be continued, which is being leased by YTI from St. Onge.

Mr. Lobach reviewed the plans with the Board members.

B. LD-03-01 York Technical Institute

Jeff Lobach, Attorney
Paul Francis, P.E. Engineer, LSC Design, Inc.
Tom Austin, Transportation Planner

Mr. Stern introduced LD-03-01 for York Technical Institute on Williams Road as a final land development. The applicant proposed a 76,974 square foot addition to the existing 56,373 sq. ft. as well as an 82,300 square foot parking garage.

Mr. Francis reviewed the plans with the Board members.

The following issues were discussed:

- ◆ Parking garage is four levels and the lowest level is an elevation 52.5. It will have a direct drive in. The second level will come up to elevation 63 and there will be a separate drive in facility for that, which will be the service for the next three stories. Both levels are two way.
- ◆ A question was raised as to whether the residents will be permitted to park there. Mr. Francis indicated that he would address this with the applicant.
- ◆ Question regarding having one entrance to the parking garage. Mr. Francis indicated that the specialist who designed the garage felt one entrance was sufficient.
- ◆ An issue was raised concern whether the parking garage complex should be gated for security purposes and to restrict it for YTI purposes. This will be discussed with the applicant. There was also a concern as to how the area would be monitored and/or policed.
- ◆ In regards to emergency vehicle access, it was noted that the garage was designed to allow for emergency vehicle access between the buildings.

- ◆ Stormwater basin – A second basin was added a second basin, similar to what was done on the Meadowland lots. Mr. Francis indicated that they are conforming to the ordinance under this basin. There was a dam permit that was issued with this project, and the basin was constructed under their guidance.
- ◆ Mr. Luciani noted that the floodplain line needed to be corrected on the plans.
- ◆ Question on the maintenance of the pond area as it relates to control of plants and trees. Mr. Francis indicated that Yorlan will continue to maintain the basin.
- ◆ Discussion was held with regard to the flood plain line as to how it is defined on the plan. Mr. Luciani felt that it was not accurate. Mr. Francis indicated that the depiction of the line was exactly as it was amended back in 1992 as a result of this development. Mr. Stern noted that the map was approved by FEMA, which then defines the flood plain of this township. Mr. Francis affirmed that the floodplain was not moved to accommodate the parking garage.
- ◆ Discussion was held regarding the traffic aspect of the plan. Mr. Austin indicated that as part of the project they prepared a detailed traffic impact study report. As a result it was determined that physical improvements will need to be made on Pleasant Valley Road to the point where that road will need to be widened to provide dual left turn lanes. Other recommendations included placement of stop signs on Pleasant Valley Road heading eastbound with some additional signs. At the interchange south of 30 eastbound on the ramp, timing change optimization will be needed as well as on the westbound off-ramp. The challenge is going to be how to implement it.
- ◆ Mr. Austin indicated that York Technical Institute is not planning to do any of the traffic improvements. Discussion was held concerning the traffic situation. It was noted that there may be a possibility that the YTI development may have to be suspended until the traffic situation is addressed by the Board, since it may constitute a safety issue.
- ◆ It was noted that the sidewalk issue will also need to be addressed

C. SD-03-02 Motter Tract - Kinsley Equities

Paul Francis, LSC Design

Mr. Stern indicated that the purpose of this plan is to combine Lots 1A and 1B to form Lot 1 as shown on the plans. Lot 2 is the remaining portion of the parent tract. Lot 1 is the industrial portion of the Motter Tract and Lot 2 will be the residential portion of the Motter Tract. Lot 1 is north of the creek and wetland area. Lot 2 the residential portion is south of the wetland area.

Mr. Francis indicated they are attempting to consolidate a lot into the subdivision that was acquired through the Fincor property and they are going to separate the industrial portion of the site from the residential portion of the site. On the industrial portion of the site they are adding a cul-de-sac roadway to access Market Street. Mr. Francis noted that the length of the cul-de-sac is 600 ft.

Mr. Luciani indicated that one of his recommendations was that they consider building a 36 foot cartway, since there was concern that the width of the street would not be adequate to allow for tractor trailers. Mr. Francis noted that the owner also felt that 26 feet, which is the minimum requirement for an industrial road was insufficient, so they increased it to 30 feet. The Board felt that the owner should take a second look at the width especially from the standpoint of the truck swing entrance and exit from the street.

Mr. Francis indicated that the applicant has asked for a modification of ordinance requirement from providing a sidewalk on both sides of the roadway. He said that they were trying to avoid putting a sidewalk on the west side of the cul-de-sac. At the suggestion of Mr. Stern they are going to put a note on the drawing that says after 6 months the owner will construct sidewalks if needed.

Mr. Stern further explained that previously this would have been a waiver request. That has been changed to just having a note on the plans, which remains as a condition.

Discussion was held regarding the traffic situation at the Locust Grove intersection as to how this project will affect an already congested area.

D. SD-03-03 3413 Deininger Road

Leon and Donalene Denlinger
John Runge, Gordon Brown & Associates

Mr. Stern noted the purpose of this plan is to split Lot #3 into two lots with the creation of Lot #4. This property is in an R-4 rural residential zone on Deininger Road. Lot #3 would remain approximately 5 acres and Lot #4 would be approximate 1.4 acres.

Mr. Runge explained that this was a two lot residential subdivision. They are subdividing the property and in compliance with the ordinance of the Township, they are going to be extending the sewer line up from the terminal manhole along Deininger Road through the rear of the property. It will then extend out to a terminal manhole that will be set deep enough to allow for any future expansion of Deininger Road. Mr. Runge noted that they met with the staff yesterday to address the concerns of both parties.

Mr. Stern clarified that the applicant would be revising the elevation of the sanitary sewer based on staff comments. Mr. Runge affirmed that and noted it would also be done on the horizontal location along the western property line.

Other items that Mr. Stern indicated were discussed included:

- Typographical errors on the lot coverage.
- Six month note on the plan relating to sidewalks
- Driveway locations to be described in the plan to show the site distance. It was suggested that the driveway would go on the south side of the lot next to where the sewer easement would come out on Deininger Road.

Discussion was held concerning the safety issue of adding a house at that point of the curb on Mt. Zion Road and the width of the road. Mr. Luciani noted that the cartway on this site is 18 feet. The ordinance requires 26 feet. Mr. Stern pointed out that it was his understanding from a prior situation that it is difficult to require a developer to widen an existing road. His thought was that for new roads the width had to conform to the requirements of the ordinance, but that the Township could not require someone to widen an existing road.

LD - 03-02 Nutec Barn - Concord Road

Tim Beiber, Nutec Design Associates

Mr. Stern indicated that the purpose of this plan is to construct an 8,260 square foot addition to their 16,917 square foot existing building and also to add associated parking for future parking. The applicant believes the amount of parking required for this project is far greater than he actually needs. After meeting with staff on several occasions, Mr. Stern concurred with them so they have shown on one of their sheets future parking when the Township Board and applicant deems it necessary.

Mr. Beiber indicated that the construction is for an addition to the barn on Concord Road. He noted they have outgrown their space. There are four companies tied together. Nutec Designs is partially located in the building. The York Consulting group is located in the City of York. They want to put all four companies together in one building. That is the reason for the expansion of the facilities. One of the issues is parking. There are currently 88 spaces. Mr. Beiber noted that

they are at capacity with people in the building and on average have 30 open spaces a day. They are looking to provide additional parking to meet their needs. They would like to hold off the extra parking requirement based on zoning criteria to be constructed when it becomes necessary.

Mr. Beiber indicated that one of the waivers they are requesting is a waiver from traffic study based on the fact that they are only adding 36 people to that site. Mr. Beiber indicated they felt the issue was more parking related rather than a traffic issue. Mr. Beiber indicated that he has collected four months of data compiled on their parking situation. One of the things that they would do instead of requesting a waiver would be to provide that as their traffic study.

Mr. Stern noted that he discussed with Mr. Beiber earlier that their plans were a little confusing about future parking versus current parking. Mr. Beiber explained that the intent was that if they endeavored to show existing parking, proposed parking and future parking all on one sheet that would be even more confusing. Consequently Mr. Beiber illustrated on Sheet 1 the existing conditions and what is being proposed as part of the initial development.

Mr. Stern clarified that Mr. Beiber was proposing 107 spaces now and if the Township or the owner determines additional parking is needed then they would figure it out per Sheet C-3 and have it total 126. He suggested that the owner clarify General Note No. 6 to read "Proposed parking spaces at this time 107. Proposed parking spaces at future date 126 total."

Comment was made regarding the size of the addition in relation to the amount of people in the building. Mr. Beiber indicated that because the existing facility is a barn there is a larger square foot ratio per person than a typical building. The ratio in the new building will be similar to what they have now. The building will also have conference rooms, an elevator and a stair tower.

Mr. Maciejewski commented that one of the issues related to the future parking as to what will be determined when the additional parking will be needed. Mr. Maciejewski indicated his concern was from the standpoint of stormwater management and the effect of impervious pavement being installed if it is not really needed.

Mr. Beiber indicated that the stormwater design that will be put in place would account for the future parking. There is no intention to provide impervious pavement even if they were required to put pavement in now. He noted that to get the additional spaces needed, they will have to reconstruct the entire eastern part of the site. They do not feel they are going to need those spaces so they do not feel they should be built at this time.

Other discussion included the following:

- Elevations need to be shown on the addition.
- Discussion as what the new addition will look like. Mr. Beiber indicated that has not yet been determined.
- Handicap parking - Mr. Beiber indicated the handicapped parking will be located closest to the elevator in the new building.
- Location of the dumpster enclosure
- Location and design of outside lighting

SD-03-04 2618, Inc. / Autumn House

Mr. Lee Faircloth, Gordon Brown & Associates

Mr. Stern indicated that several months ago Autumn House had recorded a land development plan for an addition to their facility. During this discussion parking was raised as an issue. They had indicated they would be providing the additional parking on what used to be the Nello Tire property, which would require a special exception to have parking on a different lot than where the principal use is located. Upon discussion with Staff and the Planning Commission, the owner was encouraged to change the lot lines to clarify the parking on which lot and as a result they have submitted this plan which is a subdivision plan to subdivide Lots 1 and 2 (former Nello Tire site) in half leaving the front retail shop as a lot and taking the back area which is the tire

warehouse and turning that into a lot which would be used for initial parking for Autumn House. Lot 1, which is the front lot, would remain a stand-alone lot for additional parking.

Mr. Faircloth agreed that they confused the issue of the basic subdivision concept with showing the proposed parking layout on Lot #2, which is to be added to the Autumn House property. He noted what they intend is to remove the proposed parking layout on Lot #2 which will eliminate the concern relative to that parking issue.

Mr. Faircloth commented that relative to parking on Lot #1 it was recommended that they show the Nello property as all bituminous paved; however, currently there is no defined parking. It was suggested that they show how there is the potential for parking on Lot #1 which is paved. He said they will have a note on the plan indicating that the parking shown in Lot #1 is for administrative purposes only and is not part of this approved lot.

Discussion included the following issues:

- Existing entrance on Northern Way - There will be no access to Northern Way from Lot #2
- Landscaping requirements and buffer yard
- Lighting to be addressed on the land development plan
- Storm water management issues to be addressed on the land development plan
- Discussion on the configuration of the parking spaces around the building. Mr. Maciejewski noted that in looking at the inspector's comments relative to the traffic flow around the warehouse, the access for the six parking spaces and around the dumpsters seem confusing.

5. New Business - Briefing Items

Mr. Stern noted that there was a correction to the agenda. Item #3 Action Items should read "(all items continued to March)."

A. RZ-03-01 Rezoning request: Ohev Shalom Synagogue

Mr. Stern indicated this request was presented to the Board of Supervisors. They asked Mr. Stern to forward the request to the Planning Commission for review and recommendation. Mr. Stern noted that if it meets with their approval he will have the applicant's representative at the next meeting to formally present their case. Mr. Stern indicated that if there is any additional information any one would like prior to that meeting to contact him via this meeting, email or phone. The synagogue members had relocated and they requested that the property be rezoned from an R-2 to a commercial zone to allow it to become an office or an apartment building.

B. Section 1926 - Truck Parking Ordinance

Mr. Stern indicated that there is a current Zoning Hearing Board application for an individual who wants to park a tractor-trailer on his property. This individual has delayed their Zoning Hearing Board case and requested the Board of Supervisors to amend the zoning ordinance to allow flexibility for such cases. At their February 13 meeting, the Board of Supervisors denied that request and indicated that they were clear in their intent to prohibit trucks from residential zones. However, since the applicant was not present for the case, his attorney raised some issues as to whether the ordinance was clear. The Board of Supervisors consulted with Mr. Rausch to assure that the ordinance is perfectly clear and legally valid. The Board of Supervisors requested the Planning Commission to review this matter, not to amend anything, but to insure the intent of the ordinance is clear and legal and if it is not then revise it as necessary.

Mr. Rausch recommended that the Planning Commission wait to let the Zoning Hearing Board go through the procedure of the case and make a decision before taking any action on this matter.

C. Section 192.1 Cellar Living Space Ordinance

Mr. Stern indicated this case involves a zoning ordinance, which prohibits living and sleeping

areas in the cellar. A cellar is defined as areas in a house below grade. So a basement is defined as having more than 50% areas above grade. Mr. Stern noted the ordinance was written in 1990 and areas of this nature were mostly underground and it created some safety issues. However, the new building code has taken into account basement / cellar dwelling and now requires that an emergency exit, via escape windows or doors from any bedroom in the basement be made available, which address the concern of an emergency escape access. Anything added or renovated in a new or existing basement now requires an escape exit. In this case the person installed a Scapewell.

Discussion was held regarding a change to the date of the April Planning Commission Meeting due to a conflict with some of the committee members. The rescheduled date will be April 22.

ADJOURNMENT

Chairman Maciejewski adjourned the meeting at 8:40 p.m.

Respectfully submitted,

Secretary

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
JANUARY 16, 2003**

MEMBERS:	Alan Maciejewski, Chairman	Present
	Mark Robertson, Secretary	Present
	Randy Meyerhoff	Present

NOT PRESENT: Larry Stets, Vice-Chairman

ALSO PRESENT: Andrew Stern, Director of Economic Development
John Luciani, First Capital Engineering
Stacy MacNeal, Solicitor
Jean Abreght, Stenographer

1. CALL TO ORDER:

A. Pledge of Allegiance

Mr. Maciejewski, Chairman, called the meeting to order at 6 p.m. and led the Pledge of Allegiance.

Mr. Maciejewski noted that a service award is being presented to Mr. Larry Gibbs, who resigned from the Planning Commission. The award reads "Larry Gibbs, Planning Commissioner, in recognition of your dedication and valuable service from 1998 - 2002".

Mr. Maciejewski announced that the Nominating Committee will present the slate of officers for the Year 2003 for the Planning Commission. The head of the Nominating Committee was Larry Stets who was not present. Mr. Maciejewski asked Mr. Robertson, Secretary, to read the slate of nominees:

Mr. Robertson announced the slate of officers:

Alan Maciejewski, Chairman
Larry Stets, Vice Chairman
Mark Robertson, Secretary

Mr. Maciejewski asked for further nominations. He then called for a motion to close the nominations.

MR MEYERHOFF MOVED TO CLOSE THE NOMINATIONS. MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.

2. ACTION ON THE MINUTES:

A. December 19, 2002

MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF DECEMBER 19, 2002 AS AMENDED. MR. MEYERHOFF SECONDED. MOTION UNANIMOUSLY CARRIED.

3. ACTION ITEMS:

A. SD 02-15 York Silica Sand

Mr. Jim Barnes, James Holley & Associates
Mr. Mark Jeffers

Mr. Stern reported that the purpose of this plan is to subdivide the property along the industrial and median density residential zoning district line. The residential side will be developed for housing which is the Woodcrest land development plan. Since the last meeting, the residential parcel on Eden Road Lot #3, where the new road will be, has been added to the subdivision and would become part of the Woodcrest portion of the newly subdivided property. Lots 2 and 3 will be attached as part of this plan. This plan was introduced at the November meeting. There are several issues identified by Mr. Luciani in his letter that he believes are outstanding. Mr. Stern noted that most of the items are housekeeping. Mr. Stern made a recommendation concerning the four waivers and seven conditions as noted in his memo.

Mr. Maciejewski noted that there were five waivers listed on the drawing, but only four were identified in their notes. The waiver from the modification from existing natural features was not listed.

Mr. Barnes indicated that this waiver could be added as #5.

Discussion was held regarding the access into the subdivision as well as the grading and sidewalks to be provided for Lot #3.

Mr. Stern asked Mr. Barnes if they had labeled the lot corners.

Mr. Barnes noted that they went through on every corner that wasn't listed as a monument or marker found in the field and indicated each one to be set.

It was confirmed that Condition #5, # 6, and #7 were completed.

Mr. Barnes noted that Mr. Hengst met with Mr. Jeffers and inspected the site. He will be issuing a letter regarding the fact that no systems were found on the quarry site. Consequently Condition #8 can be eliminated.

Mr. Stern asked about adding to the plan regarding showing the required quarry set backs.

Mr. Barnes indicated that he did not have the distances on the plan. The only occupied structure could be considered as Naval Reserve building, which will be added.

Discussion was held regarding the permit. Mr. Barnes indicated that they are in the process of obtaining a permit for a mining operation. As of now the permit is held by the current owner and had been renewed. Mr. Barnes also noted that they are not going to physically mine the property.

Mr. Jeffers commented that they store the fill on the site. He noted that one of the requirements from DEP for erosion control is that a permit is required on site to dump fill. He noted that they were better off to have a site that they permanently have permitted and to do that they need to have a quarry. They are not actually going to mine anything although they will have a mining permit.

Discussion was held regarding the buffer.

Mr. Jeffers noted that the line was moved from the original plan to maintain control of the buffer line in the existing wooded area.

Mr. Maciejewski added that the Board would want to see a continuous buffer with no bare spots. He also noted that there was a concern expressed about fencing on the residential side. Discussion was held with Mr. Barnes as to how that was being addressed.

Mr. Barnes noted that they discussed this with Kinsley and that was part of the concern to have control of that 300-ft strip to avoid a safety hazard of someone falling off the cliff.

Discussion was held regarding the idea of having a fence put up due to the fact that a residential development is being built next to a cliff. Mr. Maciejewski made a recommendation that York Silica Sand take that into consideration for the safety of potential residents.

Mr. Maciejewski asked if there was anyone in attendance with an interest in this plan.

Mr. Paul Hicks, 590 Marion Road, inquired if there was a plan to open up Marion Road as it relates to the strip of land that goes across Marion Road supposedly owned by one of the neighbors.

Mr. Barnes noted that it was not part of this subdivision, but will be as part of the land development plan.

Mr. Maciejewski further clarified that it would be part of the land development plan, which may be on the agenda for next month. He directed Mr. Hicks to call the Township office two weeks before the next meeting to find out if it will be on the agenda.

Mr. Maciejewski called for a motion for waiver requests for SD-02-15 York Silica Sand.

MR. ROBERTSON RECOMMENDED APPROVAL OF SD-02-15 YORK SILICA SAND WITH THE FOLLOWING WAIVERS:

- **MODIFICATION WAIVER TO EXISTING NATURAL FEATURES;**
- **WAIVER FROM SHOWING PRELIMINARY PLANS SUBMISSION;**
- **WAIVER FROM SHOWING ALL MANMADE FEATURES;**
- **WAVIER FROM SHOWING ALL STREETS WITHIN 400 FEET;**
- **MODIFICATION WAIVER FROM PROVIDING A BUFFER YARD BETWEEN ZONES.**

SECONDED BY MR. MYERHOFF. MOTION UNANIMOUSLY CARRIED.

Mr. Maciejewski called for a motion in the form of a recommendation to the Township Board of Supervisors for SD-02-15 York Silica Sands.

MR. ROBERTSON MOVED TO RECOMMEND APPROVAL OF SD-02-15 YORK SILICA SANDS WITH THE FOLLOWING CONDITIONS:

- **CONDITIONED ON SHOWING THE REQUIRED QUARRY SETBACKS 100 FEET FROM ROADS AND 300 FEET FROM OCCUPIED DWELLINGS;**
- **CONDITIONED ON SUBMISSION OF FINANCIAL SECURITY, AMOUNT TO BE APPROVED BY THE TOWNSHIP ENGINEER;**
- **CONDITIONED ON COMPLETION OF ALL SIGNATURES, SEALS AND NOTARIZATIONS;**
- **CONDITIONED ON UPDATING FEMA INFORMATION AS APPLICABLE;**
- **RECOMMENDING EVALUATING FENCING OF HAZARDOUS CLIFF AREAS.**

SECONDED BY RANDY MEYERHOFF. MOTION UNANIMOUSLY CARRIED.

B. LD-02-14 Yorktowne Dental

Michael Scarborough, Nutec Design Associates
Dr. Bentivegna

Mr. Stern indicated that this plan was introduced at the November meeting as a briefing item. The purpose of the plan is to construct a new 12,000 square foot building and associated amenities with parking, stormwater management, etc. at the vacant property on Eastern Boulevard, between Mill St. and Moul Street. The building will be 2 floors, 6,000 square feet each. He noted in his memo dated January 10 several items related to Mr. Luciani's memo. Items 1 and 2 from subdivision land development ordinance were reviewed with Ed Sowers, Sanitary Sewer planner from the wastewater plant. He has indicated his approval with everything as shown on the plan relating to those issues. The basement bathroom pumping will be addressed during the permitting process. The 4" lateral that ties into the 6" lateral meets the Township's requirements and the 10-foot easement on the property side is acceptable. The other side of the sewer is on the street right of way, so the wastewater plant has enough room to access the pipe if necessary. As discussed at the last meeting, the loading space requirement is not necessary. Mr. Stern recommended approval.

Mr. Maciejewski had a comment regarding the additional parking on Lot #2. He noted that although he realized that the screening and lighting on Lot #2 was not going to be developed, it had not been added.

Mr. Scarborough noted that the additional parking would only be installed upon the notification of the Township in 6 months if they determined they needed to develop that site.

Mr. Stern pointed out that it also notes on the top left side of the C-1 sheet, ten foot buffer yard 60" high solid fence. Also, Lot #6 requires plantings to Township specifications.

Mr. Maciejewski noted that the county comments indicated that the zoning district boundary between R-2 and O should be clearly identified. He also asked if the erosion sedimentation controls had been approved.

Mr. Scarborough indicated that an approval letter had been received, which he provided to the Board.

Mr. Luciani recommended some modifications to the driveway on Eastern Boulevard, which is in close proximity to Moul Street. He expressed concern about the volume of traffic and the fact that because of the close proximity of streets, there could be potential traffic problems

Mr. Stern did not feel that this would be a problem, since most people would not generally use Eastern Boulevard to exit out of the dentist's parking lot, because it would not be convenient.

Discussion was held regarding the fact that if it did turn out to be a hazard then it would be up to the Board of Supervisors to request a traffic study and make a recommendation for traffic signalization or extending the median strip to block left turns.

Mr. Luciani questioned the height of the fence.

Mr. Stern clarified that according to the ordinance a wood fence must be 72". A solid fence, i.e., masonry wall, concrete, brick, block, stucco etc., must be 60".

Clarification was made in regards to the bonding, and it was noted that the amounts for the bonding had been approved; however, it still must be submitted.

Mr. Maciejewski asked if anyone in attendance had an interest in this plan.

Mr. Maciejewski called for a motion for waiver requests for LD-02-14 Yorktowne Dental.

MR. ROBERTSON RECOMMENDED APPROVAL OF LD-02-14 YORKTOWNE DENTAL WITH THE FOLLOWING WAIVERS:

- **WAIVER FROM THE REQUIREMENT TO SUBMIT A PRELIMINARY PLAN;**
- **WAIVER FROM PLAN SCALE REQUIREMENT;**
- **WAIVER FORM SUBMISSION OF A TRAFFIC STUDY;**
- **WAIVER FROM STORMWATER BASIN SIDE SLOPE OF 4 TO 1 TO ALLOW 3 TO 1;**
- **WAIVER OF SHOWING ALL STREETS WITHIN 400 FEET.**

SECONDED BY RANDY MEYERHOFF. MOTION UNANIMOUSLY CARRIED.

Mr. Maciejewski called for a motion in the form of a recommendation to the Township Board of Supervisors for LD-02-14 Yorktowne Dental.

MR. ROBERTSON MOVED TO RECOMMEND APPROVAL OF LD 02-14 YORKTOWNE DENTAL TO THE BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:

- **CONDITIONED ON PROVIDING TRENCH RESTORATION DETAILS FOR CURB CUTTING FOR WATER LINE;**
- **CONDITIONED ON THE COMPLETION OF ALL REQUIRED SIGNATURE SEALS AND NOTARIZATIONS;**
- **CONDITIONED ON SUBMISSION OF FINANCIAL SECURITY;**
- **CONDITIONED ON SHOWING LIGHTS AND LANDSCAPING ON LOT #2;**
- **CONDITIONED ON MODIFYING THE NOTE IF LOT #2 IS DEVELOPED, ALL THE CONDITIONS AND NOTES 6 MONTHS BEING MET AT THAT TIME.**

SECONDED BY RANDY MEYERHOFF. MOTION UNANIMOUSLY CARRIED.

4. BRIEFING ITEMS

- A. SD-02-16 Gerard Builders
Joseph Boose, Hoffman Surveying

Mr. Stern noted that this plan involves property in Springettsbury Township, Windsor Township, and Hellam Township. It is a 6.7 acre tract of land which is being proposed to be subdivided into 5 parcels. The Springettsbury portion of it is zoned R-3 low density residential. As noted in Mr. Stern's memo, Lots #1 and #2 are completely in Springettsbury Township, Lot #3 is in Springettsbury and Windsor, Lot #4 is Springettsbury and Windsor, and Lot #5 is in Springettsbury, Windsor and Hellam. This plan also will have to go to Windsor and Hellam Township Planning Commissions and Supervisors. They all will have private sewer and public water. Mr. Stern noted that Mr. Hengst did not approve all of the lots due to the weather conditions. The ones that he did complete passed. Mr. Stern noted that he requested that the applicant indicate the waivers they are requesting. He also noted that the applicant will need to speak to the Director of Recreation, Mr. Wendel, regarding recreation. An environmental impact statement, as identified in the ordinance also will be needed.

Discussion was held regarding the following:

- Boundary lines between townships (Mr. Boose pointed out on the map where the township lines run).
- Discussion was held regarding property that is in 2 or more townships and how to determine what township it is in.
- Discussion of intersection and 4 way stop
- Driveways that are close to the intersection.
- Sewer systems
- Water systems

- Perk tests are not all done, due to the weather.

There was no new or old business.

Mr. Stern announced that he has plans to be signed.

5: ADJOURNMENT:

Mr. Maciejewski adjourned the meeting at 7:20 p.m.

Respectfully submitted,

Secretary

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