

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
DECEMBER 18, 2008**

MEMBERS IN

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

ALSO IN

ATTENDANCE: Harish Rao, Director of Community Development
John Luciani, First Capital Engineering
Angela Liddick, Community Development Coordinator
Nicole Ehrhart, Solicitor
Sue Sipe, Stenographer

1. CALL TO ORDER:

A. Pledge of Allegiance

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

2. ACTION ON THE MINUTES

A. NOVEMBER 20, 2008

MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF NOVEMBER 20, 2008 AS AMENDED. MR. WURSTER SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

A. LD-08-04 – Stonybrook Professional Center

Gordon Kauffman

It was noted the plan was presented and approved at the November meeting, however a condition was placed that the complete building elevations needed to be reviewed prior to presentation to the Board of Supervisor's review. Consequently, Mr. Kauffman presented the elevation plan as requested and described the features of the building noting it will be split face block on at least three sides.

4. ACTION ITEMS

A. LD-06-07 Dunkin Donuts

Mathew Mack

This project is proposing to build a 1600-sf Dunkin Donuts Store with a secondary retail use at the SW corner of Mt. Rose Avenue and Haines Road as part of redevelopment. This project is being reviewed under the previous ordinances due to its date of filing.

Plan Background: The plan is presented as an Action Item. It was received by the Township on June 15, 2006 and was presented as a Briefing item on December 20, 2007. Variances from the Zoning Hearing Board were granted as Case Z-07-15 on August 2, 2007 to allow:

1. Two (2) retaining walls to be constructed in the Steep Slope District;
2. Allow the retaining walls to exceed the 4 foot height restriction.

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

1. Waiver of SALDO (§289-26. C) Landscape and buffer yards.
Applicant shall not use Buffer Yard 2 width as required but will provide adequate dense plantings for buffering.

Planning Commission Action- August 21, 2008 - The Planning Commission, at its regular meeting, approved the following Waiver:

1. Waiver of SALDO (§289-26.C) Landscape and buffer yards.
Applicant shall not use Buffer Yard 2 as required but will provide adequate dense plantings for buffering.

The Planning Commission at its regular meeting tabled the Conditions.

Mr. Mack indicated the HOP permit was approved by PennDOT, which they are in the process of issuing to the Township. They also have NPDES approval. The attorney for the client is working on the developer's agreement for the January meeting.

Attorney Ehrhart stated that the draft of the developer's agreement was sent to the applicant's attorney in December. The terms include the light at the intersection of Camp Betty Washington Road and Mt. Rose Avenue will be updated with 12" signal heads. The emergency battery backup and the generator transfer will also be reflected in the developer's agreement.

Clarification was given regarding signing shown on the plans. It was noted this signage was for directional signs only and not advertising signage.

It was noted there is an agreement with the neighboring diner and Dunkin Donuts to use the adjoining driveway as a cross access.

Discussion was held regarding the waiver request to provide adequate dense plantings and how to determine adequacy. Mr. Mack indicated there is an 18-month guarantee on what is installed.

It was also noted that architectural renderings should be part of the package to the supervisors.

Mr. Rao stated the signage will be under the new Ordinance. The intent will be to submit the building plans with the signage in one motion.

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

MR. ROBERTSON MOVED WITH REFERENCE TO LD-06-07 DUNKIN DONUTS TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION TO THE PRELIMINARY PLAN WAIVER OF SALDO §289-26.C LANDSCAPE AND BUFFER YARDS. – APPLICANT SHALL NOT USE BUFFER YARD 2 AS REQUIRED BUT WILL PROVIDE ADEQUATE DENSE PLANTINGS FOR BUFFERING AS NOTED ON SHEET FOUR OF THE PLAN PACKAGE, REVISION #9 DATED 8/22/08. SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.

MR. ROBERTSON MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-06-07, DUNKIN DONUTS, TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:

- 1. ZONING (§325-92.A) FENCES AND WALLS. APPLICANT MUST ADD NOTE TO COVER SHEET INDICATING PROFESSIONAL ENGINEER SEAL ON SHOP DRAWINGS TO BE PROVIDED FOR REVIEW BEFORE CONSTRUCTION OF WALLS.**
- 2. SALDO (§289-10 A.2.B.) PENNDOT REVIEW. APPLICANT MUST OBTAIN A PENNDOT HOP.**
- 3. SALDO (§289-11.B) PRELIMINARY PLANS SHALL BE DRAWN ON MYLAR MATERIAL. APPLICANT SHALL HAVE FINAL PLANS DRAWN ON MYLAR MATERIAL AND SUBMIT A PDF OF THE FINAL RECORDED PLAN.**
- 4. SALDO (§289-29.C) PERFORMANCE REQUIREMENTS. BEFORE THE RECORDING OF AN APPROVED FINAL PLAN, THE BOARD OF SUPERVISORS SHALL BE ASSURED BY MEANS OF A PROPER COMPLETION GUARANTEE AS PROVIDED IN THIS SECTION.**
- 5. SALDO (§289-68.E) ALL ENGINEERING, LEGAL OR ADMINISTRATIVE COSTS WILL BE PAID PRIOR TO APPROVAL OF THE FINAL PLAN. APPLICANT MUST PAY ALL ENGINEERING, LEGAL AND/OR ADMINISTRATIVE COSTS PRIOR TO THE RECORDING OF THE FINAL PLAN.**
- 6. A DEVELOPERS AGREEMENT SHALL BE FINALIZED BETWEEN THE APPLICANT AND TOWNSHIP.**

SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.

B. LD-08-02 Rite Aid/Jiffy Lube

Mark Heeb, BL Companies

The property is located at 3300 East Market St-Rite Aid, 3308 East Market St-Jiffy Lube (SE corner of East Market Street & Edgewood Road).

This plan is proposing a new Rite Aid Pharmacy and Jiffy Lube as part of a redevelopment project of a blighted area. The proposed parcel for the Rite Aid will be 2.28 acres and the proposed parcel for the Jiffy Lube will be 0.55 acres. Included in this plan are new parking areas, landscape buffering and dedication of right-of-way. The subdivision plan, SD-08-02, was approved by the Township Board of Supervisors on November 19, 2008.

Plan Background: This plan is presented as an Action item. The plan was initially submitted to the Township on March 25, 2008. It was before the Planning Commission as a Briefing item for the F-D Overlay. On November 14, 2007 it was discussed as a Briefing item with the Township Board of Supervisors for the F-D Overlay. The Planning Commission recommended approval to the Township Board of Supervisors for the F-D Overlay on September 18, 2007. Final approval was given on by the Township Board of Supervisors on November 14, 2007.

Variances were granted by the Zoning Hearing Board as Case Z-07-24 on January 3, 2008 to allow:

1. For the permitted use (pertaining to a drive through facility), non-conforming use, building square footage, setbacks, signage, parking and dumpster location.
2. Determination that the site has 3 front yards and 1 rear yard.

The Applicant is requesting a recommendation of Approval from the Planning Commission to the Springettsbury Township Board of Supervisors for the following Waiver(s) and/or Modification(s):

- 1) SALDO (§289.35) Streetscape buffer yard, Buffer Yard Type II required along collector and/or arterial road.
Applicant proposes modification on the number of trees to install. Applicant will install the requisite number of shrubs and 66 trees, but does not have the space for 80 trees along E. Market St.
- 2) SALDO (§289-41.I.(6)(b)) Length of throat of access drive for a low volume driveway is 50 foot.
Applicant cannot meet this requirement due to constraints of property, building layout, parking area. Applicant will provide this access drive as a right-in, right-out with an entrance 35 foot wide and 26 foot deep on E. Market St.

The following Outstanding items may be Conditions of Approval.

- 1) Zoning (§325-120.D.) Dumpster sites. Each site shall be screened with a six-foot masonry, wood stockade fence or basket weave fence.
Trash enclosure section and trash enclosure gate height details exceeds requirement.
- 2) Zoning (§325-155) Light and Glare. Provide lumens/foot candle drawing sheet.
Entrances and exits to parking areas shall be lighted to a minimum of 2 foot candles at any point in the entrance/exit ways. Photometrics plan shows greater than 2 foot candles on residence property.
- 3) SALDO (§289-11.C.8) Documentation of inclusion in the Township's Chapter 94 report.
Zoning Officer shall research the Chapter 94 documentation.
- 4) SALDO (§289-12.H) Highway Occupancy Permits or proof of permit secured is necessary for access areas located off of state routes.
Applicant is awaiting response from PennDOT.
- 5) SALDO (§289-35.) Waiver requested (modification) for the amount of trees for the Type II requirements.
Shrub RM is not in the planting schedule. What replaced it? Buffer Yard Type II B-40 is 20 foot deep not 10 foot as shown in table.
- 6) SALDO (§289-45) Rite Aid building sanitary lateral shall not connect into manhole but rather the existing line. Additionally, a sampling manhole is needed at the Jiffy Lube building.
- 7) SALDO (§289-47.A.1.) Permit of unimpeded flow of natural watercourses or other existing drainage facilities.
Add note to drawings indicating maintenance of the unrestricted flow of water.
- 8) SALDO (§289-48.) Utility easements.
Utility easements should be applied where necessary. Missing stormwater easement on east side of property.
- 9) Stormwater (§281-5) The plan and report accompanying all land development and subdivision plans shall be sealed by a professional engineer.
PCSM report is not sealed and signed. Please submit sealed and signed cover page.
- 10) Stormwater (§281-5.D.1) All stormwater management controls must be shown on the plan and described in a narrative report. No narrative report has been submitted. The plans need to show more details, including details, cross-sections, profiles of measures. The relationship between the existing topography and the proposed bottom, spillway, top, and the outlet structure and the corresponding proposed finished grade elevations must also be shown. A detail of the outlet structure shall be provided, including all pertinent construction requirements. While most of these issues have been addressed in the revised submission through a change in approach, details

on the rain garden and its piping system are still needed. Also, the location of any and all rain gardens should be clearly identified in the plan views.

Show profile for I-3 to Det. Fac. There are discrepancies between I-3 inverts/values in Storm Structure Chart on Sheet C-102 and the 25-year pipe chart in the Report. Please clarify for consistency.

- 11) Stormwater (§281-11.A) A performance guarantee shall be provided unless the applicant shall have completed the installation of such facilities as required by the Stormwater Management Ordinance. In lieu of construction, the Township shall accept deposit of financial security in an amount equal to 110% of the cost of such facilities, in the form as provided in §289-29 of the Subdivision and Land Development Ordinance.
Applicant shall submit cost opinion for review.
- 12) Stormwater (§281-19) No regulated earth disturbance activities within the municipality shall commence until approval by the municipality of an erosion and sedimentation control plan for construction activities. In addition, evidence of any necessary permits for regulated earth disturbance activities from the appropriate DEP regional office or the York County Conservation District must be provided to the municipality. The issuance of an NPDES construction permit [or coverage under the Commonwealth-wide General Permit (PAG-2)] satisfies this requirement. Please provide evidence of approval of this plan by YCCD.
PAG-2 approved for prior plan. Must submit proof of approval for revised stormwater detention plan.
- 13) Stormwater (§281-20) Post-construction stormwater runoff controls for new development and redevelopment must be provided. No regulated earth disturbance activities within the municipality shall commence until approval by the municipality of a plan that demonstrates compliance with Commonwealth water quality requirements after construction is complete. Please provide evidence of approval of this plan by DEP. PAG-2 approved for prior plan. Must submit proof of approval for revised stormwater detention plan.
- 14) Stormwater (§281-5.D.1.c) Basins. A cross-section of the basin (rain gardens) showing the relationship between existing topography and the proposed bottom, etc. Please add the necessary details on all proposed rain gardens. Also, label them on the plan views where appropriate. Details are needed for the rain garden overflow structures. Endwall EW-2 should be labeled on Sheet C-102.
- 15) Stormwater (§281-5.D.1.d) Schedule for installation of control measures and devices. In all cases, the proposed stormwater control devices must be completed prior to the creation of additional impervious area.
The Construction Sequence must be revised to show the installation of stormwater facilities prior to the construction of new buildings. On Sheet C-107B, work item 4 should precede items 1 and 2.
- 16) General Comment. Appendix 35.2 Soil Map should be re-stated. Delete “Department of” and say that NRCS has designated.
Correction was made on Page 35.2. It should also be changed on Page 5, §8.8 for consistency.
- 17) General Comment. On Page 19, Section 31.0 there is mention of clay dikes being installed, yet none appear in the drawings. Please resolve.
There is no clay dike detail in the plan set.
- 18) General Comment. Developer Agreement needed for traffic improvements.
Applicant shall enter into a developer’s agreement with the township.
- 19) General Comment. The detention facility is in impervious liner with a flowable concrete fill, yet lines running to the detention facility are not. The detail and inverts show Lines 6, 7, 8, 9, 10, 11 and 16 to be full or partially full when the detention facility is functioning.

Applicant shall provide justification of design and it will given to the Director of Public Works for his review.

- 20) General Comment. Stormwater easements must be provided for the flow crossing the eastern side of the property.
Applicant shall show on drawings. (See page 6, §8.9 of report.)
- 21) General Comment. In the Stormwater Report, page 9, §14.0, the statement on impervious coverage is incorrect. It should read “proposed development will also be a commercial site and will increase the impervious area to 68.5%.”
Applicant shall correct the report.
- 22) General Comment. At the top of page 13, §18.0, there is an old and inaccurate statement regarding the discharge and flow reductions. Please correct to reflect the current plan and its impacts.
Applicant shall correct the report.
- 23) General Comment. On page 14, §24.0, and the maintenance note on Sheet C-102 there is a discrepancy. It also is repeated on page 18, §24.0. The notes on the plans should be revised to reflect the required weekly sweeping of paved areas by the owner. In fact, the notes from the report could be inserted almost intact into the plan set.
Applicant shall correct the plans.
- 24) General Comment. Also on page 18, §29.0, it states that the detention piping system should be inspected every 5 years or after a 100-year event. How will the owner know that a 100-year event has occurred? Please revise this section to be an easily measurable event (7” rainfall in 24 hours or something of that nature). The same note should be shown on Sheet C-102.
Applicant shall correct the plans.
- 25) General Comment. The last sentence on page 19, §31.0 is incomplete. Please add whatever was intended to make it whole.
Applicant shall correct the sentence.
- 26) General Comment. The statement on page 20, §32.0 still says that there will be no on-site detention. Please review and correct as appropriate.
Applicant shall correct the report.
- 27) General Comment. The primary outlet pipe is shown as 24” Ø CMP in report, but it is 15” Ø HDPE on plan. Show correct pipe size and type correctly and consistently in report and plan.
Applicant shall correct the report and plans.
- 28) Construction and Material. There are __ conditions on the Construction and Material Comments Tracking Sheets, dated, 12/10/08, that must be resolved prior to approval of the plan.
Applicant shall resolve all open tracking sheet comments.

Mr. Heeb indicated they are presenting the land development portion of the plan. He gave an overview of the site, noting there are four parcels to be combined, which include a vacant gas station, an existing Jiffy Lube, a bank and a residential unit zoned Commercial. He presented the survey showing the four uses as well as asphalt and green areas on the property. Mr. Heeb noted the developer’s meeting was held with the Township Staff and Engineer. As a result of this meeting they are requesting the two waivers as outlined above. He presented the elevations of the proposed Rite Aid Pharmacy and the proposed Jiffy Lube.

Discussion was held regarding the waiver §289.41.I.(6)(b). Mr. Heeb indicated the requirement is for a 50 ft. long driveway, however, due to the layout of the site, the buildings and the required parking, they do not have the space. He noted the entrance will be right in, right out. There is a PennDOT project

which will extend the median along East Market Street which will not allow left turns into the site. Due to the layout of the site and only having right in, right out they are requesting a slightly shortened drive with a generous ingress, egress out.

Discussion was held regarding the traffic layout through the site, with directional signing.

In regards to the waiver of §289.35 streetscape buffer, Mr. Heeb indicated they have a front yard perimeter on this property which is over 800 linear feet. While they meet the requirements on all three sections of the east and south side in terms of trees and shrubs, they have a problem along the East Market Street side. Because they are dedicating this area to the Township, the area is greatly reduced between the property curb line, in addition to putting a new sidewalk on East Market. Mr. Heeb also noted they have a clear sight triangle required by PennDOT, which will not allow trees to be planted over 30". They also have to take into consideration underground and above ground utilities and an electrical line that runs pole to pole along East Market Street. Mr. Heeb explained all those factors together will prohibit the full requirement for the trees. Consequently, they are requesting a reduction from the 80 street trees to 66 street trees.

They will have no problem with the requirement for the shrubs. Concern was expressed regarding control of headlights reflecting into the intersection from the parking area. Mr. Heeb indicated that a full complement of shrubs will be planted along the front which will create a 2½- 3 ft. hedge to mitigate light spilling out on East Market Street.

It was recommended that the area in question have a berm placed with the plantings on the berm.

Discussion was held regarding the conditions. It was noted that the plan could not be presented to the Board of Supervisors with so many unresolved conditions. The applicant was advised to work with the Township Engineer and the Zoning Officer to work through the conditions.

MR. WURSTER MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-08-02, RITE AID/JIFFY LUBE TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING WAIVERS:

- 1) **SALDO (§289-35.C) LANDSCAPING AND BUFFER YARDS- STREETScape BUFFER YARD ILLUSTRATIONS.
APPLICANT SHALL PLANT 66 OF THE 80 REQUIRED TREES ALONG THE FRONTAGES OF EAST MARKET STREET AND EDGEWOOD ROAD FOR A TYPE II BUFFER, SINCE THEY ARE EITHER A COLLECTOR AND/OR ARTERIAL CLASSIFICATION ROAD. THIS IS SUBJECT TO EXTENDING THE SHRUB BUFFER ALONG THE PERIMETER OF THE NORTHWEST CORNER OF THE PROPERTY AND ALSO ADDING THE BERM TO EAST MARKET STREET AND EDGEWOOD ROAD.**
- 2) **SALDO (§289-41.I.(6)(B)) PROPOSED STREET SYSTEM- ACCESS DRIVE THROAT LENGTH.
APPLICANT SHALL NOT PROVIDE A 50-FOOT LONG THROAT LENGTH AT THE EAST MARKET STREET, BUT A 26-FOOT LONG THROAT LENGTH TO BE CONSTRUCTED AS A RIGHT-IN / RIGHT-OUT ONLY.**

SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY PASSED.

C. LD-08-11 York County Prison Parking Lot Expansion

John Klinedinst, C.S. Davidson
Casey Deller

This plan is an expansion of the parking lot for the employee-prison guards for use associated with the correctional facility. An additional 39-parking spaces are to be added. Included are interior lighting, curbs and interior parking area landscaping.

Plan Background: The plan is presented as an Action item for the Preliminary Plan. It was received by the Township on July 29, 2008 and was before the Planning Commission as a Briefing item on August 21, 2008. The Planning Commission Tabled the plan at its September 19, 2008 regular meeting.

The Applicant is requesting the following Waivers:

1. SALDO (§289-11.) Preliminary plan.
Applicant is proposing to submit a preliminary/final land development plan.
2. SALDO (§289-15.) Environmental Impact Study.
Applicant proposes to refer to the Environmental Impact Study submitted for 2004 Prison Expansion land development project.

The Applicant may have the following Conditions:

1. SALDO (§289-11.B.7.) Certificates.
A PLS must sign, seal, and date the surveyor certificate. The Engineer certificates needs only to be sealed and signed.
2. SALDO (§289-12.C.) Final plans procedure, Guarantee.
Before the recording of an approved final plan, the Board of Supervisors shall be assured by means of a proper completion guarantee as provided in SALDO §289-38 Performance Requirements.
3. SALDO (§289-41.I.2.) Access Drives. There may be a maximum of 2 access drives per lot on each street frontage.
Per the Planning Commission meeting on 9/19/08, the parking lot spaces were to be oriented 90 degrees, not angled, and the south access drive off the service drive was to be eliminated.
4. SALDO (§289-76) Fees.
All engineering, legal, recreation and/or administrative costs will be paid prior to the recording of the final plan.
5. SALDO (§289-13.A.) Final plan: specifications-Mylar.
Applicant shall submit final plan on Mylar and provide an electronic pdf copy.

Mr. Klinedinst indicated this is a 39 parking lot addition for staff parking. He noted they have addressed the conditions. Mr. Klinedinst requested that the Board reconsider condition #3 relating to the parking lot spaces as noted above, which was imposed based on the original design of the parking lot. There was concern by the Planning Commission regarding the traffic flows due to the deceleration lane off Concord Road. He indicated they arrived at a solution to address those concerns which is to turn the direction of the parking lot from south to north so that employees would use that service drive for less than 100 ft. and turn into the parking lot. When they leave the parking lot they would then go back into the normal prison lot to the north and exit through the existing exit. Visible signage would be provided at the entrance of the service drive to advise the public not to enter at that location, in order that they continue to use the regular main entrance.

Mr. Klinedinst indicated that layout plans for a bus shelter and pull off for the Rabbit Transit bus are being developed. He also noted they have complied with all conditions for lighting.

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

MR. ROBERTSON MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-08-11, YORK COUNTY PRISON PARKING LOT EXPANSION, TO RECOMMEND APPROVAL OF THE PRELIMINARY/FINAL PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING WAIVERS:

- 1. SALDO (§289-11.) PRELIMINARY PLAN. APPLICANT SHALL SUBMIT A PRELIMINARY/FINAL LAND DEVELOPMENT PLAN.**
- 2. SALDO (§289-15.) ENVIRONMENTAL IMPACT STUDY. APPLICANT SHALL REFER TO THE ENVIRONMENTAL IMPACT STUDY SUBMITTED FOR THE OVERALL 2004 PRISON EXPANSION PROJECT (TWP PLAN LD-04-12; APPROVED AND RECORDED). MR. WURSTER SECONDED. MOTION UNANIMOUSLY CARRIED.**

MR. ROBERTSON MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-08-11, YORK COUNTY PRISON PARKING LOT EXPANSION, TO RECOMMEND APPROVAL OF THE PRELIMINARY/FINAL PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:

- 1. SALDO (§289-11.B.7.) CERTIFICATES. A PLS MUST SIGN, SEAL, AND DATE THE SURVEYOR CERTIFICATE. THE ENGINEER CERTIFICATES NEEDS ONLY TO BE SEALED AND SIGNED.**
- 2. SALDO (§289-12.C.) FINAL PLANS PROCEDURE, GUARANTEE. BEFORE THE RECORDING OF AN APPROVED FINAL PLAN, THE BOARD OF SUPERVISORS SHALL BE ASSURED BY MEANS OF A PROPER COMPLETION GUARANTEE AS PROVIDED IN SALDO §289-38, PERFORMANCE REQUIREMENTS.**
- 3. SALDO (§289-76) FEES. ALL ENGINEERING, LEGAL, RECREATION AND/OR ADMINISTRATIVE COSTS WILL BE PAID PRIOR TO THE RECORDING OF THE FINAL PLAN.**
- 4. SALDO (§289-13.A.) FINAL PLAN: SPECIFICATIONS-MYLAR. APPLICANT SHALL SUBMIT FINAL PLAN ON MYLAR AND PROVIDE AN ELECTRONIC PDF COPY OF THE FINAL RECORDED PLAN TO THE TOWNSHIP.**
- 5. SALDO (§289-36.) STREET LIGHTS. APPLICANT SHALL PROVIDE STREETLIGHTS TO CONCORD ROAD WHERE REQUIRED IN ACCORDANCE WITH JULY 2008 CONSTRUCTION AND MATERIAL SPECIFICATIONS, WHICH MUST BE DETAILED ON THE PLAN.**
- 6. GENERAL COMMENT. ADD SIGNAGE ALONG CONCORD ROAD TO DIRECT VISITORS TO THE PRISON FACILITY AS DISCUSSED IN THE PLANNING COMMISSION REGULAR MEETING OF DECEMBER 18, 2008. SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.**

It was noted that Condition #7 was removed.

D. LD-07-08 Heritage Hills

Attorney Robert Katherman
Keith Good, Architect

This plan is proposing a 119-unit expansion of the existing hotel facility; new water theme park for hotel guests ONLY; and a new 3-level concrete parking garage structure. The water park is to be located above the upper level of the parking deck. The miniature golf course will be removed as a part of this plan.

A Developers Agreement and a PennDOT HOP will be required. This plan is being reviewed and considered under the previous ordinances due to its filing date.

Plan Background: The plan is presented as an Action Item. It was received by the Township on May 29, 2007. The Planning Commission was briefed on December 20, 2007 and August 21, 2008 regular meetings. The Planning Commission reviewed the Waivers at the September 18, 2008 meeting and decided not to act. The plan was Tabled at the November 20, 2008 Planning Commission meeting for inadequate information.

A Variance was granted from the Zoning Hearing Board as Case Z-07-12 on August 2, 2007 to:

1. Allow construction within a steep slopes area.

Variances were granted from the Zoning Hearing Board as Case Z-07-22 on December 6, 2007 to:

1. Allow commercial parking in an R-2 zoning district;
2. Allow the building length to exceed 200 feet.

A Variance was granted from the Zoning Hearing Board as Case Z-08-23 on November 6, 2008 to:

1. Reduce the number of required parking spaces by 64.

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

1. SALDO (§289-11.B.19) Preliminary Plans; specifications- All existing streets within 400 feet of any part of the tract, including name, right-of-way width and cart way width should be shown on plans.
Applicant proposes to provide location of street layouts within 400 feet based on GIS information but not right-of-way widths and cartway widths. The site is extremely large and to show streets within 400 feet of the property is not beneficial to review of the proposed development.
2. SALDO (§289-13.A.19) The locations of permanent reference monuments shall be shown on the plan. Need to indicate all locations of monuments. Monuments to be set must be erected of stone or concrete. Existing iron pins are ok. According to plans, only two corners exist within greens of the golf course; the corners closest to the Gazebo. It is acceptable to identify the two (2) corners within the green as iron pins. All other property corners must be concrete or cut stone unless in the roadway and then shall be PK nails. Applicant proposes to install iron pins in lieu of concrete monuments on the greens of the golf course only as concrete monuments would obviously be detrimental to the function of the existing golf course greens. These corners are located along the new property line with direction S15° 13' 29"E at a length of 31.52'.
3. SALDO (§289-15.F.3) Existing and Proposed roadways and intersections. The study does not include the following necessary intersections: Chambers Road, Longstown Road, 24/ 124, and Hartford Road. Applicant proposes to allow PennDOT to complete their study and subsequent road improvement design. These improvements will reach far beyond the scope of this project.
4. SALDO (§289-26.C) Streetscape buffer yard and landscaping shall be provided in accordance with the Springettsbury Township SALDO Ordinances. Applicant proposes provide residential buffer yards to screen the building and parking lot areas only but not screen the golf course. The existing golf course and associated landscaping provide aesthetics beyond screening. Additionally, there is not development proposed on the golf course as part of this project.
5. SALDO (§289-27) Streetlights shall be required to be installed in all subdivision and land developments in all zoning districts and shall be in accordance with Township specifications. Street lights shall be installed to Township specifications at every access and a minimum of 200 feet apart. Applicant proposes to allow existing streetlights to remain until the PennDOT widening occurs. In the meantime, the streetlights have been designed to meet township

standards and are included in the escrow cost estimate. Streetlights currently exist to light the street. Additionally, the PennDOT widening project scheduled for 2009-2010 would disrupt the location of the streetlights.

6. SALDO (§289-32.A.3) Where a development abuts an existing street of improper width or alignment, the developer will dedicate such right-of-way to correct the situation. A Gordon L. Brown 1995 plan shows HH dedicated 30 ft from Center Line ROW. Developer needs to show on the drawings the correct ROW and show the planned improvements to MT Rose. Applicant proposes install new traffic signal and turn lanes per the recommendation of the traffic study. PennDOT is planning to widen Mount Rose Avenue as part of its funded improvement plan in the 2009-2010 timeframe. Any improvements would be removed as part of their widening project.
7. SALDO (§289-32.I.) Access Drives. There may a maximum of two per lot on each street frontage. Applicant proposes to allow three (3) driveways to remain but convert the westernmost drive to emergency access only. Two drives are necessary for vehicular access to the two parking lots. The third access shall remain as an emergency access as requested by the Fire Marshall.
8. STORMWATER (§281-7.A.) OR 26-107 Surface detention and retention basins. Waiver requested under old Stormwater Ordinance. Submitted on December 20, 2007. Applicant proposes to use the rationale method in lieu of the TR-55 method for designing the stormwater management facilities as the size of the developed area is much smaller that the areas that the TR-55 method was developed for.

The following Outstanding items may be Conditions of Approval.

1. SALDO (§289-10.A.2.c) Provide a letter of adequacy from the York County Conservation District. Applicant shall provide a copy of the letter of adequacy from the York County Conservation District.
2. SALDO (§289-11.B.5) Name, seal and signature of the registered surveyor responsible for any property line or monument location on all subdivisions plans and/or name and signature of registered professional engineer as required by Pennsylvania Statute. Applicant shall have a registered engineer or surveyor sign and seal the drawings.
3. SALDO (§289-11.B.25) A notarized statement to the effect that the applicant is the owner of the land proposed to be developed and that the land development shown on the preliminary/final plan is made with his or their consent. Applicant shall have the owner sign the plans before they can be recorded.
4. SALDO (§289-11.C.7) Copy of the Erosion and Sedimentation Control Plan as submitted to the York County Conservation District (YCCD). YCCD adequacy letter and approved NPDES permit will be required. Applicant shall provide a copy of the letter of adequacy from the York County Conservation District and a copy of the approved NPDES permit.
5. SALDO (§289-12.A.2.b) Provide documentation that one copy of the land development/subdivision plans with required fees was sent to the district office of the Pennsylvania Department of Transportation for review and comments. Applicant shall provide a copy of the letter of from PennDOT.
6. SALDO (§289-12.C) A financial guarantee must be provided prior to final approval to the plan. Applicant shall provide financial guarantee prior to final approval of plan.
7. SALDO (§289-12.I) A developer's agreement may be required due to required public improvements. Applicant shall enter into a developer's agreement for MT Rose Avenue road and signalization improvements.

8. SALDO (§289-13.A) Final plans shall be drawn on Mylar. Applicant shall provide final plans on Mylar as well as a PDF electronic copy of the recorded plan.
9. SALDO (§289-15.F.4) Proposed improvements. This section shall provide details on the location, nature, and extent of proposed improvements to assure sufficient roadway capacity and adequate operating levels of service. The recommended improvements in the Traffic Study shall be incorporated into the Land Development plan to provide adequate levels of service, or the road improvements will need to be bonded. Access drive pork chop across from Cambridge will not prevent left turns. Applicant shall submit a PennDOT HOP for the required for MT Rose Ave improvements.
10. SALDO (§289-26.E) All required landscaping will be maintained in accordance with the standards of this section. Required landscaping will be bonded for a period of eighteen months following installation. Applicant shall bond required landscaping for a period of 18-months.
11. SALDO (§289-29.C) The proposed land development shall be secured by surety bond, escrow account, or letter of credit in the amount of 110 percent of the cost of the completion of the required improvements for the land development. An estimate has been provided for the improvements. It must be revised and approved prior to final plan approval. See separate correspondence dated 7/28/08. Applicant shall provide bonding upon approval of final plan.
12. SALDO (§289-32.A.3) Where a development abuts an existing street of improper width or alignment, the developer will dedicate such right-of-way to correct the situation. A Gordon L. Brown 1995 plan shows HH dedicated 30 ft from Center Line ROW. Applicant shall show the planned improvements to MT Rose.
13. SALDO (§289-68.E) All legal, engineering, and administration fees must be paid before approval of the final plans. Applicant shall pay all legal, engineering, and administrative fees prior to recording final plan.
14. Stormwater (§281-11.A.1) Performance guarantee. No subdivision or land development requiring the installation of stormwater management facilities shall be finally approved unless the applicant shall have completed the installation of such facilities as required by this article. Applicant shall provide a current surety bond prior to final approval of plan.
15. Stormwater (§281-11.A.1) In lieu of completion of the installation of the required stormwater management facilities, the Township shall accept deposit with the Township of financial security in an amount equal to 110% of the cost of such facilities. Reasonable and accurate cost estimate is required. Applicant shall provide a current surety bond prior to final approval of plan.
16. Stormwater (§281-19.C) Provide a copy of the NPDES permit. Applicant shall provide a copy of the approved NPDES permit.
17. General Comments. Cover sheet needs to reflect blocks for all involved townships to sign off on, such as Windsor and York. Applicant shall provide signature blocks on cover sheet for York Township.
18. General Comments. The right-of-way for the sanitary sewer relocation must be approved and a signed copy of the agreement provided. Applicant shall provide a copy of the signed sanitary sewer relocation agreement.
19. SALDO (§289-15.F.(4)(b)) There are many deficient LOS identified in the study. It was questioned how the deficient Levels of Service will be mitigated? Applicant shall revise the drawings to reflect both access drives as right in, right out onto MT Rose Avenue with use of jersey barriers to prevent left turns.

20. General Comments. The Township Engineer does not concur with recommendation #4 on page 22 of the traffic study. The western drive should be a right in/ right out with the necessary separation devices installed (i.e. pork chop). Even the modified pork chop will not prevent vehicles from turning left onto MT Rose Ave. Applicant shall revise the drawings to reflect both access drives as right in, right out onto MT Rose Avenue with use of jersey barriers to prevent left turns.
21. General Comments. Should the main access drive be considered as an access point for the above referenced TND in York Township, it is recommended that the driveway be characterized as a collector road with curbing, sidewalks, and complete separation between the cartway and parking areas.
22. General Comments. The Township will not submit the signal application to PENNDOT until a financially responsible party has been identified.

Planning Commission Action - November 20, 2008 - The plan was Tabled.

Attorney Katherman reviewed the remaining issues from the November meeting which included providing the most updated plan to the Planning Commission, reviewing the developer's agreement and providing a schematic of the phases of the project.

Mr. Good indicated a narrative was submitted to the Township which was given to the Board describing the site layout. He provided the details of construction which identified the existing drives that will remain or be altered. The first step proposed is constructing the western portion of the site and building the parking garage. There is no traffic generated by the parking garage, but would allow the patrons of the facility to use the eastern portion of the site and immediately around the building outside of the construction zone. After completing the parking garage and related site work, construction would commence on the water park which is to be built on top of the parking garage. At that point the site work on the east side would be complete. The two existing drives would remain as they exist currently. There is no traffic that will be generated by the water park, as it is an amenity to the existing hotel. They anticipate this work to begin February 2009. Once completed, they would go into the final step which would be to construct the new hotel rooms and meeting space, anticipated to go into 2010 at that point. The eastern access drive will be built as if the signal is going in. If it is not allowed by PennDOT or they are not at the point to install it, they will put in temporary jersey barriers to restrict access as a right in, right out only. If PennDOT does not allow the temporary barriers they will place permanent concrete barriers. At that time the accesses will be a right in right out, or the traffic signal at Plymouth Road and the current main access drive at Cambridge as a right in, right out.

Mr. Good also noted they submitted floor plans, architectural plans, building elevations, and color renderings, as well as provided an aerial view of the entire complex from the golf course side and the Mt. Rose Ave. side. The elements of the water tubes have not yet been established. Discussion was held regarding appearance and aesthetics of the site, as well as any noise resulting from the waterpark.

Discussion was held regarding the conditions as identified above.

Discussion was held regarding the developer's agreement. Attorney Katherman noted an open issue consisting of PennDOT requirements for Heritage Hills at the eastern most entrance when they are ready to open the hotel and the light has not been installed. The developer has confirmed they will follow the direction of PennDOT. Attorney Ehrhart confirmed the point of the developers agreement deals with two issues – one, it deals with the timing of when approvals will start. Two, it deals with the “what if” scenarios. She noted Mr. Luciani will contact PennDOT to find out what they will allow. Once that is known it will be put into the developer's agreement which would finalize it. It was recommended to place a condition on the plan that the developer's agreement is complete prior to submittal to the Board of Supervisors. It was also recommended to place a condition that the applicant will appear before the Planning Commission with the final plan.

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

Ellen Freireich, 2805 Lehigh Road and Plymouth Road

Mrs. Freireich voiced her concern about the project and indicated she and her husband are against the proposed plans and the light at Plymouth Road.

MR. SWOMLEY MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-07-08, HERITAGE HILLS, TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING WAIVERS:

- 1. SALDO (§289-11.B.19) PRELIMINARY PLAN SPECIFICATIONS-EXISTING STREETS WITHIN 400 FEET. APPLICANT SHALL PROVIDE THE LOCATION OF STREET LAYOUTS WITHIN 400 FEET BASED ON GIS INFORMATION BUT NOT THE ACTUAL RIGHT-OF-WAY AND CARTWAY WIDTHS.**
- 2. SALDO (§289-13.A.19) FINAL PLANS SPECIFICATIONS-PERMANENT REFERENCE. APPLICANT SHALL INSTALL IRON PINS IN LIEU OF CONCRETE MONUMENTS ON THE GREENS OF THE GOLF COURSE ONLY AS THE CONCRETE MONUMENTS WOULD BE DETRIMENTAL TO THE GOLFERS. THESE CORNERS ARE LOCATED ALONG THE NEW PROPERTY LINE WITH DIRECTION S15° 13' 29"E AT A LENGTH OF 31.52'.**
- 3. SALDO (§289-15.F.3) ENVIRONMENTAL IMPACT STUDIES- TRAFFIC APPLICANT SHALL ALLOW PENNDOT TO COMPLETE THEIR STUDY AND SUBSEQUENT ROAD IMPROVEMENT DESIGN. A TRAFFIC STUDY WILL THEN BE SUBMITTED.**
- 4. SALDO (§289-26.C) LANDSCAPE AND BUFFER YARDS- BUFFER YARDS ILLUSTRATIONS. APPLICANT SHALL PROVIDE RESIDENTIAL BUFFER YARDS TO SCREEN THE BUILDING AND PARKING LOT AREAS ONLY SINCE THERE IS NOT ANY DEVELOPMENT PROPOSED ON THE GOLF COURSE.**
- 5. SALDO (§289-27) STREETLIGHTS. APPLICANT SHALL ALLOW THE EXISTING STREETLIGHTS TO REMAIN UNTIL THE PENNDOT WIDENING OCCURS. IN THE MEANTIME, THE STREETLIGHTS HAVE BEEN DESIGNED TO MEET TOWNSHIP STANDARDS AND ARE INCLUDED IN THE ESCROW COST ESTIMATE.**
- 6. SALDO (§289-32.A.3) PROPOSED STREET SYSTEM-GENERAL STANDARDS. APPLICANT SHALL INSTALL A NEW TRAFFIC SIGNAL AND TURNING LANES PER THE RECOMMENDATION OF THE TRAFFIC STUDY. IN THE MEANTIME, THE NEW TRAFFIC SIGNAL AND TURNING LANES HAVE BEEN DESIGNED TO MEET TOWNSHIP STANDARDS AND ARE INCLUDED IN THE ESCROW COST ESTIMATE.**
- 7. SALDO ((§289-32.I.) ACCESS DRIVES-MAXIMUM OF TWO PER LOT ON EACH STREET FRONTAGE. APPLICANT SHALL MAINTAIN THE THREE (3) DRIVEWAYS THAT ACCESS THE LOT, BUT CONVERT THE WESTERNMOST DRIVE TO EMERGENCY ACCESS ONLY. TWO DRIVES ARE NECESSARY FOR VEHICULAR ACCESS TO THE TWO PARKING LOTS.**
- 8. STORMWATER (§281-7.A.) SURFACE DETENTION AND RETENTION BASINS. APPLICANT PROPOSES TO USE THE RATIONALE METHOD IN LIEU OF THE TR-55 METHOD FOR DESIGNING THE STORMWATER MANAGEMENT FACILITIES.**

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

MR. SWOMLEY MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-07-08, HERITAGE HILLS, TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:

- 1. SALDO (§289-10.A.2.C) LETTER OF ADEQUACY & NPDES APPROVALS FROM THE YORK COUNTY CONSERVATION DISTRICT. APPLICANT SHALL OBTAIN A LETTER OF ADEQUACY & NPDES APPROVALS.**
- 2. SALDO (§289-11.B.5) PRELIMINARY PLANS SPECIFICATIONS-NAME, SEAL AND SIGNATURE. APPLICANT SHALL HAVE A REGISTERED ENGINEER OR SURVEYOR SIGN AND SEAL THE DRAWINGS.**
- 3. SALDO (§289-11.B.25) PRELIMINARY PLANS SPECIFICATIONS- SIGNATURE & NOTARIZED STATEMENT. APPLICANT SHALL HAVE THE OWNER SIGN AND NOTARIZE THE PLANS.**
- 4. SALDO (§289-11.C.7) COPY OF THE EROSION AND SEDIMENTATION CONTROL PLAN AS SUBMITTED TO THE YORK COUNTY CONSERVATION DISTRICT (YCCD). APPLICANT SHALL PROVIDE A COPY OF THE LETTER OF ADEQUACY FROM THE YORK COUNTY CONSERVATION DISTRICT AND A COPY OF THE APPROVED NPDES PERMIT.**
- 5. SALDO (§289-12.A.2.B) PENNDOT HOP. APPLICANT SHALL OBTAIN PENNDOT HOP.**
- 6. SALDO (§289-29.C) PERFORMANCE REQUIREMENTS. BEFORE THE RECORDING OF AN APPROVED FINAL PLAN, THE BOARD OF SUPERVISORS SHALL BE ASSURED BY MEANS OF A PROPER COMPLETION GUARANTEE AS PROVIDED IN THIS SECTION.**
- 7. SALDO (§289-12.I) DEVELOPER'S AGREEMENT. DEVELOPERS AGREEMENT TO BE FINALIZED BETWEEN THE APPLICANT AND TOWNSHIP.**
- 8. SALDO (§289-13.A) MYLAR. APPLICANT SHALL PROVIDE FINAL PLANS ON MYLAR AND A PDF COPY OF THE FINAL RECORDED PLAN.**
- 9. SALDO (§289-68.E) FEES. APPLICANT MUST PAY ALL ENGINEERING, LEGAL, OR ADMINISTRATIVE COSTS PRIOR TO RECORDING OF THE FINAL PLAN.**
- 10. GENERAL COMMENTS. APPLICANT SHALL:**
 - 1. PROVIDE A SIGNED COPY OF THE SANITARY SEWER AGREEMENT WITH WINDSOR TOWNSHIP.**
 - 2. ADD A NOTE TO THE COVER SHEET THAT ANY ADDITIONAL FUTURE IMPROVEMENTS TO HERITAGE HILLS PROPERTIES MUST BE SUBMITTED TO SPRINGETTSBURY TOWNSHIP.**
 - 3. IDENTIFY THE FINANCIALLY RESPONSIBLE PARTY.**
 - 4. LIST THE ALREADY SUBMITTED WAIVER OF SALDO (§289-32.I) ON THE COVER SHEET.**
 - 5. REVISE THE PLAN TO BE TITLED AS "PRELIMINARY LAND DEVELOPMENT PLAN".**
 - 6. ADD A NOTE TO THE COVER SHEET THAT THE WATER PARK USAGE IS RESTRICTED TO REGISTERED HOTEL GUESTS ONLY.**

7. **APPLICANT SHALL PRESENT FINAL PLAN TO THE PLANNING COMMISSION FOR RECOMMENDATION PRIOR TO THE BOARD OF SUPERVISORS.**
 8. **PRIOR TO FINAL PLAN ALL RENDERINGS FOR ALL BUILDINGS, AS WELL AS ELEVATIONS AND SIGNS WILL BE PART OF THE PLAN FOR ANY ADDITIONS OR CHANGES.**
- SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.**

5. WAIVER RECOMMENDATIONS

A. LD-08-02 Yorkshire Elementary School

Casey Deller, C.S. Davidson
David Mazzocco, Schrader Group Architecture

Mr. Deller stated they are asking for approval of 4 waiver requests. It was noted that the 4th waiver request (not listed on the agenda) is for the Basin Bottom Slope SALDO §281-7.A.7. Mr. Deller noted the requirement as stated in the Ordinance is the basin bottom must have a minimum of 4% bottom slope. They are requesting a reduction to 1% bottom slope. They are maintaining positive outflow throughout the basin and are lining the basin with impermeable clay liner. The basin will not hold water permanently. The basin cut back configuration will provide greater storm water control. There is a fence around the basin which is 6 ft. tall. There will be no standing water and there is no extended detention in the basin. The outlet is at the bottom level of the basin.

The waiver request for Stormwater SALDO §281-7.A.2 – Mr. Deller indicated when they do the stormwater management based on the site constraints they can not meet the Ordinance requirements of 50% of the predevelopment condition, quantified as meadow condition. He noted they did an extensive geotechnical subsurface evaluation of the underground soils and found they are highly sinkhole prone, especially in the areas of the building which is the only area to do stormwater management. The conclusions of that report prohibit infiltration in any manner, be it concentrated or less than concentrated. Based on those soil testing results for sinkholes, they are not proposing any infiltration on the site, resulting in a loss of a significant portion of managing stormwater coming off the site. Other site constraints are at Eastern Boulevard - east and west at the site there are stormwater and drainage problems. There is no storm sewer system around the perimeter of the site. All of the site drains to a point where it sheet flows across Eastern Boulevard to an open exposed concrete pipe across Mill Street 300 ft. down to tie into a storm sewer section. There is not enough depth to put an inlet there, consequently there is no adequate point of discharge.

To quantify what could be done and the portions of the Ordinance they can meet, Mr. Deller reviewed a spreadsheet which provided a comparison of stormwater rate from post development conditions to pre development conditions. The first sheet compares the proposed conditions to the actual existing conditions, reducing the rate of stormwater coming off the site anywhere from 65 at the 2-year storm to 68% at the 100 year storm. In viewing the site as actual existing conditions they are reducing it by 2/3. The second sheet provides the actual comparison to post development to predevelopment as meadow conditions, and specifies what the requirements of the Ordinance. The key numbers are the 25, 50 and 100 year storm where they need to be at a 50% reduction, but are only getting the 35%, 36% and 37 % reduction. He noted they are approximately 1 cubic foot per second over what is allowable, so they are making a 35% reduction. The third sheet identifies the quantification of the area where there is the known problem on Eastern Blvd. in front of the site.

Mr. Deller indicated that a portion of the building is being designed structurally to be able to possibly support a green roof in the future. Mr. Mazzarro stated the district is pursuing grants for this vegetative roof to be utilized primarily as a teaching tool. The roof will slow down the stormwater discharge rate considerably by absorbing some water.

The waiver for the Proposed Street System SALDO §289-41.B - relates to the number of access drives on to Mills Street. The Ordinance allows 2 accesses per street. Mr. Deller stated the way the site is laid out they have three accesses, one of which is the same access and the first access being one way in, one way out which is the bus drop off to the front of the building. The other access is a one way in only, right turn in only. He noted they are confined by space on the site and the needs of the building in order to go with this lay out.

Waiver of Preliminary Plan SALDO §289-11A – Mr. Deller indicated they are requesting this waiver due to situations that have slowed down the land development process. In order to keep the project on schedule to maintain the construction schedule and opening school date to coincide with timing imposed by the Department of Education they are asking not to have to present the plan a second time, but go to the Board of Supervisors for preliminary plan approval.

It was recommended to table this waiver for next month.

MR. ROBERTSON MOVED WITH REFERENCE TO LD-08-02 YORKSHIRE ELEMENTARY SCHOOL TO TABLE THE WAIVER FOR SALDO 289-11.A PRELIMINARY PLAN. SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

MR. ROBERTSON MOVED WITH REFERENCE TO LD-07-08, YORKSHIRE ELEMENTARY SCHOOL, TO RECOMMEND APPROVAL TO THE TOWNSHIP BOARD OF SUPERVISORS OF THE FOLLOWING WAIVERS:

1. **WAIVER OF SALDO (§289- 41.B) PROPOSED STREET SYSTEM-MAX NUMBER OF ACCESS DRIVES 2 APPLICANT REQUESTS TO HAVE 3-ACCESS DRIVES (2-BUS + 1-AUTOMOBILE).**
2. **WAIVER OF STORMWATER (§281-7.A.2) DESIGN CRITERIA-RUNOFF COEFFICIENT, C. APPLICANT REQUESTS TO USE ACTUAL OR EXISTING CONDITIONS, INSTEAD OF MEADOW CONDITIONS FOR STORMWATER RUNOFF VARIABLE C.**
3. **WAIVER OF SALDO (§281-7.A.7) BOTTOM SLOPE OF 4% - APPLICANT REQUESTS TO USE 1% BOTTOM SLOPE.**

SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.

6. **ORDINANCE AMENDMENTS - None**

7. **OLD BUSINESS**

A. Town Center Plan Public Meeting- Wednesday, January 14, 2009 @7:00 P.M., YAUFRR Springetts Station, 89-1

8. **NEW BUSINESS**

A. 2009 Township Board of Supervisors Reorganization Meeting, Monday, January 5, 2009 at 5:00 P.M.

9. **ADJOURNMENT**

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 8:50 p.m.

Respectfully submitted,

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
NOVEMBER 20, 2008**

MEMBERS: Alan Maciejewski, Chairman Present
Mark Robertson Present
Charles Wurster Present
John Lutz Present

ALSO PRESENT: Harish Rao, Director of Community Development
John Luciani, First Capital Engineering
Angela Liddick, Community Development Coordinator
Nicole Ehrhart, Solicitor
Sue Sipe, Stenographer

NOT PRESENT: Mark Swomley

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. OCTOBER 16, 2008

MR. WURSTER MOVED FOR APPROVAL OF THE MEETING MINUTES OF OCTOBER 16, 2008 AS AMENDED. MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

A. SP-08-09 – Goddard School

Matt Harlow, Roadside Construction, Developer/Builder

The project location is Eastern Boulevard and Mill Street. Mr. Harlow indicated the applicant is proposing a daycare/kindergarten service at the former site of Yorktown Dental. The school will be licensed through the Department of Welfare and Department of Education. The tract is approximately 1.82 acres, consisting of two tracts separated by Moul Street. There is no planned activity or construction on the other tract. It is anticipated the school building will be approximately 84,000 sq. ft. single-story, with 30 parking spaces. Mr. Harlow stated the lot is unique in that it has three yard frontages – Mill Street, Moul Street and Eastern Blvd.

He noted the proposal will be presented to the Zoning Hearing Board in December to address the three front yards and several variances. As a result of discussion with Staff in regards to the most practical access, they are proposing a single access off of Moul Street coming into the parking spaces. Mr. Harlow pointed out how this set up would work for the stormwater at the site.

Other discussion included:

- There will be two fenced play areas which will be on each side with a canopy.
- The tract is zoned neighborhood commercial.
- This was determined to be a permitted use because it is a private school.
- Children are walked into the building and checked in by parents.
- One of the variances is to increase the fence height from 4 ft. to 6 ft. for security reasons. The fence will be a slat vinyl fence.
- The dumpster location is proposed for the main entry way into the facility.
- Parking lot lighting will be in conformity with the Township requirements.
- Maintenance of the adjoining property to be continued by the applicant.
- Buffer yard requirements to be met.

B. SD-05-13 & LD-05-18 Market Street Commons Add-On Lots

Jerry Stahlman

Timothy Pasch

Mr. Stahlman indicated that a subdivision plan was previously approved for three lots at the site of Hoss's Restaurant. There was a stipulation on the approval that buildings could not be placed on these lots until a land development plan was submitted which has been delayed for some time, however, the preliminary plan was filed.

Mr. Stahlman noted that the existing entrance at Hoss's can be used as main access. There is a stream crossing and wetlands involved in this project, with three culvert pipes, varying in size. The original concept with Commons Driveway is to create a cul-de-sac which would not run across the stream since it is in a floodplain. They obtained a joint permit for this and are now able to move forward.

Mr. Stahlman identified the zones on the property, noting the piece of property labeled lot 18 adjacent to Eastern Blvd. was previously zoned Apartment-Office and is currently Mixed Use. The remaining tract is Commercial Highway. A multi-family dwelling on Lot 18 is a permitted use. The center lot, #17 is proposed for a mini-storage facility. Lot #16 which is the smaller lot in the front toward East Market Street will have a small 1500 sq. ft. building that would have to comply with C-H uses.

Mr. Stahlman identified the plan to extend Commons Drive to Eastern Blvd., with another entrance near the wetlands. He pointed out that Eastern Blvd. was widened by 12 ft. with curbing and sidewalk. The entire drainage area from the Market Street Commons project to Eastern Blvd. was replanted by Mr. Pasch in coordination with the stabilization and upgrade of the entire wetlands area through a permit with the State and the Army Corp of Engineers.

Mr. Stahlman pointed out the elevation view and floor plans of the apartment complex, which is a single structure with 36 units.

Waiver requests include the slope requirement, since the Ordinance requires the bottom infiltration trench of the basin to have a 4% slope. Also, waiver of the traffic impact study, since a full traffic report was done two years ago and vast improvements were completed at that time.

In regards to stormwater it was noted the applicant has obtained a permit from DEP and are working through several issues in this regard.

It was noted that the land development and subdivision will need to be separated for the next review.

4. ACTION ITEMS

A. LD-08-04 Stonybrook Professional Offices Center

Eric Johnston, Engineer

The Applicant proposes to construct office buildings and retail spaces on the currently vacant lot for use to leasing tenants. This parcel encompasses land in both Springettsbury and Hellam Townships. Therefore, both Townships will be conducting a review of the proposed development and providing signatures.

This plan is presented as an Action Item. The plan was initially submitted to the Township on April 28, 2008. It was before you as a Briefing item on June 19, 2008.

The Applicant is requesting a recommendation of Approval from the Planning Commission to the Springettsbury Township Board of Supervisors for the following Waiver(s) and/or Modification(s):

- 1) STORMWATER (§281-7.A.9) Side slopes. The maximum permitted side slopes for detention or retention basins (in Springettsbury Township) shall be four horizontal to one vertical. Embankment slopes are shown at three horizontal to one vertical. Applicant requests a Waiver to defer to Hellam Township stormwater ordinances to maximize the volume storage.
- 2) SALDO (§289-21.E.4) Proposed improvements. Applicant requests not to widen East Market Street (Springettsbury Township) from 30-feet to 40-feet as required for an arterial road status.

*****TOWNSHIP STAFF WILL NOT SUPPORT

The following Outstanding items may be Conditions of Approval.

- 1) ZONING (§325-92.C.1.) All lighting which might be visible from an adjacent street must be indirect or utilized a full cut-off shield-type fixture. The applicant shall submit a plan design indicating the illumination pattern in foot-candles so that the township may ensure that no light emanates from the project site and that the required uniformity ratios indicated in ZONING § 325-92.C are achieved.
- 2) ZONING (§325-151) Erosion and sediment control. The applicant shall submit letter of adequacy from YCCD.
- 3) ZONING (§325-116. P.) All parking lots shall be curbed. The applicant shall change the note regarding asphalt curb at the dumpster end to reflect vertical curb.
- 4) ZONING (§325-155.A) Parking areas shall be lighted to an average of three footcandles...Entrances and exits shall be lighted to a minimum two footcandles at any point... The applicant shall provide lumens drawing depicting the footcandles.
- 5) SALDO (§289-11.A.1.) PennDOT Highway Occupancy Permit. Applicant must obtain a PennDOT H.O.P.
- 6) SALDO (§289-11.B.) Preliminary plan specifications. The applicant shall provide final approved plan on Mylar material and provide a PDF electronic copy.
- 7) SALDO (§289-11.C.8.) Documentation of inclusion in the Township's Chapter 94 report for the discharge of sewage into a public sewer system. The applicant shall provide signed agreement between Springettsbury and Hellam Townships for Buildings 1 and 2 during final plan.

- 8) STORMWATER (§281-11.A.2) In lieu of the installation of the required stormwater management facilities, the Township shall accept deposit of financial security in the amount of 110% of the cost of such facilities. Please address how financial security will be presented for the work in Springettsbury Township.
The applicant shall provide cost opinion with Final Plan.
- 9) STORMWATER (§281-19) Requirement for erosion and sediment controls.
Please provide a copy of the erosion and sediment control plan, along with evidence of submission to the York County Conservation District, for our review and approval. A copy of the application for an NPDES permit and the YCCD response should also be provided.
- 10) SALDO (§289-21.E.4) This section shall provide details on the location, nature and extent of proposed improvements to assure sufficient roadway capacity and adequate operating levels.
East Market Street along northern end of property has an inadequate cartway width of 30 feet. By the ordinance (289-41.C.), an arterial requires 40 foot of cartway. Please widen to the required width or request a waiver.
- 11) General comment. The private access drive and the project access drive do not align with respect to each other. This may result in unwanted vehicular accidents for vehicles conducting turning movements from these access drives.
- 12) General comment. The truck turning templates seem to indicate potential for accidents. It appears that the tractor trailer accessing from Lincoln Highway is in the middle lane to negotiate a right hand turn on the first sheet. The delivery truck movement appears to show the delivery truck in the oncoming traffic lane attempting to turn right at the east end of the bldg1 loading zone. On sheet 2, the template appears to be incomplete. The tractor trailer ends at the west end of bldg 3 parking lot. How will this truck complete the circuit? Will it exit at E Mkt St? Will it exit at Bovary? How about the delivery truck scenario?

Mr. Johnston indicated this is a 10-1/4 acre site located on Lincoln Highway at the intersection of Campbell Road. There is a township boundary line between Springettsbury and Hellam. The zoning in Hellam Twp. is Commercial-Industrial. On the Springettsbury side it is Flexible district. They are proposing the construction of three buildings, with the assumption that they will be used for Flex office use. The front of the buildings would be used for the professional office and the rear sections of the building would be for light manufacturing warehousing type uses. They received conditional recommendation for preliminary plan approval from Hellam Twp. Planning Commission last week, and hope to present to Hellam Twp. Board of Supervisors in December.

Mr. Johnson stated the site will be served by the East York Sewer Authority public sewer. He noted draft documents were presented to the solicitor and the Authority of Hellam Township because of the intermunicipal cooperation that would be necessary. Public water exists along Lincoln highway, so they will be connecting in the York Water Company system bringing it throughout the site as well as a tie in to Bovary Road.

Mr. Johnston noted they submitted traffic turning documents templating the movements associated with large tractor trailers through the property, as well as a traffic study evaluating 5 intersections in the area with their traffic consultant. It was determined there is no significant impact on intersections with the proposed traffic. There was one signal recommendation in the vicinity of Kreutz Creek Road which will be discussed with Hellam Twp.

Mr. Johnston pointed out the location of two storm water ponds proposed for stormwater management – one of which is in Hellam Twp. They are requesting a waiver for the side slopes because they are 3:1 not 4:1.

Discussion was held concerning the waiver request for the road widening on East Market Street. Mr. Johnston stated there is currently 45 ft. of paving on Lincoln highway with 3 lanes of traffic. They are

proposing to comply with PennDOT for the entrance and have PennDOT review the submission and decide what type of widening needs to occur at that location. He noted they are showing the setting of curbs and sidewalk along the frontage of the site. They received input from Hellam twp Planning Commission in regards to extending the sidewalk down to the municipal boundary. It was determined by Township staff that a waiver request was not warranted since the road widening is required by PennDOT. Mr. Johnston requested that the decision be stated in such a way that it is connected to the PennDOT permit. He noted they will also be re-evaluating the final plan and it will reflect the PennDOT mandate.

Mr. Rao noted that the terms of Condition #3 SALDO §289-11.C.7 were met.

It was noted that a condition was needed to require a rendering and schematic of the proposed building(s) for presentation to the Board of Supervisors as well as presentation at the next Planning Commission meeting.

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

MR. ROBERTSON MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-08-04, STONYBROOK PROFESSIONAL CENTER, TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING WAIVER:

- **STORMWATER (§281-7.A.9) SIDE SLOPES - APPLICANT SHALL UTILIZE A 3H: 1V PERMITTED SIDE SLOPES FOR DETENTION OR RETENTION BASINS (IN SPRINGETTSBURY TOWNSHIP) INSTEAD OF 4H: 1V TO MAXIMIZE THE VOLUME STORAGE AND MATCHES THE HELLAM TOWNSHIP SIDE SLOPE REQUIREMENT.**
- MR. WURSTER SECONDED. MOTION UNANIMOUSLY CARRIED.**

(It was noted the second waiver was withdrawn.)

MR. ROBERTSON MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-08-04, STONYBROOK PROFESSIONAL CENTER, TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:

- 1) **SALDO (§289-11.A.1.) PRELIMINARY PLAN SPECIFICATIONS-PENNDOT HOP. APPLICANT MUST OBTAIN A PENNDOT H.O.P.**
- 2) **SALDO (§289-11.B.) PRELIMINARY PLAN SPECIFICATIONS-PLAN. THE APPLICANT SHALL PROVIDE FINAL APPROVED PLAN ON MYLAR MATERIAL AND PROVIDE A PDF ELECTRONIC COPY OF THE RECORDED PLAN.**
- 4) **SALDO (§289-11.C.8.) PRELIMINARY PLAN SPECIFICATIONS-TOWNSHIP CHAPTER 94 REPORT**
 1. **APPLICANT SHALL PROVIDE SIGNED SEWAGE AGREEMENT BETWEEN SPRINGETTSBURY AND HELLAM TOWNSHIPS TO ALLOW FOR THE SEWAGE DISCHARGE FLOWS FROM BUILDINGS 1 AND 2 INTO HELLAM TOWNSHIP.**
 2. **APPLICANT SHALL PROVIDE DOCUMENTATION OF INCLUSION IN THE HELLAM TOWNSHIP CHAPTER 94 PA DEP REPORT.**
- 5) **SALDO (§289-12.C.) FINAL PLANS PROCEDURE, GUARANTEE.**
 1. **THE APPLICANT SHALL PROVIDE AN ENGINEERS COST OPINION WITH THE FINAL PLAN SUBMITTAL.**
 2. **BEFORE RECORDING OF AN APPROVED FINAL PLAN, THE BOARD OF SUPERVISORS SHALL BE ASSURED BY MEANS OF A PROPER COMPLETION GUARANTEE AS PROVIDED IN SALDO §289-38, PERFORMANCE REQUIREMENTS.**
- 6) **SALDO (§289-76) FEES. ALL ENGINEERING, LEGAL, RECREATION OR ADMINISTRATIVE COSTS WILL BE PAID PRIOR TO THE RECORDING OF THE FINAL PLAN.**

- 7) **GENERAL COMMENT. APPLICANT SHALL REVISE THE TRUCK TURNING CURB RADII AT THE EAST MARKET STREET ENTRANCE.**
- 8) **RESOLUTION OF ROAD WIDTH ATTACHED TO THE PENNDOT HOP. THE TOWNSHIP ENGINEER WILL WRITE A LETTER OF AWARENESS.**
- 9) **CONDITION ON COMPLETE BUILDING ELEVATIONS TO BE REVIEWED PRIOR TO THE SUPERVISORS REVIEW TO BE REVIEWED AT THE NEXT PLANNING COMMISSION MEETING IN DECEMBER.**

MR. WURSTER SECONDED. MOTION UNANIMOUSLY CARRIED.

It was noted that Condition #3 SALDO §289-11.C.7 was removed.

B. LD-08-15 St. Johns Church Addition

Adam Anderson, Gordon Brown & Assocs.

John Runge, Gordon Brown & Assocs.

This plan is proposing an addition of a fellowship hall at the church. The fellowship hall will include an area for gatherings, food service, youth rooms and a nursery. The addition will be approximately 4300-sf and is based upon a formerly recorded Land Development Plan dated August 30, 2007. This plan will supersede that plan.

The plan is presented as an Action Item as a Preliminary/Final. It was received by the Township on September 22, 2008. The Planning Commission was briefed of this plan at their October 16, 2008 meeting.

The Applicant is requesting a recommendation of Approval from the Planning Commission to the Springettsbury Township Board of Supervisors for the following Waiver(s) and/or Modification(s):

- 1) SALDO (§289-10) Preliminary Plan. The developer shall submit to the Planning Department one application and 11 sets of preliminary plans.
The applicant requests a waiver to submit a final plan due to the simplicity of the plan.
- 2) SALDO (§289-11.B.19) All existing streets on, adjacent to or within 400 feet of any part of the tract, including name, right-of-way width and cartway width.
The applicant requests a waiver due to simplicity of the plan and location of proposed improvements on the overall site do not warrant location of streets within 400 feet.
- 3) SALDO (§289-13.A.8) A complete street layout shall be provided at a scale of one inch equals 800 feet.
The applicant requests a waiver to show at a 2,000 scale map as it adequately locates the site and surrounding streets.
- 4) SALDO (§289-21) Provide a copy of the traffic study.
The applicant requests a waiver because the proposed fellowship hall is to accommodate the existing use (house of worship). There should be no change in the existing traffic flows. It should also be noted that PennDOT's proposed improvements to Mt. Rose Avenue will eliminate the lane merging problem that exists at this time.
- 5) SALDO (§289-32.A) Sidewalks shall be installed on both sides of all streets.
The applicant requests a waiver to install sidewalk and accessible ramps only on their side of the street and they would tie into existing sidewalk to the south.
- 6) SALDO (§289-35) Landscape and Buffer Yards. Landscaping schedule does not reflect shrubs required along MT Rose and Hartford.

The applicant requests a waiver as there is existing dense buffering along MT Rose Avenue. The existing street trees along Mt. Rose and Hartford provide a streetscape and still allow adequate exposure. Applicant proposes to augment with additional trees to fill in the gaps.

- 7) SALDO (§289-35.C.) A landscape plan shall be provided to adequately illustrate the proposed buffer yards for the residential development. Additional review of the landscape plan shall be required. Type II required along MT Rose and Hartford. Type III required along R-1 and R-10. The applicant requests a waiver as there is existing dense buffering around the western side of the property. The existing and proposed trees along the zoning boundary are placed strategically with the playground equipment and ball field. Shrubbery placed per the township ordinance would be an obstruction/safety concern. Applicant proposes to augment with additional trees to fill in the gaps and not add shrubbery.
- 8) SALDO (§289-36) Streetlights. Streetlights shall be required to be installed in all subdivisions and land developments in all zoning districts and shall be in accordance with Township specifications. Approximately 1,000 feet of street frontage required installation of 5 street lights per C&M Specs. The applicant requests a waiver as there are no other street lights in this area of the development. One Township approved access drive light at the entrance will provide additional safety with a pole no more than 10 ft in height.
- 9) SALDO (§281-7.A.2) Outflow determination. Value of Rational Runoff Coefficient. The applicant requests a waiver as there is minimal work, relative to the size of the parcel.
- 10) Stormwater (§281-7.A.4.b) Future runoff volume. The 25-50-100-year post-development peak flows must be less than or equal to 50% of the corresponding calculated 25-50-100-year pre-development peak flows. The applicant requests a waiver on as the area of proposed improvements shall be managed to reduce runoff from the 25-, 50-, 100-year storm events.

The following Outstanding items may be Conditions of Approval.

- 1) SALDO (§289- 13.A.12) Sufficient data to determine readily the location, bearing and length of every street, lot and boundary line and to reproduce such lines upon the ground. Property lines do not close. Northeast corner arc property line was determined to be different than on plan. The chord was found to have missed closure by about 22.18'. Applicant shall verify metes and bounds and provide update drawing set.
- 2) SALDO (§289-13.B.7) All title blocks shall be included with the cover sheet and coincide with this section specifically board of supervisors, recorder of deeds. The engineer certificate is missing. Applicant shall verify all title blocks are shown and match the SALDO as required.
- 3) SALDO (§289-38.C.4.) The proposed land development shall be secured by surety bond, escrow account, or letter of credit in the amount of 110 percent of the cost of the completion of the required improvements for the land development. Applicant shall provide updated, signed, and sealed required public improvements estimate.
- 4) Stormwater (§281-19.B) The Pennsylvania Department of Environmental Protection (DEP) has regulations that require an erosion and sediment control plan for any earth disturbance activity of 5,000 square feet or more, under 25 PA Code §102.4(b). Provide Erosion and Sediment Control Plan for review by FCE. Impacts are below the threshold where YCCD generally wants to review and approve. Applicant has submitted plan to YCCD and will provide adequacy letter when available. If YCCD does not take jurisdiction of the plan, then FCE should be given a copy for review and comment.

Applicant shall either provide a letter of adequacy from YCCD or a copy of the Erosion and Sediment Control plan for FCE to review.

- 5) Construction and Material Specifications 02525. Curbs and Sidewalks. Provide details in accordance with this section for curbing, sidewalk/grass strip. Provide ramp details in accordance with PennDOT RC-67M standards. Ramps in the middle of the curve are not acceptable. Refer to April 22, 2008 RC-67M standards. Please change the "20" height dimension for concrete curb to "18".

Applicant shall correct the drawings to meet PennDOT RC-67M ramp standards, add an accessible ramp facing east at the intersection vicinity Hartford and MT Rose, and change the curb height to 18 inches.

Mr. Anderson pointed out the location of the site on the plan noting the proposed addition of 4300 sq. ft. Other modifications include connecting two existing utilities on the plan. Stormwater will be coming through a seepage pit. They are adding sidewalk along Hartford Road, and adding an accessible ramp near Mt. Rose Avenue and Hartford Road, in addition to the one at St. Andrews Court.

Mr. Anderson presented elevation drawings prepared by Richard Poole's office. It was noted that a waiver was added for streetlights, since it was determined that the entrance light and the street light are different issues.

It was noted that the sidewalk waiver reflects an agreement made with the Board of Supervisors in a 1963 plan that the applicant did not have to install sidewalk. Mr. Runge indicated this is documented on the plan.

It was noted that a condition needs to be added to the plan that the perc rate be adjusted for the stormwater, on SALDO §281-7.A., since what is reflected in the plan is inadequate.

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

MR. WURSTER MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-08-15, ST. JOHNS CHURCH ADDITION, TO RECOMMEND APPROVAL OF THE FINAL PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING WAIVERS:

- 1) **SALDO (§289-10) PRELIMINARY PLAN-PROCEDURE. THE APPLICANT WILL SUBMIT A PRELIMINARY/FINAL PLAN.**
- 2) **SALDO (§289-21) TRAFFIC IMPACT STUDIES. THE APPLICANT WILL NOT BE REQUIRED TO SUBMIT A TRAFFIC IMPACT STUDY.**
- 3) **SALDO (§289-36) STREETLIGHTS. THE APPLICANT SHALL NOT INSTALL STREETLIGHTS ALONG MT. ROSE AVE OR HARTFORD ROAD, SINCE AN ACCESS DRIVE LIGHT WILL BE INSTALLED AT THE SCHOOL ENTRANCE.**
- 4) **STORMWATER (§281-7.A.2) OUTFLOW DETERMINATION- VALUE OF C. THE APPLICANT SHALL NOT USE THE RATIONAL RUNOFF COEFFICIENT, C=0.20 FOR MEADOW CONDITIONS.**
- 5) **STORMWATER (§281-7.A.4.B) FUTURE RUNOFF VOLUME- 50% REDUCTION. THE APPLICANT SHALL NOT BE REQUIRED TO MEET THE 50% REDUCTION OF STORMWATER FOR THE 25-50-100-YEAR PRE-DEVELOPMENT PEAK FLOWS.**

WAVIER MODIFICATIONS:

- 1) SALDO (§289-11.B.19) PRELIMINARY PLAN; SPECIFICATIONS- ALL EXISTING STREETS WITHIN 400 FEET. THE APPLICANT WILL NOT SHOW ALL EXISTING STREETS WITHIN 400-FEET OF THE TRACT DUE TO SIMPLICITY OF THE PLAN, EXCEPT FOR MT ROSE AVE AND HARTFORD STREET.
- 2) SALDO (§289-13.A.8) FINAL PLAN; SPECIFICATIONS- STREET LAYOUT AT A SCALE OF 1-INCH= 800-FT. THE APPLICANT WILL PROVIDE A 1-INCH = 2,000-FEET SCALE MAP AS IT ADEQUATELY LOCATES THE PROJECT SITE AND THE SURROUNDING STREETS.
- 3) SALDO (§289-32.A) SIDEWALKS. THE APPLICANT WILL NOT INSTALL SIDEWALKS ALONG MT ROSE AVE. HOWEVER, A 6-MONTH NOTE WILL BE ADDED FOR THE INSTALLATION OF SIDEWALKS AND ACCESSIBLE RAMPS ALONG THEIR SIDE OF HARTFORD ROAD ONLY.
- 4) SALDO (§289-35) LANDSCAPE AND BUFFER YARDS.
THE APPLICANT SHALL:
 1. USE THE EXISTING DENSE TREE VEGETATION ALONG MT. ROSE AVENUE AS BUFFERING.
 2. AUGMENT WITH ADDITIONAL TREES TO FILL IN THE GAPS FOR LANDSCAPE BUFFERING AGAINST HARTFORD RD.
- 5) SALDO (§289-35.C.) LANDSCAPE AND BUFFER YARDS.
THE APPLICANT SHALL AUGMENT THE EXISTING TREES ALONG THE WESTERN ZONING BOUNDARY WITH ADDITIONAL TREES TO FILL IN THE GAPS AND NOT TO PROVIDE SHRUBS AS THEY WOULD BE AN OBSTRUCTION/SAFETY CONCERN FOR THE PLAYGROUND & BALL FIELD AREA.

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

MR. WURSTER MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-08-15, ST JOHNS CHURCH ADDITION, TO RECOMMEND APPROVAL OF THE FINAL PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:

- 1) SALDO (§289- 13.A.12) FINAL PLAN; SPECIFICATIONS- SURVEY DATA - APPLICANT SHALL CORRECT THE PROPERTY LINE AT THE NORTHEAST CORNER ARC. IT WAS DETERMINED TO BE DIFFERENT THAN ON PLAN. THE CHORD WAS FOUND TO HAVE MISSED CLOSURE BY ABOUT 22.18- FEET.
- 2) SALDO (§289-13.B.7) FINAL PLAN; SPECIFICATIONS- TITLE BLOCKS - APPLICANT SHALL ADD THE ENGINEER CERTIFICATE BLOCK AND VERIFY ALL TITLE BLOCKS.
- 3) SALDO (§289-12.C) FINAL PLANS: PROCEDURE: GUARANTEE - APPLICANT SHALL PROVIDE FINANCIAL GUARANTEE PRIOR TO RECORDING OF THE FINAL APPROVED PLAN IN ACCORDANCE WITH SALDO (§289- 29.C), PERFORMANCE REQUIREMENTS.
- 4) SALDO (§289-13.A) FINAL PLANS: SPECIFICATIONS: FINAL PLAN - APPLICANT SHALL PROVIDE FINAL PLANS ON MYLAR AND AN ELECTRONIC PDF COPY OF THE RECORDED PLAN.
- 5) SALDO (§289-68.E) FEES - APPLICANT SHALL PAY ALL LEGAL, ENGINEERING, RECREATION AND ADMINISTRATIVE FEES PRIOR TO RECORDING FINAL PLAN.

- 6) **SALDO (§289-10.A.2.(C)) PRELIMINARY PLANS: PROCEDURE - APPLICANT SHALL OBTAIN APPROVALS FROM THE YORK COUNTY CONSERVATION DISTRICT OF THE:**
 1. **LETTER OF ADEQUACY;**
 2. **PROVIDE A COPY OF THE SUBMITTED E & S PLAN TO THE TOWNSHIP.**
- 7) **SALDO (§289-11.B.5) PRELIMINARY PLANS: SPECIFICATIONS: NAME, SEAL AND SIGNATURE - APPLICANT SHALL HAVE A REGISTERED PROFESSIONAL ENGINEER OR SURVEYOR SIGN AND SEAL THE FINAL PLANS PRIOR TO RECORDING.**
- 8) **SALDO (§289-11.B.25) PRELIMINARY PLANS: SPECIFICATIONS: NOTARIZED OWNERS STATEMENT - APPLICANT SHALL HAVE THE OWNER SIGN AND NOTARIZED THE SIGNATURES.**
- 9) **CONSTRUCTION AND MATERIAL SPECIFICATIONS 02525. CURBS AND SIDEWALKS. PROVIDE THE FOLLOWING:**
 1. **DETAILS IN ACCORDANCE WITH THIS SECTION FOR CURBING, SIDEWALK/GRASS STRIP.**
 2. **HANDICAP RAMP DETAILS IN ACCORDANCE WITH PENNDOT RC-67M STANDARDS. RAMPS IN THE MIDDLE OF THE CURVE ARE NOT ACCEPTABLE. REFER TO APRIL 22, 2008 RC-67M STANDARDS.**
 3. **CHANGE THE “20-INCH” HEIGHT DIMENSION FOR THE CONCRETE CURB TO “18-INCH”.**
- 10) **SALDO (§281-7.A) – ADJUST THE PERK RATE.**

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

C. LD-07-08 Heritage Hills Hotel and Waterpark Expansion

Att. Robert Katherman
Keith Good Architect
Tom Austin, TRG

This project is proposing an expansion of the existing hotel facility; new water theme park for hotel guests ONLY; and a new 3-level concrete parking garage structure. Included in this expansion plan are additional 119-hotel units, accessory water theme park and conference meeting rooms. The water park is to be located above the upper level of the parking deck. The existing miniature golf course will be removed as a part of this plan.

A Developers Agreement and PennDOT HOP will be required. This plan is being reviewed and considered under the previous ordinances.

The plan is presented as an Action Item. It was received by the Township on May 29, 2007. The Planning Commission was briefed on December 20, 2007 and August 21, 2008 meetings.

Variances were granted from the Zoning Hearing Board as Case Z-07-12 on August 2, 2007 to allow:

1. Allow construction within a steep slopes area

Variances were granted from the Zoning Hearing Board as Case Z-07-22 on December 6, 2007 to allow:

1. Allow commercial parking in an R-2 zoning district;
2. Allow the building length to exceed 200 feet.

The Planning Commission reviewed the Waivers with the Applicants at the September 18, 2008 meeting, and decided not to act on them.

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

1. SALDO (§289-11.A.) Preliminary Plans; specifications- preliminary/final plan
Applicant requests waiver the preliminary plan and is completed to a level required of a final plan.
**** TOWNSHIP STAFF WILL NOT SUPPORT
2. SALDO (§289-11.B.19) Preliminary Plans; specifications- All existing streets within 400 feet of any part of the tract, including name, right-of-way width and cart way width should be shown on plans.
Applicant proposes to provide location of street layouts within 400 feet based on GIS information but not right-of-way widths and cartway widths. The site is extremely large and to show streets within 400 feet of the property is not beneficial to review of the proposed development.
3. SALDO (§289-13.A.19) The locations of permanent reference monuments shall be shown on the plan. Need to indicate all locations of monuments. Monuments to be set must be erected of stone or concrete. Existing iron pins are ok. According to plans, only two corners exist within greens of the golf course; the corners closest to the Gazebo. It is acceptable to identify the two (2) corners within the green as iron pins. All other property corners must be concrete or cut stone unless in the roadway and then shall be PK nails.
Applicant proposes to install iron pins in lieu of concrete monuments on the greens of the golf course only as concrete monuments would obviously be detrimental to the function of the existing golf course greens. These corners are located along the new property line with direction S15° 13' 29"E at a length of 31.52'.
4. SALDO (§289-15.F.3) Existing and Proposed roadways and intersections. The study does not include the following necessary intersections: Chambers Road, Longstown Road, 24/ 124, and Hartford Road.
Applicant proposes to allow PennDOT to complete their study and subsequent road improvement design. These improvements will reach far beyond the scope of this project.
5. SALDO (§289-26.C) Streetscape buffer yard and landscaping shall be provided in accordance with the Springettsbury Township SALDO Ordinances.
Applicant proposes provide residential buffer yards to screen the building and parking lot areas only but not screen the golf course. The existing golf course and associated landscaping provide aesthetics beyond screening. Additionally, there is not development proposed on the golf course as part of this project.
6. SALDO (§289-27) Streetlights shall be required to be installed in all subdivision and land developments in all zoning districts and shall be in accordance with Township specifications. Street lights shall be installed to Township specifications at every access and a minimum of 200 feet apart.
Applicant proposes to allow existing streetlights to remain until the PennDOT widening occurs. In the meantime, the streetlights have been designed to meet township standards and are included in the escrow cost estimate. Streetlights currently exist to light the street. Additionally, the PennDOT widening project scheduled for 2009-2010 would disrupt the location of the streetlights.
7. SALDO (§289-32.A.3) Where a development abuts an existing street of improper width or alignment, the developer will dedicate such right-of-way to correct the situation. A Gordon L. Brown 1995 plan shows HH dedicated 30 ft from Center Line ROW. Developer needs to show on the drawings the correct ROW and show the planned improvements to MT Rose.
Applicant proposes install new traffic signal and turn lanes per the recommendation of the traffic study. PennDOT is planning to widen Mount Rose Avenue as part of its funded improvement

plan in the 2009-2010 timeframe. Any improvements would be removed as part of their widening project.

8. SALDO (§289-32.I.) Access Drives. There may a maximum of two per lot on each street frontage.
Applicant proposes to allow three (3) driveways to remain but convert the westernmost drive to emergency access only. Two drives are necessary for vehicular access to the two parking lots. The third access shall remain as an emergency access as requested by the Fire Marshall.
9. STORMWATER (§281-7.A.) OR 26-107 Surface detention and retention basins. Waiver requested under old Stormwater Ordinance. Submitted on December 20, 2007.

Applicant proposes to use the rationale method in lieu of the TR-55 method for designing the stormwater management facilities as the size of the developed area is much smaller that the areas that the TR-55 method was developed for.

The following Outstanding items may be Conditions of Approval.

1. SALDO (§289-10.A.2.c) Provide a letter of adequacy from the York County Conservation District.
Applicant shall provide a copy of the letter of adequacy from the York County Conservation District.
2. SALDO (§289-11.B.5) Name, seal and signature of the registered surveyor responsible for any property line or monument location on all subdivisions plans and/or name and signature of registered professional engineer as required by Pennsylvania Statute.
Applicant shall have a registered engineer or surveyor sign and seal the drawings.
3. SALDO (§289-11.B.25) A notarized statement to the effect that the applicant is the owner of the land proposed to be developed and that the land development shown on the preliminary/final plan is made with his or their consent.
Applicant shall have the owner sign the plans before they can be recorded.
4. SALDO (§289-11.C.7) Copy of the Erosion and Sedimentation Control Plan as submitted to the York County Conservation District (YCCD). YCCD adequacy letter and approved NPDES permit will be required.

Applicant shall provide a copy of the letter of adequacy from the York County Conservation District and a copy of the approved NPDES permit.

5. SALDO (§289-12.A.2.b) Provide documentation that one copy of the land development/ subdivision plans with required fees was sent to the district office of the Pennsylvania Department of Transportation for review and comments.
Applicant shall provide a copy of the letter of from PennDOT.
6. SALDO (§289-12.C) A financial guarantee must be provided prior to final approval to the plan.
Applicant shall provide financial guarantee prior to final approval of plan.
7. SALDO (§289-12.I) A developer's agreement may be required due to required public improvements.
Applicant shall enter into a developer's agreement for MT Rose Avenue road and signalization improvements.
8. SALDO (§289-13.A) Final plans shall be drawn on Mylar.
Applicant shall provide final plans on Mylar as well as a PDF electronic copy of the recorded plan.

9. SALDO (§289-15.F.4) Proposed improvements. This section shall provide details on the location, nature, and extent of proposed improvements to assure sufficient roadway capacity and adequate operating levels of service. The recommended improvements in the Traffic Study shall be incorporated into the Land Development plan to provide adequate levels of service, or the road improvements will need to be bonded. Access drive pork chop across from Cambridge will not prevent left turns.
Applicant shall submit a PennDOT HOP for the required for MT Rose Ave improvements.
10. SALDO (§289-26.E) All required landscaping will be maintained in accordance with the standards of this section. Required landscaping will be bonded for a period of eighteen months following installation.
Applicant shall bond required landscaping for a period of 18-months.
11. SALDO (§289-29.C) The proposed land development shall be secured by surety bond, escrow account, or letter of credit in the amount of 110 percent of the cost of the completion of the required improvements for the land development. An estimate has been provided for the improvements. It must be revised and approved prior to final plan approval. See separate correspondence dated 7/28/08.
Applicant shall provide bonding upon approval of final plan.
12. SALDO (§289-32.A.3) Where a development abuts an existing street of improper width or alignment, the developer will dedicate such right-of-way to correct the situation. A Gordon L. Brown 1995 plan shows HH dedicated 30 ft from Center Line ROW.
Applicant shall show the planned improvements to MT Rose.
13. SALDO (§289-68.E) All legal, engineering, and administration fees must be paid before approval of the final plans.
Applicant shall pay all legal, engineering, and administrative fees prior to recording final plan.
14. Stormwater (§281-11.A.1) Performance guarantee. No subdivision or land development requiring the installation of stormwater management facilities shall be finally approved unless the applicant shall have completed the installation of such facilities as required by this article.
Applicant shall provide a current surety bond prior to final approval of plan.
15. Stormwater (§281-11.A.1) In lieu of completion of the installation of the required stormwater management facilities, the Township shall accept deposit with the Township of financial security in an amount equal to 110% of the cost of such facilities. Reasonable and accurate cost estimate is required.
Applicant shall provide a current surety bond prior to final approval of plan.
16. Stormwater (§281-19.C) Provide a copy of the NPDES permit.
Applicant shall provide a copy of the approved NPDES permit.
17. General Comments. Cover sheet needs to reflect blocks for all involved townships to sign off on, such as Windsor and York.
Applicant shall provide signature blocks on cover sheet for York Township.
18. General Comments. Has the right-of-way for the sanitary sewer relocation been approved?
Please provide copy of signed agreement.
Applicant shall provide a copy of the signed sanitary sewer relocation agreement.
19. SALDO (§289-15.F.(4)(b)) There are many deficient LOS identified in the study. How will the deficient Levels of Service be mitigated?
Applicant shall revise the drawings to reflect both access drives as right in, right out onto MT Rose Avenue with use of jersey barriers to prevent left turns.

20. General Comments. The Township Engineer does not concur with recommendation #4 on page 22 of the traffic study. The western drive should be a right in/ right out with the necessary separation devices installed (i.e. pork chop). Even the modified pork chop will not prevent vehicles from turning left onto MT Rose Ave.
Applicant shall revise the drawings to reflect both access drives as right in, right out onto MT Rose Avenue with use of jersey barriers to prevent left turns.
21. General Comments. Should the main access drive be considered as an access point for the above referenced TND in York Township, it is recommended that the driveway be characterized as a collector road with curbing, sidewalks, and complete separation between the cartway and parking areas.
22. General Comments. The Township will not submit the signal application to PENNDOT until a financially responsible party has been identified.

Mr. Good stated since last month there were a few modifications. They have added the traffic signal to the plan at the recommendation of Staff. The developer's agreement has been reviewed with Mr. Katherman's office and the Township Solicitor. They received a Zoning variance for reduction in parking in order to add more meeting space back into the plan. He noted they have also shown the porkchop island installed at the current main access, in accordance with the developer's agreement that they will install the pork chop and construct the new Plymouth Road intersection to the traffic signal standards. This is anticipated to be installed as part of the PENNDOT improvement project. If that occurs, Township Staff recommends concrete barriers be placed to restrict the right in- right out of that intersection.

Mr. Good noted his client, Mr. Derosé has indicated he is in agreement, however, until the signal is actually installed, they would like to maintain the full movements at the Plymouth Road intersection, since the waterpark is the first building to be built which will not generate additional traffic. Mr. Good indicated their understanding that at such time when the hotel expansion and meeting rooms are constructed, if the signal is not in at that time, they will do the additional right in, right out access.

It was clarified that if construction is started, traffic flow would be changed. Mr. Good explained that currently there is one full movement driveway and one right in, right out. He noted that although the right in, right out is moved from one side of the site to the other, they are making a more restrictive right in, right out and would like full movement to stay at that time. The problems with the left turns occur during the peak hours and around the peak hours.

Mr. Good referred to Condition #9 noting the township engineer has indicated plan improvements need to be shown on Mt. Rose Avenue. Mr. Good explained that what is shown on the plan is the proposed improvements to Mt. Rose Avenue. He noted that the engineer referred to a right turn in lane off of Mt. Rose Avenue into the site, however, the traffic study does not show it as a required turn lane. Mr. Good pointed out on the plan what the intersection will look like after construction of the new configuration, noting there will be a new left turn lane at the westbound direction.

Discussion was held regarding the efficacy of having right in, right out movements at both entrances. Attorney Ehrhart noted this was discussed at the Board of Supervisors meeting, and that the developer's agreement was reworked to reflect this change. Mr. Katherman affirmed that the developer's agreement reflects that a right in, right out would be put in at both entrances, however the discussion is at what point in time would that be and he indicated their position would be it would occur after the hotel improvements have been completed.

It was noted that the Planning Commission did not have the most recent plan to review. Mr. Katherman confirmed the revised plan had been submitted to the Township. Discussion was held regarding what was missing from the plan. It was recommended to table the plan in order to get the revised plan to the members and to allow the applicant to provide additional information.

MR. ROBERTSON MOVED TO TABLE LD –07-08 HERITAGE HILLS HOTEL & WATERPARK EXPANSION TO NEXT MONTH TO ADDRESS PLAN ISSUES WITH STAFF. MR. WURSTER SECONDED. MOTION UNANIMOUSLY CARRIED.

D. SD-08-08 Yorkshire Elementary School Reverse Subdivision

Casey Deller, C.S. Davidson

This plan is being proposed for the consolidation of two separate parcels in conjunction with the new proposed elementary school. A portion of Third Ave and Maywood Road that has never been opened in excess of 21-years will be included in the lot consolidation. The Township has no representation or rights to this.

There is also a land development plan, LD-08-09, in association with this project under concurrent review with the Township. The LD-08-09 plan proposes a new elementary school at this site.

The plan is presented as an Action Item as a preliminary/final plan. It was received by the Township on August 25, 2008. The Planning Commission was briefed on September 18, 2008.

The Applicant is requesting a recommendation of Approval from the Planning Commission to the Springettsbury Township Board of Supervisors for this plan.

There are no Waiver(s) and/or Modification(s) for this plan.

The following Outstanding items may be Conditions of Approval.

1. SALDO (§325-17.) Area and bulk requirements. Zoning Ordinance requires a 20 foot front setback; 75 foot rear setback; and 35 foot side setback. The property has approximately 3+ front yards. A 75' rear yard setback is required opposite Mill Street. A variance may be necessary. Applicant shall show all existing building setback lines for the two parcels, specifically missing rear setback lines for both parcels of 75' and 30' on plan sheet C1.01.
2. SALDO (§289-13.B.7.e.) Survey data. Survey data title block must meet Township standards on plan cover sheet. Applicant shall correct the spelling of the surveyor, sign, seal, and date.
3. SALDO (§289-13.B.7.f.) General plan report data. Applicant shall sign, seal, and date.
4. General Comment. PNDI not referenced correctly. PNDI stands for "Pennsylvania Natural Diversity Inventory" not "Potential Natural Diversity Index". Applicant shall provide the correct reference to PNDI.

Mr. Deller stated since the last appearance, discussion was held regarding street vacation for the northern most end of Maywood Road and the western end of Third Avenue. Since that time they have had discussion with Staff as well as consultation between township legal staff and school district legal staff. It was concluded the streets have been unopened longer than 21 years. Based on that fact the Township does not have any claim to the rights to open the streets. Consequently, they revised the plan to reflect that they are no longer proposing the street vacation. Att. Ehrhart confirmed Mr. Deller was correct. Mr. Deller stated they are only claiming their half of the former area of Maywood split down the center. Discussion was held regarding the maintenance of the other side of the road being the responsibility of the property owners.

Discussion was held regarding the notification of property owners of the consolidation. Mr. Deller stated the school district will be notifying the property owners of the situation. It was also stated that notification of any changes to the lands is not necessary as a part of this plan.

It was also noted that sidewalk is along Eastern Blvd., Fifth Avenue and a portion of Maywood Road.

County comments were reviewed.

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

MR. ROBERTSON MOVED WITH REFERENCE TO SUBDIVISION PLAN SD-08-08, YORKSHIRE ELEMENTARY SCHOOL REVERSE SUBDIVISION, TO RECOMMEND APPROVAL OF THE PRELIMINARY/FINAL PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:"

1. **ZONING (§325-17.F) AREA AND BULK REQUIREMENTS-SETBACKS - APPLICANT SHALL SHOW ALL EXISTING BUILDING SETBACK LINES FOR THE TWO PARCELS. SPECIFICALLY MISSING IS THE REAR SETBACK LINES FOR BOTH PARCELS OF 75-FEET AND 30-FEET ON PLAN SHEET C1.01; DATED JUNE 23, 2008; (REVISED-OCTOBER 10, 2008).**
2. **SALDO (§289-13.B.7.E.) FINAL PLAN; SPECIFICATIONS-SURVEY DATA - APPLICANT SHALL CORRECT THE SPELLING OF THE SURVEYOR, SIGN, SEAL AND DATE.**
3. **SALDO (§289-13.B.7.F.) FINAL PLAN; SPECIFICATIONS-GENERAL PLAN/ REPORT DATA - APPLICANT SHALL SIGN, SEAL AND DATE THE COVER SHEET.**
4. **GENERAL COMMENT - APPLICANT SHALL PROVIDE THE CORRECT REFERENCE TO PEDI, WHICH SHOULD BE "PENNSYLVANIA NATURAL DIVERSITY INVENTORY".**
5. **GENERAL COMMENT. APPLICANT SHALL DELETE THE MINOR SUBDIVISION WAIVER BLOCK ENTIRELY. THIS PLAN DOES NOT MEET THE REQUIREMENTS OF SALDO (§289-14).**
6. **SALDO (§289-11.B) PRELIMINARY PLAN; SPECIFICATIONS-MYLAR - APPLICANT SHALL PROVIDE FINAL PLANS ON MYLAR MATERIAL AND ALSO PROVIDE A PDF ELECTRONIC COPY OF THE RECORDED PLAN.**
7. **SALDO (§289-11.B.5) PRELIMINARY PLAN; SPECIFICATIONS-REGISTERED SURVEYOR - APPLICANT SHALL SIGN AND SEAL PLANS BY A REGISTERED SURVEYOR AND/OR PROFESSIONAL ENGINEER LICENSED IN THE STATE OF PENNSYLVANIA.**
8. **SALDO (§289-12.C.) FINAL PLANS PROCEDURE, GUARANTEE - BEFORE RECORDING OF AN APPROVED FINAL PLAN, THE BOARD OF SUPERVISORS SHALL BE ASSURED BY MEANS OF A PROPER COMPLETION GUARANTEE AS PROVIDED IN SALDO (§289-38), PERFORMANCE REQUIREMENTS.**
9. **SALDO (§289-68.E) FEES - ALL ENGINEERING, LEGAL, RECREATION OR ADMINISTRATIVE COSTS WILL BE PAID PRIOR TO RECORDING OF THE FINAL PLAN.**

SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.

5. WAIVER RECOMMENDATIONS - None

6. ORDINANCE AMENDMENTS

- A. Recommendation to the Township Board of Supervisors to Amend the Springettsbury Township Zoning Map of tract of land from Neighborhood- Commercial (N-C) & Mixed-Use (M-U) Districts to Mixed-Use (M-U) District. The land tract is identified as follows:
Tax Map Parcel No: 46-000-21-00-26-0000000
Deed Reference: Book 266, Page 4155
Property Address: 3000-3014 East Market Street (Yorkshire Plaza).

MR. WURSTER RECOMMENDED ADOPTION TO THE TOWNSHIP BOARD OF SUPERVISORS FOR THE AMENDMENT OF THE TOWNSHIP ZONING MAP. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

7. OLD BUSINESS - None

8. NEW BUSINESS – None

9. ADJOURNMENT

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 9:05 P.M.

Respectfully submitted,

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
OCTOBER 16, 2008**

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

ALSO PRESENT: Harish Rao, Director of Community Development
John Luciani, First Capital Engineering
Angela Liddick, Community Development Coordinator
Nicole Ehrhart, Solicitor
Sue Sipe, Stenographer

1. CALL TO ORDER:

A. Pledge of Allegiance

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

2. ACTION ON THE MINUTES

A. SEPTEMBER 18, 2008

MR. LUTZ MOVED FOR APPROVAL OF THE MEETING MINUTES OF SEPTEMBER 18, 2008 AS PRESENTED. MR. SWOMLEY SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

A. SD-08-06 – Chad Eisenhart Residential MSD

Patti Fisher, James Holley & Assoc.
Chad Eisenhart

The Applicant proposes to subdivide one parcel into two parcels. The location of the property is 2677 and 2679 North Sherman Street. Presently, there exists a semi-detached single family dwelling each with its own driveway. The plan will create two parcels along the common wall of each dwelling.

This plan is presented as a Briefing Item. The plan was initially submitted to the Township on September 19, 2008.

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

1. SALDO (§289-14) Minor Subdivision Waiver.
Applicant is requesting this Waiver due to there being no additional creation of lots, buildings, structures, roads, public or private utilities, or any improvements of any nature.

This Waiver consists of the combination of the following Waivers:

- a. Waiver of SALDO (§289-10) Preliminary plans: procedure.
- b. Waiver of SALDO (§289-11) Preliminary plans: specifications.

- c. Waiver of SALDO (§289-13.A.13) Final plans: specifications. Angles or bearings of each lot.
- d. Waiver of SALDO (§289-13.A.15) Final plans: specifications. Building setback line for each street.
- e. Waiver of SALDO (§289-13.A. 21) Final plans: specifications. Statement of owner to dedicate public land.
- f. Waiver of SALDO (§289-13.A. 22) Final plans: specifications. Proposed contours.
- g. Waiver of SALDO (§289-13.A. 23) Final plans: specifications. Landscaping Plan.
- h. Waiver of SALDO (§289-13.B) Final Plans specifications.
- i. Waiver of SALDO (§289-24) Provide a Feasibility study on sewer and water facilities.
- j. Waiver of SALDO (Article IV) Environmental Impact Studies.
- k. Waiver of SALDO (Article V) Improvement Specifications, exception SALDO (§289-26), Monuments
- l. Waiver of SALDO (Article VI) Design Standards (exception SALDO (§289-41.E), Vertical curves.

2. SALDO (§289-13.A) Final plans: specifications. Scale shall be shown in 1:50 or 1:100. Applicant proposes to use a scale of 1:20.

The following Outstanding items may be Conditions of Approval:

1. Zoning (§325-116.T.4) Design standards. Access drives shall have 500 ft sight distance for >35 mph or 250 ft sight distances for < 35 mph. Applicant shall provide site distances for each driveway.
2. SALDO (§289-13.A.4) Final plans: specifications. Applicant shall provide Owners signature on the plan.
3. SALDO (§289-13.B.7.a) Final plans: specifications. Owner's Block. Applicant shall change "State" to "Commonwealth" in this section.
4. SALDO (§289-13.B.7.k) Final plans: specifications. Recorder of Deeds Block. Applicant shall insert the words "office for" after "Recorded in the..." in this section.
5. SALDO (§289-12.C.) Final plans procedure, Guarantee. Before the recording of an approved final plan, the Board of Supervisors shall be assured by means of a proper completion guarantee as provided in SALDO §289-38, Performance Requirements.
6. General Comment. Provide copy of agreement for joint driveway use between property owner of 2675 North Sherman Street and 2677 North Sherman Street to the Solicitor for review and approval.

Ms. Fisher indicated that this is a minor subdivision located at 2677 and 2679 N. Sherman Street in the R-7 zone. There is a semi-detached home on the property. The applicant is proposing to subdivide the property so that each portion of the house is on its own lane. It is a ½ acre lot. The plan falls within all zoning requirements except there is a pre-existing condition such that the front of the house and the porch are into the front setback line.

Ms. Fisher stated they are requesting to change the concrete monuments to PK nail since due to the common driveway the property corner would be in the center of the shared driveway. In addition, the other corner is very close to a telephone pole, consequently it may require a pin as well. It was noted this should be an additional condition to be denoted on the plan.

Discussion was also held regarding the following items:

- Shared driveway agreement between the applicant's property and the adjacent property. It was noted this will need to be reviewed by the Township Solicitor.
- The granting of the waivers for the minor subdivision and the plan scale.
- Provide the height of the existing dwelling.

- Correction of clerical errors to be corrected.
- Notarized block signature by owner.
- Concrete monuments need to be set or bonded.
- The highway occupancy permit is not necessary since there are existing driveways.
- The sight distances are as required by PennDOT.
- The R-7 zoning allows duplex houses as a permitted use.
- County comments were not received.

The applicant requested to have the case moved from a Briefing to an Action Item.

MR. SWOMLEY MOVED TO RECOMMEND SD-08-06, CHAD EISENHART RESIDENTIAL MSD BE MOVED FROM A BRIEFING TO AN ACTION ITEM. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

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

MR. ROBERTSON MOVED WITH REFERENCE TO MINOR SUBDIVISION PLAN, SD-08-06, CHAD EISENHART MINOR SUBDIVISION, TO RECOMMEND APPROVAL OF THE FINAL PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING WAIVERS:

1. **SALDO (§289-14) MINOR SUBDIVISION WAIVER.**
THE PLAN SHALL BE CONSIDERED A MINOR SUBDIVISION BY WAY OF THE SPRINGETTSBURY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND ALL ITEMS ASSOCIATED WITH IT SHALL BE OBSERVED.
2. **SALDO (§289-13.A) FINAL PLANS: SPECIFICATIONS.**
APPLICANT SHALL USE A PLAN SCALE OF 1:20.

SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

MR. ROBERTSON MOVED WITH REFERENCE TO MINOR SUBDIVISION PLAN, SD-08-06, CHAD EISENHART MINOR SUBDIVISION, TO RECOMMEND APPROVAL OF THE FINAL PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:

1. **ZONING (§325-116.T.4) DESIGN STANDARDS. APPLICANT SHALL PROVIDE SITE DISTANCES FOR EACH DRIVEWAY.**
2. **SALDO (§289-13.A.4) FINAL PLANS: SPECIFICATIONS.**
APPLICANT SHALL PROVIDE OWNERS SIGNATURE ON THE PLAN.
3. **SALDO (§289-13.B.7.A) FINAL PLANS: SPECIFICATIONS. OWNER'S BLOCK.**
APPLICANT SHALL CHANGE "STATE" TO "COMMONWEALTH" IN THIS SECTION.
4. **SALDO (§289-13.B.7.K) FINAL PLANS: SPECIFICATIONS. RECORDER OF DEEDS BLOCK. APPLICANT SHALL INSERT THE WORDS "OFFICE FOR" AFTER "RECORDED IN THE..." IN THIS SECTION.**
5. **SALDO (§289-12.C.) FINAL PLANS PROCEDURE, GUARANTEE. BEFORE THE RECORDING OF AN APPROVED FINAL PLAN, THE BOARD OF SUPERVISORS SHALL BE ASSURED BY MEANS OF A PROPER COMPLETION GUARANTEE AS PROVIDED IN SALDO §289-38, PERFORMANCE REQUIREMENTS.**
6. **GENERAL COMMENT. PROVIDE COPY OF AGREEMENT FOR JOINT DRIVEWAY USE BETWEEN PROPERTY OWNER OF 2675 NORTH SHERMAN STREET AND 2677 NORTH SHERMAN STREET TO THE SOLICITOR FOR REVIEW AND APPROVAL.**
7. **SALDO (§289-76) FEES. ALL OUTSTANDING ENGINEERING, LEGAL, RECREATION AND/OR ADMINISTRATIVE FEES SHALL BE PAID PRIOR TO RECORDING OF THE FINAL PLAN.**
8. **SALDO (§289-11.B) THE PRELIMINARY PLAN SHALL BE DRAWN ON MYLAR MATERIAL. APPLICANT SHALL PROVIDE FINAL PLANS ON MYLAR MATERIAL AND PROVIDE AN ELECTRONIC COPY.**

9. APPROPRIATE MONUMENTATION BE SHOWN ON THE PLAN.

10. RECEIPT OF YORK COUNTY COMMENTS.

11. ALL CONDITIONS MUST BE MET PRIOR TO PRESENTATION TO THE BOARD OF SUPERVISORS.

SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

B. SP-08-08 Michael & Charlene Harvey Residential Subdivision – Postponed

C. LD-08-15 St. John’s Church Addition

Adam Anderson, Gordon Brown

John Runge, Gordon Brown

Mr. Anderson indicated the final land development plan was presented approximately a year ago and approved in August 2007. From an aerial shot of the site, he pointed out the location of the property in relation to Mt. Rose Avenue, Hartford Road, and St. Andrews Court. He noted that the proposed fellowship hall has been modified to 4,000 sq. ft. They will manage storm water with a seepage pit, tying into existing water and relocate the sanitary sewer. The landscaping along Mt. Rose and Hartford Road includes trees along with the zoning change R-1 to R-10 with a sidewalk on the side of Hartford Road. A new street light is proposed. They received comments from the Township Engineer as well as Staff and are working to address the majority of the comments. They have not yet received York County comments, but have received fire chief comments and are working on them as well.

Discussion was held regarding waiver requests:

- Preliminary plan - due to the simplicity of the plan they do not feel it is warranted.
- Stormwater – there are two issues to address due to revisions of the stormwater Ordinances. The first one deals with future runoff volume. The requirement to reduce the runoff by 50% was felt to be unnecessary for such a small building. They are managing the 100-year storm within the pit. The second one is the runoff which requires the whole site be considered meadow with installing a basin.
- Traffic impact study – It was felt to be unnecessary due to the projected PennDOT improvements.
- Street lights – There are three existing on Mt. Rose Avenue and noted on the plan. This was a modification waiver which was approved.
- Show existing streets within 400 ft. of the property.
- Show street layout of the scale of 1 = 800 ft.

Discussion was also held regarding the following:

- Mr. Anderson indicated that in regards to the landscaping and buffer yards along Mt. Rose Avenue – there are mature trees along Mt. Rose Avenue and they will fill in the gaps with new trees.
- Modification waiver for buffer yards in the residential development along the R-1, R-10 zoning boundary - they will add trees to fill in the gaps but do not want to plant shrubbery, since it is a play area and the shrubbery would obscure the view of the church.
- Sidewalk – the church is absolved from putting sidewalk on Mt. Rose Avenue, since the church had dedicated and provided right of way.

The applicant requested to have the plan moved to an action item. However, it was noted that the Board would like to see a rendering of the building. It was also noted that a brief needed to be prepared.

4. ACTION ITEMS

A. SD-08-05 James & Joyce Troxell Residential MSD

James Troxell

This plan is proposed to subdivide, in a residential zoning, one large parcel of 3.187-acres into two parcels of 1.42-acres and 1.76-acres by its consideration of a Minor Subdivision. The location of the property is 1842 Ridgewood Road.

This plan is presented as an Action Item. The plan was initially submitted to the Township on August 8, 2008. It was before you as a Briefing item on September 18, 2008.

The Applicant is requesting a Recommendation of Approval from the Planning Commission to the Springettsbury Township Board of Supervisors for the following Waiver:

1. SALDO (§289-14) Minor Subdivision Waiver.

Applicant is requesting this Waiver due to there being no additional creation of lots, buildings, structures, roads, public or private utilities, or any improvements of any nature.

This Waiver consists of the combination of the following Waivers:

- a. Waiver of SALDO (§289-10) Preliminary plans: procedure.
- b. Waiver of SALDO (§289-11) Preliminary plans: specifications.
- c. Waiver of SALDO (§289-13.A.13) Final plans: specifications. Angles or bearings of each lot.
- d. Waiver of SALDO (§289-13.A.15) Final plans: specifications. Building setback line for each street.
- e. Waiver of SALDO (§289-13.A. 21) Final plans: specifications. Statement of owner to dedicate public land.
- f. Waiver of SALDO (§289-13.A. 22) Final plans: specifications. Proposed contours.
- g. Waiver of SALDO (§289-13.A. 23) Final plans: specifications. Landscaping Plan.
- h. Waiver of SALDO (§289-13.B) Final Plans specifications.
- i. Waiver of SALDO (§289-24) Provide a Feasibility study on sewer and water facilities.
- j. Waiver of SALDO (Article IV) Environmental Impact Studies.
- k. Waiver of SALDO (Article V) Improvement Specifications, exception SALDO (§289-26), Monuments
- l. Waiver of SALDO (Article VI) Design Standards (exception SALDO (§289-41.E), Vertical curves.

The following Outstanding items may be Conditions of Approval.

1. SALDO (§289-14.B.3.) Signature blocks for Board of Supervisors, Planning Commission, and York County Planning Commission.

Applicant shall revise the following signatures blocks:

Township Board of Supervisors block per SALDO (289-13.B.7. (h));

Township Engineer Review Statement block per SALDO (289-13-.B.7.(i));

Survey Data block per SALDO (289-13.B.7(e)).

2. SALDO (§289-76) Fees. All outstanding engineering, legal, recreation and/or administrative fees shall be paid prior to recording of the final plan.

3. General Comment. Applicant shall add a note to cover sheet indicating: “owner, heirs, assigns of successors in the title agrees that they shall install at the owner’s expense concrete curbing, sidewalks, and any necessary road widening to accompany the curbing to township and/or state specifications within six (6) months from receipt of certified notification from the Township.”

Mr. Troxell stated he is requesting to move a property line. He owns two properties - one is approximately 3 acres and the other is 1/3 acre. He wants to move the property line so they are equal in size. The larger property contains his house. The smaller one qualifies to build a house and has road frontage to qualify.

It was noted that the new lot will be connected to public sewage. Mr. Troxell noted his house is on a septic system, and stated the reason he did not connect his home to the public system because it does not come to the front of his house.

Mr. Troxell verified that the concrete monuments were set on the site. Due to this it was noted that Condition #1 could be removed since there is nothing to bond.

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

MR. WURSTER MOVED WITH REFERENCE TO SUBDIVISION PLAN SD-08-05, JOYCE & JAMES TROXELL MINOR SUBDIVISION, TO RECOMMEND APPROVAL OF THE FINAL PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING WAIVER:

1. SALDO (§289-14) MINOR SUBDIVISION WAIVER.

THE PLAN SHALL BE CONSIDERED A MINOR SUBDIVISION BY WAY OF THE SPRINGETTSBURY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND ALL ITEMS ASSOCIATED WITH IT SHALL BE OBSERVED.

SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

MR. WURSTER MOVED WITH REFERENCE TO SUBDIVISION PLAN SD-08-05, JOYCE & JAMES TROXELL MINOR SUBDIVISION, TO RECOMMEND APPROVAL OF THE FINAL PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:

2. SALDO (§289-76) FEES. ALL OUTSTANDING ENGINEERING, LEGAL, RECREATION AND/OR ADMINISTRATIVE FEES WILL BE PAID PRIOR TO RECORDING OF THE FINAL PLAN.

3. SALDO (§289-11.B) THE PRELIMINARY PLAN SHALL BE DRAWN ON MYLAR MATERIAL. APPLICANT SHALL PROVIDE FINAL PLANS ON MYLAR MATERIAL AND PROVIDE AN ELECTRONIC COPY.

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

B. LD-07-08 Heritage Hills Hotel Expansion

Keith Good

Att. Stacey MacNeal

This project is proposing an expansion of the hotel facility, watermark and parking garage structure. Included in this expansion plan are an additional 119-hotel units, accessory water theme park and conference meeting rooms. In addition, there will be a 3-level parking deck constructed on the western portion of the site. The water park is to be constructed above the upper level of the parking deck. The existing miniature golf course will be removed as a part of this plan.

A Developers Agreement and PennDOT HOP will be required. This plan is being reviewed and considered under the previous ordinances.

The plan is presented as an Action Item. It was received by the Township on May 29, 2007. Waivers associated with this plan were discussed on September 18, 2008.

Variances were granted from the Zoning Hearing Board as Case Z-07-12 on August 2, 2007 to allow:

1. Allow construction within a steep slopes area.

Variances were granted from the Zoning Hearing Board as Case Z-07-22 on December 6, 2007 to allow:

1. Allow commercial parking in an R-2 zoning district;
2. Allow the building length to exceed 200 feet.

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

1. SALDO (§289-11.B.19) All existing streets on, adjacent to or within 400 feet of any part of the tract, including name, right-of-way width and cart way width should be shown on plans. Applicant proposes to provide location of street layouts within 400 feet based on GIS information but not right-of-way widths and cartway widths. The site is extremely large and to show streets within 400 feet of the property is not beneficial to review of the proposed development.
2. SALDO (§289-13.A.19) The locations of permanent reference monuments shall be shown on the plan. Need to indicate all locations of monuments. Monuments to be set must be erected of stone or concrete. Existing iron pins are ok. According to plans, only two corners exist within greens of the golf course; the corners closest to the Gazebo. It is acceptable to identify the two (2) corners within the green as iron pins. All other property corners must be concrete or cut stone unless in the roadway and then shall be PK nails. Applicant proposes to install iron pins in lieu of concrete monuments on the greens of the golf course only as concrete monuments would obviously be detrimental to the function of the existing golf course greens. These corners are located along the new property line with direction S15° 13' 29"E at a length of 31.52'.
3. SALDO (§289-15.F.3) Existing and Proposed roadways and intersections. The study does not include the following necessary intersections: Chambers Road, Longstown Road, 24/ 124, and Hartford Road. Applicant proposes to allow PennDOT to complete their study and subsequent road improvement design. These improvements will reach far beyond the scope of this project.
4. SALDO (§289-26.C) Streetscape buffer yard and landscaping shall be provided in accordance with the Springettsbury Township SALDO Ordinances. Applicant proposes provide residential buffer yards to screen the building and parking lot areas only but not screen the golf course. The existing golf course and associated landscaping provide aesthetics beyond screening. Additionally, there is not development proposed on the golf course as part of this project.
5. SALDO (§289-27) Streetlights shall be required to be installed in all subdivision and land developments in all zoning districts and shall be in accordance with Township specifications. Street lights shall be installed to Township specifications at every access and a minimum of 200 feet apart. Applicant proposes to allow existing streetlights to remain until the PennDOT widening occurs. In the meantime, the streetlights have been designed to meet township standards and are included in the escrow cost estimate. Streetlights currently exist to light the street. Additionally, the PennDOT widening project scheduled for 2009-2010 would disrupt the location of the streetlights.
6. SALDO (§289-32.A.3) Where a development abuts an existing street of improper width or alignment, the developer will dedicate such right-of-way to correct the situation. A Gordon L. Brown 1995 plan shows HH dedicated 30 ft. from Center Line ROW. Developer needs to show on the drawings the correct ROW and show the planned improvements to MT Rose. Applicant proposes install new traffic signal and turn lanes per the recommendation of the traffic study. PennDOT is planning to widen Mount Rose Avenue as part of its funded improvement plan in the 2009-2010 timeframe. Any improvements would be removed as part of their widening project.
7. SALDO (§289-32.I.) Access Drives. There may a maximum of two per lot on each street frontage. Applicant proposes to allow three (3) driveways to remain but convert the westernmost drive to emergency access only. Two drives are necessary for vehicular access to the two parking lots. The third access shall remain as an emergency access as requested by the Fire Marshall.

8. Stormwater (§281-7.A.) OR 26-107 Surface detention and retention basins. Waiver requested under old Stormwater Ordinance. Submitted on December 20, 2007. Applicant proposes to use the rationale method in lieu of the TR-55 method for designing the stormwater management facilities as the size of the developed area is much smaller than the areas that the TR-55 method was developed for.

The following Outstanding items may be Conditions of Approval:

1. SALDO (§289-10.A.2.c) Provide a letter of adequacy from the York County Conservation District. Applicant shall provide a copy of the letter of adequacy from the York County Conservation District.
2. SALDO (§289-11.B.5) Name, seal and signature of the registered surveyor responsible for any property line or monument location on all subdivisions plans and/or name and signature of registered professional engineer as required by Pennsylvania Statute. Applicant shall have a registered engineer or surveyor sign and seal the drawings.
3. SALDO (§289-11.B.25) A notarized statement to the effect that the applicant is the owner of the land proposed to be developed and that the land development shown on the preliminary/final plan is made with his or their consent. Applicant shall have the owner sign the plans before they can be recorded.
4. SALDO (§289-11.C.7) Copy of the Erosion and Sedimentation Control Plan as submitted to the York County Conservation District (YCCD). YCCD adequacy letter and approved NPDES permit will be required. Applicant shall provide a copy of the letter of adequacy from the York County Conservation District and a copy of the approved NPDES permit.
5. SALDO (§289-12.A.2.b) Provide documentation that one copy of the land development/ subdivision plans with required fees was sent to the district office of the Pennsylvania Department of Transportation for review and comments. Applicant shall provide a copy of the letter of from PennDOT.
6. SALDO (§289-12.C) A financial guarantee must be provided prior to final approval to the plan. Applicant shall provide financial guarantee prior to final approval of plan.
7. SALDO (§289-12.I) A developer's agreement may be required due to required public improvements. Applicant shall enter into a developer's agreement for MT Rose Avenue road and signalization improvements.
8. SALDO (§289-13.A) Final plans shall be drawn on Mylar. Applicant shall provide final plans on Mylar as well as an electronic copy.
9. SALDO (§289-15.F.4) Proposed improvements. This section shall provide details on the location, nature, and extent of proposed improvements to assure sufficient roadway capacity and adequate operating levels of service. The recommended improvements in the Traffic Study shall be incorporated into the Land Development plan to provide adequate levels of service, or the road improvements will need to be bonded. Access drive pork chop across from Cambridge will not prevent left turns. Applicant shall submit a PennDOT HOP for the required for MT Rose Ave improvements.
10. SALDO (§289-26.E) All required landscaping will be maintained in accordance with the standards of this section. Required landscaping will be bonded for a period of eighteen months following installation. Applicant shall bond required landscaping for a period of 18-months.
11. SALDO (§289-29.C) The proposed land development shall be secured by surety bond, escrow account, or letter of credit in the amount of 110 percent of the cost of the completion of the required improvements for the land development. An estimate has been provided for the improvements. It must be revised and approved prior to final plan approval. See separate correspondence dated

7/28/08. Applicant shall provide a current surety estimate to include required streetlights. Drawings indicate use of CMP, however estimate for RCP. Item #35 update price to \$11.00 per square yard. Item #36 update price to \$10.00 per square yard.

12. SALDO (§289-32.A.3) Where a development abuts an existing street of improper width or alignment, the developer will dedicate such right-of-way to correct the situation. A Gordon L. Brown 1995 plan shows HH dedicated 30 ft from Center Line ROW. Applicant shall show the planned improvements to MT Rose.
13. SALDO (§289-68.E) All legal, engineering, and administration fees must be paid before approval of the final plans. Applicant shall pay all legal, engineering, and administrative fees prior to recording final plan.
14. Stormwater (§281-11.A.1) Performance guarantee. No subdivision or land development requiring the installation of stormwater management facilities shall be finally approved unless the applicant shall have completed the installation of such facilities as required by this article. Applicant shall provide a current surety estimate to include required streetlights. Drawings indicate use of CMP, however estimate for RCP. Item #35 update price to \$11.00 per square yard. Item #36 update price to \$10.00 per square yard.
15. Stormwater (§281-11.A.1) In lieu of completion of the installation of the required stormwater management facilities, the Township shall accept deposit with the Township of financial security in an amount equal to 110% of the cost of such facilities. Reasonable and accurate cost estimate is required. Applicant shall provide a current surety estimate to include required streetlights. Drawings indicate use of CMP, however estimate for RCP. Item #35 update price to \$11.00 per square yard. Item #36 update price to \$10.00 per square yard.
16. Stormwater (§281-19.C) Provide a copy of the NPDES permit. Applicant shall provide a copy of the approved NPDES permit.
17. General Comments. Cover sheet needs to reflect blocks for all involved townships to sign off on, such as Windsor and York. Applicant shall provide signature blocks on cover sheet for both Windsor and York Townships
18. General Comments. Has the right-of-way for the sanitary sewer relocation been approved? Please provide copy of signed agreement.
19. Applicant shall provide a copy of the signed sanitary sewer relocation agreement.
20. SALDO (§289-15.F. (4) (b)) There are many deficient LOS identified in the study. How will the deficient Levels of Service be mitigated? Applicant shall revise the drawings to reflect both access drives as right in, right out onto MT Rose Avenue.
21. General Comments. The Township Engineer does not concur with recommendation #4 on page 22 of the traffic study. The eastern and western drive should be a right in/ right out with the necessary separation devices installed (i.e. pork chop). Even the modified pork chop will not prevent vehicles from turning left onto MT Rose Ave. Applicant shall revise the drawings to reflect both access drives as right in, right out onto MT Rose Avenue.
22. General Comments. Should the main access drive be considered as an access point for the above referenced TND in York Township, it is recommended that the driveway be characterized as a collector road with curbing, sidewalks, and complete separation between the cartway and parking areas.
23. General Comments. The Township will not submit the signal application to PENNDOT until a financially responsible party has been identified.

Mr. Good reported on the PennDOT meeting regarding the improvements to the Mt. Rose corridor. The first project is the widening of Mt. Rose Avenue. The second project is the Longstown intersection which involves removing the light at Chambers Road and installing a signal at Plymouth Road. He noted the Longstown intersection project must occur before the light is installed at Plymouth Road. There is a public meeting to be held on November 6, at which PennDOT will show the improvements for both projects. Mr. Good stated their plan still shows the traffic signal and the current land development plan which has been through reviews with First Capital. He noted this is a clean plan with no plan related comments other than NPDES approvals and conservation district approvals. He noted they can not apply to PennDOT until it is known what the plan will be for the proposed PennDOT improvements.

Att. MacNeal stated they are requesting to have the waivers approved and obtain conditional plan approval. She noted it is their intent to craft a developer's agreement with bonding for the traffic signal for an agreed upon period of time, to be installed in the event PennDOT does not go forward with the proposed improvements which would include the light at Plymouth Road. In the interim they would like to maintain the two access driveways, one of which is the eastern drive with a right in, right out and a curbed island. The main entrance drive has full movements in and out. Att. MacNeal stated this was discussed with the Board of Supervisors.

Mr. Good reviewed the waiver requests as listed above.

1. Street layouts within 400 ft. - in regard to the concern about seeing those streets, they have been added to the plan.
2. Concrete monuments required by the Ordinance – this waiver was modified to show the specific corners for the location of the two iron pins.
3. Existing and proposed roadways and intersections. Due to the pending road improvements the applicant did not feel it was necessary to study the intersections that are going to be considered for improvement by PennDOT. Mr. Good noted if PennDOT improvements are not done they will attempt to install the traffic signal and will study the surrounding roadways at that point. Tom Austin, TRG stated the additional traffic the proposed HH project will be generating is less than 100 peak hour trips counting both ins and outs, which is not considered significant. He agreed because of the PennDOT impending improvements, it did not make sense to go beyond the site and study something that is going to be driven by the PennDOT process.

Att. MacNeal indicated her recommendation would be determine an appropriate period of time such that if PennDOT does not move forward with the improvements and approval is granted to the applicant to install a traffic signal, then upon notice from the Township the applicant would conduct the study and begin the process of installing the light.

4. Buffer yard screening for residential buildings and parking lots – photos were shown of the buffer yard to the west of the office building on the property.
5. Streetlights – as stated above.
6. Proposed street system - as stated above.
7. Number of driveways – as stated above.
8. Stormwater – as stated above.

It was noted that waiver requests 3, 5 and 6 need further discussion with a developer's agreement.

The list of conditions was reviewed.

Att. MacNeal stated that she submitted a rough draft of a developer's agreement to the Township Solicitor several months ago. She has since begun reworking it based on direction from the Board of Supervisors. She asked for recommendations for specifications for the developer's agreement, based on comments from the Planning Commission.

It was decided that the ramifications involving the agreement need to be reviewed by the Township Staff with input from the Supervisors prior to a decision being made by the Planning Commission.

Att. MacNeal indicated they would work on a finalized version of the developer's agreement and would represent at the November Planning Commission for action on the preliminary plan waiver.

It was recommended that the applicant resolve the signatures needed as well as the letter of credit. The applicant is also advised to clarify what Windsor Township and York Township's responsibility is in regards to the project. Att. MacNeal stated that this will be addressed with York Township in the next week and they hope to have verification in writing. She also noted they have a letter from Windsor Township about the relocation of the sewer line indicating they are in agreement. The applicant is in the process of drafting the actual easement.

The case was tabled for the November meeting.

C. SD-08-02 Rite Aid/Jiffy Lube Subdivision

Mark Heeb, BL Companies

This plan is proposed to consolidate the four existing parcels of a combined 2.83 acres into two (2) newly created separate parcels for the uses of a Rite Aid Pharmacy and a Jiffy Lube. The proposed parcel for the Rite Aid will be 2.28 acres and the proposed parcel for the Jiffy Lube will be 0.55 acres. This subdivision plan is being reviewed in conjunction with Land Development plan LD-08-02 also titled Rite Aid/Jiffy Lube. The property is located at 3300 East Market St-Rite Aid and 3308 East Market St-Jiffy Lube (SE corner of East Market Street & Edgewood Road)

This plan is presented as an Action item. It was received to the Township on February 25, 2008. The LD Plan was before the Planning Commission on October 18, 2007 as subsequently as a Briefing for the F-D Overlay; then on November 14, 2007 as a Briefing with the Township Board of Supervisors for the F-D Overlay.

All waivers previous requested were withdrawn, therefore there are no Waivers requested for this plan.

The following Outstanding items may be Conditions of Approval:

1. SALDO (§289-11.B.) Preliminary plan specifications.
Applicant shall provide Mylar and a PDF electronic copy.
2. SALDO (§289-11.B.2.) Preliminary Plan shall show Township in which land development is located.
Applicant shall provide "Springettsbury Township" and address of project on cover sheet under the Rite Aid Corp.
3. SALDO (§289-11.B.4.) Preliminary plan shall show name and address of owner.
Applicant shall indicate on the existing conditions and proposed site plans the three different owners. Owner blocks for those owners must be on cover sheet.
4. SALDO (§289-11.B.18) Preliminary plan specifications. Sewer and water mains, telephone and electrical lines, fire hydrants and other significant man-made features should be labeled or shown on plan. Lines proposed for abandonment must be labeled as such. Show existing public water lines to building. Show on demo plan public water lines for abandonment. They will note on plans water lines

will have to be field located. See LDP. Applicant shall show buildings proposed for demolition access drives and label them as TBD or TBR.

5. SALDO (§289-11.B.20) Show existing easements or make note that none existing. Will provide existing Alta survey next submission. Applicant shall show the relocated stormwater pipe and an easement over it in the northeast corner on the SDP as well as an easement for the SWM basin in the center of the project.
6. SALDO (§289-11.C.9.) Preliminary plans only contain certificates listed in (a) thru (g). Applicant shall delete the following blocks from the cover sheet: final plan approval, Springettsbury Township Sewer Authority, Dedication, and recorder of deeds.
7. SALDO (§289-26.A.) Monuments. All proposed corners must be set with concrete monuments. Applicant shall indicate all property corners TBS will be set with concrete monuments. Note in comment response letter indicated no monuments were found during the survey.
8. SALDO (§289-41.I.(2)) Maximum of two (2) driveways permitted per lot. Applicant shall indicate driveway as “to be abandoned”.
9. General Comment. Change word “Ultimate” to “Dedicated” when referring to ROW. Applicant shall change wording from ultimate to dedicated.
10. General Comment. Is the applicant offering for dedication to the dedicated ROW line?
11. General Comment. Developer Agreement needed for traffic improvements. Defer to LDP. Applicant shall provide a developer agreement to the township for road and signal improvements.

Mr. Heeb stated they are presenting a subdivision plan for preliminary approval. He indicated they are taking four parcels that total approximately 2.98 acres and subdividing them into two parcels, which will support an upcoming land development project that will contain a Rite Aid Pharmacy and the Jiffy Lube. He noted currently on the site is a vacant gas station, an existing Jiffy Lube, a vacant bank and a vacant residence. Currently access to the site includes five curb cuts along East Market Street and an entrance on Longstown Road, as well as an entrance on Eastern Blvd. As the first step in the process, they are creating the subdivision with two separate lots. Lot #1 will support the Rite Aid Pharmacy and Lot #2 will support the Jiffy Lube. He noted they received the Planning Commission plan summary from Township Staff, and there are 12 comments, almost all of which are graphic notation or relate to signature blocks. He noted they have no issue with the comments on the plan summary and will make those corrections for the final plan. They are asking for preliminary plan approval based on satisfying the conditions as noted in the letter from the Staff.

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

MR. ROBERTSON MOVED WITH REFERENCE TO SUBDIVISION PLAN SD-08-02, RITE AID/JIFFY LUBE, TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:

1. SALDO (§289-11.B.) PRELIMINARY PLANS; SPECIFICATIONS. APPLICANT SHALL DRAW THE FINAL PLAN ON MYLAR AND A PDF ELECTRONIC COPY.

2. SALDO (§289-11.B.2.) PRELIMINARY PLANS; SPECIFICATIONS. APPLICANT SHALL PROVIDE “SPRINGETTSBURY TOWNSHIP” AND ACTUAL ADDRESS OF PROJECT ON COVER SHEET UNDER THE RITE AID CORPORATION BLOCK.

3. SALDO (§289-11.B.4.) PRELIMINARY PLANS; SPECIFICATIONS. APPLICANT SHALL INDICATE ON THE EXISTING CONDITIONS PLAN SHEET AND PROPOSED SITE PLAN SHEET, THE THREE DIFFERENT PROPERTY OWNERS.

4. SALDO (§289-11.B.4.) PRELIMINARY PLANS; SPECIFICATIONS. APPLICANT TO PROVIDE OWNER BLOCKS FOR SIGNATURES ON THE COVER SHEET.

5. SALDO (§289-11.B.18) PRELIMINARY PLANS; SPECIFICATIONS. APPLICANT SHALL SHOW BUILDINGS PROPOSED FOR DEMOLITION AND ACCESS DRIVES AND LABEL THEM AS “TBD” OR “TBR.”

6. SALDO (§289-11.B.20) PRELIMINARY PLANS; SPECIFICATIONS. APPLICANT SHALL SHOW THE RELOCATED STORMWATER PIPE AND AN EASEMENT IN THE NORTHEAST CORNER OF THE SITE AND AN EASEMENT FOR THE SWM BASIN IN THE CENTER OF THE SITE.

7. SALDO (§289-11.C.9.) PRELIMINARY PLANS; SPECIFICATIONS. APPLICANT SHALL DELETE THE FOLLOWING BLOCKS FROM THE COVER SHEET:

- 1. FINAL PLAN APPROVAL;**
- 2. SPRINGETTSBURY TOWNSHIP SEWER AUTHORITY;**
- 3. DEDICATION;**
- 4. RECORDER OF DEEDS.**

8. SALDO (§289-26.A.) MONUMENTS. APPLICANT SHALL INDICATE ALL PROPERTY CORNERS AS “TBS” AND BE SET WITH CONCRETE MONUMENTS.

9. SALDO (§289-41.I.(2)) PROPOSED STREET SYSTEM. APPLICANT SHALL INDICATE THOSE DRIVEWAYS TO BE REMOVED AS “TO BE ABANDONED”.

10. SALDO (§289-12.C) GUARANTEE. BEFORE RECORDING OF AN APPROVED FINAL PLAN, THE BOARD OF SUPERVISORS SHALL BE ASSURED BY MEANS OF A PROPER COMPLETION GUARANTEE AS PROVIDED IN §289-38.

11. SALDO (§289-76) FEES APPLICANT MUST PAY ALL ENGINEERING, LEGAL, RECREATION OR ADMINISTRATIVE COSTS PRIOR TO RECORDING OF THE FINAL PLAN.

12. GENERAL COMMENT. APPLICANT SHALL CHANGE THE WORD “ULTIMATE” TO “DEDICATED” WHEN REFERRING TO RIGHT OF WAY.

MR. WURSTER SECONDED. MOTION UNANIMOUSLY CARRIED.

5. WAIVERS

A. LD-08-12 Yale Electric Retail Store

Casey Deller, C.S. Davidson

Mr. Deller indicated they are requesting action on the following waiver requests:

1. Waiver of SALDO (§289-31) Curbs and Gutters – Not to install curbs and gutters along Memory Lane and provide a fee in lieu of.
2. Waiver of SALDO (§29-32) Sidewalks - Not to install sidewalks along Memory Lane and provide a fee in lieu of.

Mr. Deller noted the reason they are requesting these waiver modifications is due to the existing culvert that runs under Memory Lane and the inability to build curbs and sidewalks. To do it as the Township Ordinance requires would force the owner to install a sizeable culvert. He also noted the future transportation master plan that calls for widening of the portion of the road way from two lanes to four by PennDOT at an indeterminate time in the future.

Mr. Deller reviewed two options that the applicant is considering to address the waivers:
Option 1 would be to delay the installation of the curb and sidewalk on that portion of Memory Lane from their southern property line to the northern side of the culvert, until PennDOT comes through and expands the roadway. Mr. Deller noted the applicant would be willing to post a financial bond to ensure that the funds are in place at the time the project occurs.

Option 2 would be to install sidewalk from the Industrial Highway side making a radius onto Memory Lane to a point right before the bank slopes and then install a foot bridge across the creek and terminate in the piece between the top of the bank and the property line.

Discussion was held regarding what cost assessment would entail the fee in lieu of, as well as details of what would be required for right of way curbs and sidewalks and the walking bridge.

Mr. Deller stated the applicant would be in favor of Option 2 to construct the foot bridge with curbs and sidewalk. He noted the foot bridge does not meet the Township specifications, consequently they would need a waiver to build the curb and sidewalk and then a modification of the waiver for the construction material standards.

Att. Timothy Ruth questioned the need for the waiver for the curb to cross the section where the footbridge would be.

Att. Ehrhart recommended structuring the waiver as a modification and in place of that portion would be a foot bridge.

It was decided that final action on the waivers would be determined at the time the subdivision plan is presented.

6. OLD BUSINESS – None

7. NEW BUSINESS

A. Town Center and Gateway Strategies Update

B. Town Center and Gateway Strategies Public Work Session – January 14, 2009 at 7 PM

Mr. Rao stated Meeting #3 was held regarding the Town Center project and there will be a public work session on January 14, 2009 at a location to be determined. Members of the Planning Commission are invited to attend. A packet of information will be forwarded. Mr. Maciejewski explained that the purpose of this project is to look 30 years in the future to determine the Town Center and Gateway strategy. This will include future development plans to keep the Township viable and moving forward.

ADJOURNMENT

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 8:50 P.M.

Respectfully submitted,

Secretary
/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
SEPTEMBER 18, 2008**

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

ALSO PRESENT: Harish Rao, Director of Community Development
John Luciani, First Capital Engineering
Angela Liddick, Community Development Coordinator
Nicole Ehrhart, Solicitor
Sue Sipe, Stenographer

1. CALL TO ORDER:

A. Pledge of Allegiance

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

B. Chairman Maciejewski introduced the newest member of the Planning Commission – Mr. John Lutz.

C. Solicitor Nicole Ehrhart administered the Oath of Office which was signed by all Planning Commission members.

2. ACTION ON THE MINUTES

A. **AUGUST 21, 2008**

MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF AUGUST 21, 2008 AS CORRECTED. MR. WURSTER SECONDED. MOTION CARRIED. MR. LUTZ ABSTAINED SINCE HE WAS NOT PRESENT.

3. BRIEFING ITEMS

A. **SD-08-05 – Troxell Minor SD**

Jim Troxell – 1842 Ridgewood Road

Mr. Troxell indicated he owns two lots – Lot 1 is approximately 3 acres, Lot 2 is 1/3 acre. Mr. Troxell indicated he is requesting to move the property line closer to the center in order that they will be comparable in size. Lot 1 will be 1.6 acres and is located on Ridgewood Road. Lot 2 will be 1.7 acres and is located on Woodstream Drive. Mr. Troxell indicated that in the future they would like to build on the one lot but is not in the plan at this point.

Mr. Luciani indicated this is a minor subdivision. He noted there is one condition that is outstanding which is to make sure monuments within the lot lines are appropriately set. Zoning is not an issue at the site and there is no concern about ingress and egress to the second lot, since the applicant has access to both lots.

Mr. Rao noted as part of the plan approval, a six months note must be added to the plan for curbing and sidewalk along Woodstream Drive and Ridgewood Road.

Mr. Troxell requested to have the case moved to an action item. However, this was declined in order to allow neighboring property owners an opportunity for public comment.

B. LD-08-12 Yale Electric Retail Store

Casey Deller, CS Davidson

Robert Kronheim, Owner

Attorney Timothy Ruth

Mr. Deller indicated the property is located on Industrial Highway, east of Memory Lane. There are two creeks that cross through the site, one to the north of the property and one from the southeast which meet at the corner of the property and then run to the west to an existing culvert under Industrial Highway. Township sanitary sewer mains run parallel to each of the streams. Yale Electric Supply is proposing to erect a new building 21,000 sq. ft., with parking along the north side and on the east. The building will consist of a small showroom in the front, sales counter for inside and outside salesmen on the east side, as well as warehouse storage on the west and rear side. The nature of the business is a contracting supply store dealing with building contractors, and not homeowners. The site is flat, however, the building was elevated slightly to stay above the creek. Stormwater management off loads to the rear of the property into a stormwater pond. Most shipments for incoming supplies come in from single axle box trucks – 33 ft. in length. There may occasionally be a larger truck one or two times a year.

Ed Abendschoen, representative of Yale Electric indicated this facility would be a branch in York as opposed to the central warehouse, which is located in Lancaster. The vast majority of all shipments would be coming in through their interbranch delivery system to replenish the stock.

Mr. Deller confirmed that in regard to traffic flow around the building, they will show turning templates insuring that a larger type truck could maneuver around the building.

Mr. Deller noted the plans for landscaping are complying with all buffer yards in areas required for landscaping by the Ordinance, including the front area along Industrial highway as well as the internal islands within the parking areas and plantings along the sideline.

In regards to waivers for curbs, sidewalks and gutters – Mr. Deller indicated one of burdens of the property is the length of frontage relating to the panhandle shape of the property which is approximately 900 feet. The request for a waiver of curbs and sidewalks installation is solely on the portion along Memory Lane due to the existing culvert that runs under Industrial highway. There is no shoulder area or sidewalk currently existing, resulting in no room to build the curb and sidewalk.

Mr. Deller noted that a recent TRG study generated by the township transportation plan within the last 10 years calls for significant widening of Memory Lane at some future point. He stated they would rather not build a sidewalk or other access way in that area that would have to be removed, relocated or rebuilt whenever the widening occurs. They are willing to post the necessary funds in escrow to build the curbs and sidewalks at such time as the work in conjunction with the widening of Memory Lane occurs.

Discussion was held regarding possible future road improvements as directed by PennDOT.

C. LD-08-09 Yorkshire Elementary School, YSSD

Casey Deller, C.S. Davidson

John Seitz, TRG

Kathryn Orban, York Suburban Superintendent

Mr. Deller stated the elementary school is located on Eastern Blvd., north of the site. Mill Street is to the west, Fifth Avenue to the south and Maywood Road to the east. The layout and site plan is the same as was presented at the sketch plan phase. He noted the school will serve students kindergarten through 2nd grade, serving York Suburban School District. Overall traffic flow throughout the site is unchanged. A driveway off Fifth Avenue will access the rear parking lot. A variance was received from the Zoning Hearing Board regarding the required number of parking space for the site which is 159. Justification for granting the variance was based on the applicant controlling overflow parking on the athletic field should the need arise. Also, the school has promised an event management plan for any large activity that would require parking.

Mr. Deller noted that at the request of the Township Engineer they will expand the tie in with Maywood Road into a cul-de-sac to allow emergency service vehicles, snowplows, etc., turn around access onto Maywood Road.

Another site driveway to the northern side is a one way in bus drop off entrance. Mr. Deller pointed out the primary entrance to the school will have two front doors, one will be for the parent drop-off. There will also be one way travel through an entrance off of Mills Lane to the north of the bus drop off. He noted they have allowed sufficient room for stacking of cars and then one way travel back out to Eastern Blvd.

Upon discussion of the traffic situation Mr. Deller stated that TRG has confirmed that the intersection did not meet the required warrants for a signal. A 4-way stop sign was also determined to not be warranted in line with the traffic counts. The most appropriate controls for the intersection were determined to be what presently exists, which are stop signs on Eastern Blvd., and then pass through Mills Street going north and south. Mr. Casey stated as a result of a review of crash data from the traffic report study, they will repaint all the paving markings and refresh the stop bars, with new stop signs, new lane separators and traffic flow arrows, as well as directional signing.

Mr. Deller indicated that the school will provide crossing guards, as well as other individuals who will assist with directing cars and providing direction to increase safe operation.

Ms. Orban indicated that most of the children will be bussed or driven by parents due to the age group. There will be very few walkers.

Discussion was held regarding placement of flashing lights and speed zone signs to indicate the school zone. Mr. Seitz from TRG indicated that would be addressed.

Mr. Deller indicated there will be a concrete median on Eastern Blvd., which will be mountable for emergency vehicles only. Striping will be provided for walkways, as well as reflectors installed.

Mr. Deller noted that their legal representative is working in regards to the Maywood Road vacation.

4. WAIVER RECOMMENDATIONS

A. LD-07-08 Heritage Hills Hotel Expansion

Attorney Stacey MacNeal

Keith Good

Mr. Good indicated a briefing was previously conducted on the project which is an expansion to Heritage Hills, including additional guest rooms, meeting space and an indoor water park. He noted the land development plan is in process and they are working on two issues.

Attorney MacNeal indicated in regards to traffic they are obtaining additional information from PennDOT for future plans for the intersection, and have a meeting scheduled with Staff and PennDOT next week.

She noted that since the Heritage Hills plan is integrally tied to the PennDOT improvements and pending direction, they are unable to move forward on the traffic issue.

Mr. Good noted they are attempting to use a parking garage to handle the intensity factor parking as required by the Zoning Ordinance due to the fact that they do not have the land to add another parking area. He noted they will reduce some proposed meeting space in order to meet the requirements and request a Zoning Variance to get parking reduced so that they can put the meeting space back on to the plan.

Mr. Good reviewed the plan indicating the existing hotel with 104 guest rooms, as well as the clubhouse with two existing restaurants with approximately 3500 sq. ft. of meeting space. They are proposing to bridge across from the main access point to an indoor water park that is accessory use to hotel guests only. The existing two level parking deck has been increased to 3½ levels. The proposed hotel expansion has 119 rooms. The meeting space proposed is 10,000 sq. ft.

Mr. Good noted there is surface parking along the front and back of the parking deck. They are reconfiguring the surface parking on the east side of the site which ties into the signalized intersection.

Mr. Good indicated the emergency service access plan which has been submitted to the Fire Chief.

Discussion of Waivers

1. SALDO (§289-11.B.19) Not to show all existing streets on, adjacent to or within 400 feet of any part of the tract, including name, right-of-way width and cart way width should be shown on plans.

Mr. Good noted that the traffic study shows the streets and the movements. From survey information and the development of this site he noted they did not see a reason to extend the survey information beyond 400 ft. past their project area. Attorney MacNeal indicated for purposes of the traffic they are looking at the entire corridor. Part of the issue is the size of the site that in order to show all the surrounding intersections it would be difficult to show everything on the site. Mr. Good noted that the waiver request is for additional information 400 ft. to the west of the site.

Discussion was held regarding the Traditional Neighborhood Development traffic. Attorney Mac Neal stated that they do not have zoning approval as yet since it is speculative.

2. SALDO (§289-13.A.19.) To use iron pins for property corners on golf greens in lieu of required concrete monuments. Mr. Good stated the Ordinance requires concrete monuments for property corners. They have two property corners which are on the green so they are requesting to use iron pins instead of concrete monuments. It was noted that the waiver needs to detail which two specific corners.

3. SALDO (§289-26.C.) Not to install required landscaping buffer yards, but to utilize existing landscaping west of the existing one 1- story building (HH Offices) and between HH Hotel and Mt Rose Avenue. Mr. Good stated that the request on the meeting sheet reads differently than what they requested which was not put landscape buffers in two areas, one is in the area of the corporate offices for the hotel since there are numerous trees as well as a fence in that area and they are not proposing any development at that location. It was noted that the applicant will need to provide photographs of that area from the east and west perspective show the screening from the residential area.

Mr. Good indicated the second area they are requesting is a residential area with a view of the golf course courses. He noted that during the meeting with the Zoning Hearing Board to allow parking in the residential zone, a resident whose property line meets the parking area had requested screening which has been done. She also requested that she did not want screening between the golf course and her property.

4. SALDO (§289-27) Not to install streetlights.

Mr. Good stated this waiver is tied to the Mt. Rose improvements to not install streetlights as part of the project, knowing that PennDOT improvements are coming in the near future. They will discuss with PennDOT at the upcoming meeting the assessment or improvements that are within the right of way where the road gets expanded.

5. SALDO (§289-32.A.3) Not to provide public improvements to Mt. Rose Avenue as required.
Attorney MacNeal indicated this is not being discussed at this time pending discussion with PennDOT.

6. STORMWATER (§281-7.A) Use the Rational Method in lieu of the TR-55 Method for designing the Stormwater Management Facilities.

Mr. Good noted their stormwater engineer is prepared to use the rational method which fits the size of the project better than rather than the TR-55 method. He noted stormwater control consists of a pond on the site of which the freeboard height has been increased, which works well for the golf course because they use the water for irrigation and snow tubing.

Discussion was held regarding the need for the applicant to provide more detail around the site. Attorney MacNeal stated they will endeavor to show more detail on the existing conditions plan.

5. ACTION ITEMS

A. SD-07-07 Heritage Hills Reverse Subdivision

Attorney Stacey MacNeal

Keith Good

This plan is being proposed for the consolidation of several parcels in conjunction with the hotel expansion and parking deck garage construction on the western portion of the site.

There is also a Land Development Plan in association with this project under concurrent review with the Township. Both plans are being reviewed under the old ordinances.

This plan is presented as an Action Item. It was received by the Township on August 27, 2007. The Planning Commission was briefed on October 18, 2007.

The Applicant is requesting the following Waivers:

1. SALDO (§289-10) Preliminary plans; procedure.
Applicant requests waiver of preliminary plans.
2. SALDO (§289-11.C.2) Preliminary plans; specifications. Environmental Impact Studies.
Applicant requests deferring to Land Development Plan to submit Environmental Impact Studies.
3. SALDO (§289-11.C.6) Preliminary plans; specifications. Landscaping and buffer yards.
Applicant requests deferring to Land Development Plan.
4. SALDO (§289-12.A.2.b) PennDOT plan copy for review.
Applicant requests deferring to Land Development Plan.
5. SALDO (§289-12.I.) Traffic mitigation.
Applicant requests deferring to Land Development Plan.
6. SALDO (§289-13.A.8.) Provide sheet layout at a scale of 1" = 800'.

Applicant requests scale of 1-inch = 200-feet due to size of project.

7. SALDO (§289-13.A.16.) Access Drives.
Applicant requests deferring to Land Development Plan.
8. SALDO (§289-13.A.19) Monuments. Applicant proposes to install iron pins in lieu of concrete monuments on the greens of the golf course only.
9. SALDO (§289-27.) Street lights on Mt. Rose Avenue.
Applicant requests deferring to Land Development Plan.
10. SALDO (§289-32.A.3.) Improvements to Mt. Rose Avenue.
Applicant requests leaving Mount Rose Avenue as it currently exists as it is part of funded PennDOT improvements scheduled for 2009-2010.
11. SALDO (§289-36.) Sewage Disposal Requirements.
Applicant requests to delay any requirements for a sewer planning module as there is no development as part of this project.

The following Outstanding items may be Conditions of Approval:

1. SALDO (§289-11.B) The preliminary plan shall be drawn on Mylar material.
Applicant shall provide final plans on Mylar material and also provide an electronic copy.
2. SALDO (§289-11.B.5) Provide the name, seal and signature of the registered surveyor responsible for any property line or monument location on all subdivision plans and/or name and signature of registered professional engineer as required by Pennsylvania Statute.
Applicant shall sign and seal plans by a registered surveyor and/or Professional Engineer licensed in the state of Pennsylvania.
3. SALDO (§289-12.C.) Final plans procedure, Guarantee.
Before recording of an approved final plan, the Board of Supervisors shall be assured by means of a proper completion guarantee as provided in SALDO §289-38 Performance Requirements.
4. SALDO (§289-68.E) All engineering, legal or administrative costs will be paid prior to recording of the final plan.
5. Show the concrete sidewalk and both east and west ends of property along Mt. Rose Avenue.
6. Owner's name, address, and title in the company (if applicable) and notary's seal and signature are to be included on the cover sheet, along with the equitable owner (if applicable).
7. Applicant shall correct the entries on the cover sheet to be in accordance with the township ordinance.
8. Revise note on plan coversheet and SP1.1 states plan last revised August 20, 2008, but last revision date states August 25, 2008.

Mr. Good stated that the reverse subdivision plan is contingent upon the approval of the land development plan. There are notes on the both plans, such that the reverse subdivision plan does not get recorded until the land development plan and they work in conjunction with one other. The lots as indicated on the plan will be combined into two large lots. The township boundary will not change and the road frontage from the golf course lot comes through to the Yorktown site. He noted there is no development as part of this plan. The list of waivers presented are necessary because of the way it is tied to the land development plan.

Attorney MacNeal noted that Waiver #10 regarding improvements to Mt. Rose Avenue, is requested to be

deferred to the land development plan.

County comments were reviewed.

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

MR. SWOMLEY MOVED WITH REFERENCE TO SD-07-07 HERITAGE HILLS TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING WAIVERS:

- 1. SALDO (§289-10) PRELIMINARY PLANS; PROCEDURE. APPLICANT REQUESTS WAIVER OF PRELIMINARY PLANS.**
- 2. SALDO (§289-11.C.2) PRELIMINARY PLANS; SPECIFICATIONS. ENVIRONMENTAL IMPACT STUDIES. APPLICANT REQUESTS DEFERRING TO LAND DEVELOPMENT PLAN TO SUBMIT ENVIRONMENTAL IMPACT STUDIES.**
- 3. SALDO (§289-11.C.6) PRELIMINARY PLANS; SPECIFICATIONS. LANDSCAPING AND BUFFER YARDS. APPLICANT REQUESTS DEFERRING TO LAND DEVELOPMENT PLAN.**
- 4. SALDO (§289-12.A.2.B) PENNDOT PLAN COPY FOR REVIEW. APPLICANT REQUESTS DEFERRING TO LAND DEVELOPMENT PLAN.**
- 5. SALDO (§289-12.I.) TRAFFIC MITIGATION. APPLICANT REQUESTS DEFERRING TO LAND DEVELOPMENT PLAN.**
- 6. SALDO (§289-13.A.8.) PROVIDE SHEET LAYOUT AT A SCALE OF 1" = 800'. APPLICANT REQUESTS SCALE OF 1-INCH = 200-FEET DUE TO SIZE OF PROJECT.**
- 7. SALDO (§289-13.A.16.) ACCESS DRIVES. APPLICANT REQUESTS DEFERRING TO LAND DEVELOPMENT PLAN.**
- 8. SALDO (§289-13.A.19) MONUMENTS. APPLICANT PROPOSES TO INSTALL TWO IRON PINS IN LIEU OF CONCRETE MONUMENTS ON THE GREENS OF THE GOLF COURSE ONLY AS INDICATED ON THE PLAN.**
- 9. SALDO (§289-27.) STREET LIGHTS ON MT. ROSE AVENUE. APPLICANT REQUESTS DEFERRING TO LAND DEVELOPMENT PLAN.**
- 10. SALDO (§289-32.A.3.) IMPROVEMENTS TO MT. ROSE AVENUE. APPLICANT REQUESTS LEAVING MOUNT ROSE AVENUE AS IT CURRENTLY EXISTS AS IT IS PART OF FUNDED PENNDOT IMPROVEMENTS SCHEDULED FOR 2009-2010.**
- 11. SALDO (§289-36.) SEWAGE DISPOSAL REQUIREMENTS. APPLICANT REQUESTS TO DELAY ANY REQUIREMENTS FOR A SEWER PLANNING MODULE AS THERE IS NO DEVELOPMENT AS PART OF THIS PROJECT.**

SECONDED BY MR. ROBERTSON. MOTION CARRIED. MR. LUTZ ABSTAINED.

MR. SWOMLEY MOVED WITH REFERENCE TO SD-07-07 HERITAGE HILLS TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:

1. **SALDO (§289-11.B) APPLICANT SHALL PROVIDE FINAL PLANS ON MYLAR MATERIAL AND ALSO PROVIDE AN ELECTRONIC COPY.**
2. **SALDO (§289-11.B.5) APPLICANT SHALL SIGN AND SEAL PLANS BY A REGISTERED SURVEYOR AND/OR PROFESSIONAL ENGINEER LICENSED IN THE STATE OF PENNSYLVANIA.**
3. **SALDO (§289-12.C.) FINAL PLANS PROCEDURE, GUARANTEE. BEFORE RECORDING OF AN APPROVED FINAL PLAN, THE BOARD OF SUPERVISORS SHALL BE ASSURED BY MEANS OF A PROPER COMPLETION GUARANTEE AS PROVIDED IN SALDO §289-38 PERFORMANCE REQUIREMENTS.**
4. **SALDO (§289-68.E) ALL ENGINEERING, LEGAL OR ADMINISTRATIVE COSTS WILL BE PAID PRIOR TO RECORDING OF THE FINAL PLAN.**
5. **SHOW THE CONCRETE SIDEWALK AND BOTH EAST AND WEST ENDS OF PROPERTY ALONG MT. ROSE AVENUE.**
6. **OWNER'S NAME, ADDRESS, AND TITLE IN THE COMPANY AND NOTARY'S SEAL AND SIGNATURE ARE TO BE INCLUDED ON THE COVER SHEET, ALONG WITH THE EQUITABLE OWNER.**
7. **APPLICANT SHALL CORRECT THE ENTRIES ON THE COVER SHEET TO BE IN ACCORDANCE WITH THE TOWNSHIP ORDINANCE.**
8. **REVISE NOTE ON PLAN COVERSHEET AND SP1.1 STATES PLAN LAST REVISED AUGUST 20, 2008, BUT LAST REVISION DATE STATES AUGUST 25, 2008.**

SECONDED BY MR. WURSTER. MOTION CARRIED. MR. LUTZ ABSTAINED.

B. LD-08-11 York County Prison Parking Lot Expansion

Casey Deller, C.S. Davidson

This plan is an expansion of the parking lot for the employee-prison guards for use associated with the correctional facility. An additional 39-parking spaces are to be added. Included are interior lighting, curbs and interior parking area landscaping.

The plan is presented as an Action item for the Preliminary Plan. It was received by the Township on July 29, 2008 and presented as a Briefing item on August 21, 2008.

The Applicant is requesting the following Waivers:

1. SALDO (§289-11.) Preliminary plan.
Applicant is proposing to submit a preliminary/final land development plan.
2. SALDO (§289-15.) Environmental Impact Study.
Applicant proposes to refer to the Environmental Impact Study submitted for 2004 Prison Expansion land development project.
3. SALDO (§289-36.) Street lights.
Applicant proposes to not install streetlights along Concord Road as part of this project at this time but will do so upon significant improvements in the area or within five years whichever comes first.
****[Twp Staff Will Not Support]****

The Applicant may have the following Conditions:

1. Zoning (§325-116.L.) Design standards.
Applicant shall provide parking lot lighting plan details.
2. Zoning (§325-155.) Light and Glare.
Applicant shall provide separate lighting plan sheet.
3. SALDO (§289-11.B.15.) Preliminary plans; specification- datum
Applicant shall provide the referenced datum and include benchmark on the site plan.
4. SALDO (§289-11.B.5.) Preliminary plans; specification- certificates.
Applicant shall provide correct verbiage for Engineer's Certificate and Surveyor data blocks on the cover sheet.
5. SALDO (§289-12.C.) Final plans procedure, Guarantee.
Before recording of an approved final plan, the Board of Supervisors shall be assured by means of a proper completion guarantee as provided in SALDO §289-38 Performance Requirements for streetlights.
6. Construction and Material Specifications.
Applicant must, prior to recording of an approved final plan, ensure the use of the July 2008 Construction and Material Specifications and details in the design.

Mr. Deller gave an update on the concern regarding traffic on Concord Road relating to the proposed parking lot and the other parking lots on the site. Mr. Deller indicated that one of the items presented last month was incorrect. The access drive into the main parking lot to the north on Concord Road is the entrance into the proposed parking lot. The next access is an exit.

Mr. Deller noted the other concern was the relationship of traffic coming off Mt. Zion Road onto Concord Road and whether that would cause any problems for vehicles at the intersection waiting to turn left. He noted that TRG provided a supplement to the traffic impact study and they documented that the necessary queues and their relation to the traffic patterns on Concord Road should not cause any backlogs due to the nature of the traffic coming out of the parking lot.

Discussion was held regarding the proposed parking. It was recommended that the new lot be excluded to employee parking only. Mr. Deller indicated the prison preferred not to leave it solely designated an employee area.

It was determined that the design presented for the driveway was not approved as a full access driveway by the Planning Commission last month. It was recommended that the plan be tabled in order for the applicant to review the alternatives. Concerns were expressed regarding safety of vehicles exiting the facility at that location. It was suggested to reorient the parking lot to eliminate left turns out of the service driveway for 38 vehicles.

Discussion was held regarding the waiver requests as stated above.

#1 – Preliminary Plan - Mr. Deller noted there are no public improvements proposed for this plan.

#2 – Environmental Impact Study - Mr. Deller noted they would like to utilize the 2004 Environmental Impact Study and land development plan as the basis for the requirement of this plan. They have updated the traffic impact study.

Concern was noted in regards to documenting how much water is left in storm water management. Mr. Deller noted they analyzed the stormwater that was generated by this site and routed it through the

existing features in the pond in conjunction with all additional water to make sure they still meet all the requirements of the Ordinance including the necessary reductions to comply with the new Ordinance.

#3 – Streetlights – Mr. Deller indicated their reasoning for this waiver is they would like to postpone installing streetlights pending other potential future projects. If nothing comes about within the next five years they would install the streetlights.

MR. ROBERTSON MOVED TO TABLE SD-08-11 YORK COUNTY PRISON PARKING LOT UNTIL THE OCTOBER MEETING. SECONDED BY MR. SWOMLEY. MOTION CARRIED. MR. LUTZ ABSTAINED.

C. LD-08-03 SeniorLife-York

Joel Snyder, RGS Associates

Scott Sosso

This project is proposed to construct a 15,924 sf one story facility for the use of an Adult Day Care without overnight stay. The plan includes two driveways, parking, buffering, sidewalks, road widening and stormwater management facilities. Access to the site will be constructed over a stormwater swale with the construction of a box culvert along Memory Lane.

The plan is presented as an Action Item for a Preliminary Plan. It was received by the Township on March 25, 2008 and presented as a Briefing item on April 17, 2008. Variances were granted on June 5, 2008 as Case Z-08-07 for the maximum front setback from 35 feet to 45 feet due to the physical restrictions and easements of a stormwater swale. The Planning Commission acted by recommending approval on the following requested Waivers at its July 16, 2008 regular meeting:

1. Modification of SALDO §289-11.C (6), Landscaping and buffer yards. Will reduce the landscape buffer within the front yard set back along Memory Lane Extended.
2. Waiver of STORMWATER §281-7.A.7, Design criteria stormwater management facilities-Minimum basin slope. Will have a 0% bottom slope.
3. Modification of STORMWATER §281-7.A.9, Design criteria stormwater management facilities-Side slopes. Will have a 3H: 1V side slopes.

The Planning Commission acted by Tabling the requested Waiver at its July 16, 2008 regular meeting:

1. Waiver of SALDO §289-41.A.3, Proposed street system. Required to properly widen Memory Lane Extended to the proper width.

In addition the Applicant was asked to investigate other widening alternatives. An alternative presented was the stormwater swale being carried by a box culvert, pending US Army Corps approval.

The following Outstanding items may be Conditions of Approval:

1. Stormwater (§281-5.E) All catch basins, pipes, swales and other means of conveyance of stormwater must be shown on the plan and described in a narrative report. Details and design of the stream crossings must be submitted to township engineer for review.

Applicant must, prior to recording of an approved final plan, submit runs for mixed or supercritical flow and a solution for the runoff along Memory Lane that will not be able to enter the culvert as it had in the past.

2. Stormwater (§281-5.G) Maintenance program. (See also §281-11.) A maintenance program for all stormwater management facilities (including inlets, pipe system and stream crossings) must be included. Notes should be added to the drawings to identify the party or parties responsible for maintenance and also a list of maintenance recommendations and indicators.

Applicant must, prior to recording of an approved final plan, provide specific recommendations for the above listed items. These recommendations should replace Note B9 on Sheet 6 of 16.

3. Stormwater (§281-19) Requirement for erosion and sediment controls. A plan of adequate E&S controls must be submitted and approved at the required level by the appropriate agencies. Copy of Erosion and Sediment control plan must be submitted to First Capital Engineering.

Applicant must, prior to recording of an approved final plan, provide an updated plan or a copy of the submission to, or approval from, YCCD.

4. SALDO (§289-12.C) Final plans; procedure. Guarantee.

Applicant must, prior to recording of an approved final plan, provide the Board of Supervisors with a updated completion guarantee as provided in SALDO §289-38.

5. SALDO (§289-17.) Wetland Impact Studies. Provide study. The report completed by Vortex states that there is located on the site one (1) water of the U.S. and Commonwealth. Applicant must co-ordinate as necessary with the PA Department of Environmental Protection to secure any necessary permits, as stated in (§289-17.D.)

Applicant must, prior to recording of an approved final plan, provide the Board of Supervisors with the response from DEP.

6. Construction and Material Specifications.

Applicant must, prior to recording of an approved final plan, ensure the use of the July 2008 Construction and Material Specifications and details in the design.

Mr. Snyder stated the issue is the widening of Memory Lane and with the stream. He noted they met with Staff and determined they would revise the preliminary plan to show a street enclosure. The plan shows existing pipe the length of the property and they are proposing to widen Memory Lane to Township standards. They have withdrawn the waiver remaining from the last meeting. A meeting is scheduled with Army Corps of Engineers along with Township Staff to occur at the site with the expectation to persuade them to allow them to close the stream and pipe it.

Attorney Ehrhart indicated that the applicant is working on a developer's agreement and in this agreement there are two options. #1 is that they receive approval for the stream closure, #2 option if they can not close the stream, to come back with the modified plan.

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

MR. ROBERTSON MOVED WITH REFERENCE TO LD-08-03 SENIOR LIFE TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:

1. **STORMWATER (§281-5.E) APPLICANT MUST, PRIOR TO RECORDING OF AN APPROVED FINAL PLAN, SUBMIT RUNS FOR MIXED OR SUPERCRITICAL FLOW MUST BE PRESENTED AND A SOLUTION FOR THE RUNOFF ALONG MEMORY LANE THAT WILL NOT BE ABLE TO ENTER THE CULVERT AS IT HAD IN THE PAST.**

2. **STORMWATER (§281-5.G) MAINTENANCE PROGRAM. APPLICANT MUST, PRIOR TO RECORDING OF AN APPROVED FINAL PLAN, PROVIDE SPECIFIC RECOMMENDATIONS FOR THE ABOVE LISTED ITEMS. THESE RECOMMENDATIONS SHOULD REPLACE NOTE B9 ON SHEET 6 OF 16.**
3. **STORMWATER (§281-19) APPLICANT MUST HAVE APPROVAL FROM, YCCD.**
4. **SALDO (§289-12.C) FINAL PLANS; PROCEDURE. GUARANTEE. APPLICANT MUST, PRIOR TO RECORDING OF AN APPROVED FINAL PLAN, PROVIDE THE BOARD OF SUPERVISORS WITH A UPDATED COMPLETION GUARANTEE AS PROVIDED IN SALDO §289-38.**
5. **SALDO (§289-17.) WETLAND IMPACT STUDIES. APPLICANT MUST OBTAIN APPROVAL FROM USACOE.**
6. **CONSTRUCTION AND MATERIAL SPECIFICATIONS. APPLICANT MUST COMPLY WITH THE 2008 CONSTRUCTION AND MATERIAL SPECIFICATIONS.**
7. **SALDO (§289-76) FEES. ALL ENGINEERING, LEGAL, RECREATION OR ADMINISTRATIVE COSTS WILL BE PAID PRIOR TO THE RECORDING OF THE APPROVED FINAL PLAN.**
8. **SALDO (§289-11.B) PRELIMINARY PLAN SPECIFICATIONS. APPLICANT MUST DRAW THE FINAL PLANS ON MYLAR MATERIAL AND PROVIDE AN ELECTRONIC COPY.**

SECONDED BY MR. WURSTER. MOTION CARRIED. MR. LUTZ ABSTAINED.

It was noted there is a formal documentation of the removal of the waiver request for SALDO §289-41.A.3 Proposed Street System.

D. LD-08-10 Giant Offsite Fuel Facility

Doug Gosik

This project is proposing to construct a new gasoline facility with five (5) double sided fuel pumps in association with Giant Food Stores. The previous use on the lot was a gas station that included 8 pumps and a small convenience store. This use is normally not permitted in the N-C/H district, but in this case it is a continuation of a non-conforming & pre-existing use which will allow it to be installed. Included with this plan are new public sidewalks and a Developers Agreement.

The plan is presented as an Action item for the Preliminary Plan. It was received by the Township on July 28, 2008 and was presented as a Briefing item on July 17, 2008 as a Sketch Plan submittal.

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

1. SALDO (§289-10) Preliminary plan procedure:
Applicant is requesting a Waiver for submittal of Preliminary Plans because of the small size and nature of project. **** Twp Staff Will Not Support****
2. SALDO (§289-32.A) Sidewalks.
Applicant is proposing replacing the existing sidewalk and therefore requests waiver of 4 foot wide planting strip due to the small size and nature of the project.

3. SALDO (§289-34) Fire hydrants.
Applicant requests waiver due to small size and nature of project.
4. SALDO (§289-35.C & D) Landscaping and buffer yards.
Applicant requests waiver of buffer yards due surrounding zoning classifications and limited space after dedication of additional right-of-ways along East Market and Memory Lane.
5. SALDO (§289-41.I.3 (d)) Access drive separation.
Applicant requests waiver in order to maximize separation distance from the East Market Street/Memory Lane intersection and maintain internal circulation patterns.
6. SALDO (§289-41.I.6 (e)) Access drive throat length.
Applicant proposes required throat lengths cannot be obtained due to size of site and circulation pattern of customers and delivery vehicles.
7. SALDO (§289-15,-16,-17,-18,-19,-20,-22,-23,-24) Environmental Impact Studies
Applicant requests waiver due to small size and nature of the project. Only to submit a traffic impact study.
8. SALDO (§289-42.B) Obstructions to vision.
Applicant proposes required clear site triangles cannot be obtained due to the small size of the site.

The following Outstanding items may be Conditions of Approval.

1. SALDO (§289-21.D.1.) Applicant shall include peak hour of the proposed facility & Saturday Peak Hour (Existing & Proposed) in Traffic Impact Study.
2. SALDO (§289-21.E.4.) Applicant shall provide all information for proposed signal timing improvements at East Market Street and Memory Lane/Haines Road intersection.
3. SALDO (§289-21.E.5.) Applicant shall follow Township standards.
4. SALDO (§281-5) Applicant shall seal and sign final submission by a professional engineer.
5. SALDO (§289-12.C.) Final plans procedure, Guarantee.
Before recording of an approved final plan, the Board of Supervisors shall be assured by means of a proper completion guarantee as provided in SALDO §289-38 Performance Requirements.
6. Construction and Material Specifications (§02890) Traffic Signalization.
Applicant shall provide battery back up, generator/utility transfer assembly, and pre-emption at Memory Lane and Market St intersection.
7. SALDO (§289-76) Fees.
All engineering, legal, recreation or administrative costs will be paid prior to the recording of the final plan.
8. Construction and Material Specifications.
Applicant must, prior to recording of an approved final plan, ensure the use of the July 2008 Construction and Material Specifications and details in the design.
9. Applicant shall obtain a PennDOT HOP.
10. Applicant shall provide information requested regarding Flogard + Plus and bypass of flow through inlet.

Mr. Gosick reviewed the plan. He noted that currently the site has full movement access onto Memory Lane and two right in - right out access points; one close to the intersection and the other further from the intersection. As part of the redevelopment they propose to eliminate the access point closest to the intersection on East Market Street and limit the access on Memory Lane to right in – right out. This will be achieved by a median constructed on Memory Lane. They will also be dedicating a small amount of additional right of way along East Market Street and larger strip along Memory Lane. As a result of that dedication, Mr. Gosick noted there is difficulty with providing the 10 ft. depth required by the SALDO. He added they are still providing landscape along both Memory Lane and East Market Street.

The conditions were reviewed.

It was noted that the requirement for the fire hydrant was not needed since there is a fire hydrant within 600 ft. of the site.

Mr. Gosick indicated they had originally requested a waiver of preliminary plan due to redevelopment of the existing site which is less than ½ acre, and they are decreasing pervious coverage and curbing access. However the township engineer’s latest review stated that due to adding the median and the presentation to PennDOT the applicant would need to withdraw it.

It was clarified that Condition #3 should state – SALDO (§289-21.E.5) Applicant shall follow Township standards for traffic impact studies.

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

MR. ROBERTSON MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-08-10, GIANT OFFSITE FUEL FACILITY, TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING WAIVERS:

- 1. SALDO (§289-32.A) SIDEWALKS.
APPLICANT IS PROPOSING REPLACING THE EXISTING SIDEWALK AND THEREFORE REQUESTS WAIVER OF 4 FOOT WIDE PLANTING STRIP DUE TO THE SMALL SIZE AND NATURE OF THE PROJECT.**
- 2. SALDO (§289-35.C & D) LANDSCAPING AND BUFFER YARDS.
APPLICANT REQUESTS WAIVER OF BUFFER YARDS DUE SURROUNDING ZONING CLASSIFICATIONS AND LIMITED SPACE AFTER DEDICATION OF ADDITIONAL RIGHT-OF-WAYS ALONG EAST MARKET AND MEMORY LANE.**
- 3. SALDO (§289-41.I.3 (D)) ACCESS DRIVE SEPARATION.
APPLICANT REQUESTS WAIVER IN ORDER TO MAXIMIZE SEPARATION DISTANCE FROM THE EAST MARKET STREET/MEMORY LANE INTERSECTION AND MAINTAIN INTERNAL CIRCULATION PATTERNS.**
- 4. SALDO (§289-41.I.6 (E)) ACCESS DRIVE THROAT LENGTH.
APPLICANT PROPOSES REQUIRED THROAT LENGTHS CANNOT BE OBTAINED DUE TO SIZE OF SITE AND CIRCULATION PATTERN OF CUSTOMERS AND DELIVERY VEHICLES.**
- 5. SALDO (§289-15,-16,-17,-18,-19,-20,-22,-23,-24) ENVIRONMENTAL IMPACT STUDIES
APPLICANT REQUESTS WAIVER DUE TO SMALL SIZE AND NATURE OF THE PROJECT. ONLY SUBMIT A TRAFFIC IMPACT STUDY.**
- 6. SALDO (§289-42.B) OBSTRUCTIONS TO VISION.**

APPLICANT PROPOSES REQUIRED CLEAR SITE TRIANGLES CANNOT BE OBTAINED DUE TO THE SMALL SIZE OF THE SITE.

SECONDED BY MR WURSTER. MOTION CARRIED. MR. LUTZ ABSTAINED.

MR. ROBERTSON MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-08-10, GIANT OFFSITE FUEL FACILITY, TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:

- 1. SALDO (§289-21.D.1.) APPLICANT SHALL INCLUDE PEAK HOUR OF THE PROPOSED FACILITY & SATURDAY PEAK HOUR (EXISTING & PROPOSED) IN TRAFFIC IMPACT STUDY.**
- 2. SALDO (§289-21.E.4.) APPLICANT SHALL PROVIDE ALL INFORMATION FOR PROPOSED SIGNAL TIMING IMPROVEMENTS AT EAST MARKET STREET AND MEMORY LANE/HAINES ROAD INTERSECTION.**
- 3. SALDO (§289-21.E.5.) APPLICANT SHALL FOLLOW TOWNSHIP STANDARDS.**
- 4. SALDO (§281-5) APPLICANT SHALL SEAL AND SIGN FINAL SUBMISSION BY A PROFESSIONAL ENGINEER.**
- 5. SALDO (§289-12.C.) FINAL PLANS PROCEDURE, GUARANTEE. BEFORE RECORDING OF AN APPROVED FINAL PLAN, THE BOARD OF SUPERVISORS SHALL BE ASSURED BY MEANS OF A PROPER COMPLETION GUARANTEE AS PROVIDED IN SALDO §289-38 PERFORMANCE REQUIREMENTS.**
- 6. CONSTRUCTION AND MATERIAL SPECIFICATIONS (§02890) TRAFFIC SIGNALIZATION. APPLICANT SHALL PROVIDE BATTERY BACK UP, GENERATOR/UTILITY TRANSFER ASSEMBLY, AND PREEMPTION AT MEMORY LANE AND MARKET ST INTERSECTION.**
- 7. SALDO (§289-76) FEES. ALL ENGINEERING, LEGAL, RECREATION OR ADMINISTRATIVE COSTS WILL BE PAID PRIOR TO THE RECORDING OF THE FINAL PLAN.**
- 8. CONSTRUCTION AND MATERIAL SPECIFICATIONS. APPLICANT MUST, PRIOR TO RECORDING OF AN APPROVED FINAL PLAN, ENSURE THE USE OF THE JULY 2008 CONSTRUCTION AND MATERIAL SPECIFICATIONS AND DETAILS IN THE DESIGN.**
- 9. APPLICANT SHALL OBTAIN A PENNDOT HOP.**
- 10. APPLICANT SHALL PROVIDE INFORMATION REQUESTED REGARDING FLOGARD + PLUS AND BYPASS OF FLOW THROUGH INLET TO THE TOWNSHIP ENGINEER.**
- 11. SALDO (§289-13.A.) FINAL PLAN: SPECIFICATIONS-MYLAR.**
- 12. APPLICANT SHALL SUBMIT FINAL PLAN ON MYLAR AND PROVIDE AN ELECTRONIC COPY.**

SECONDED BY MR. WURSTER. MOTION CARRIED. MR. LUTZ ABSTAINED.

E. LD-08-08 KVM Springettsbury (Metso Minerals) 12/23/2008

Attorney Jeff Lobach, Barley Snyder
Dave Koratich, LSC Design

This project is proposed to construct a three (3) story, 75,000-sf office building for the corporate offices of Metso Minerals. Access to the property will be provided with one entrance drive off of Pleasant Valley Road. Parking will be provided in both the front and rear of the building. Sidewalks and stormwater management will also be included.

The plan presented as an Action Item for the Preliminary Plan. It was received by the Township on June 23, 2008 and presented as a Briefing item on July 17, 2008.

Variances were granted from the Zoning Hearing Board as Case Z-08-06 on May 1, 2008 to allow:

1. Allow parking in the front yard set backs in a Neighborhood-Commercial zoning district.
2. Exceed the maximum allowable building height in a Neighborhood-Commercial zoning district.

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

1. SALDO (§289-41.A.6.) Proposed street system.
Applicant is proposing two points of access from the proposed access drive to be part of a future through street system.
2. STORMWATER (§281-7.B.6.) Design criteria: stormwater management facilities.
Applicant is proposing an alternative to provide a low flow orifice which limits the amount of time the head in the basin exceeds an effective depth of 2-feet by 8-inches for only 15- minutes.
3. SALDO (§289-10) Preliminary plan procedure:
Applicant is requesting a Waiver for submittal of Preliminary Plans because of the minimal public improvements proposed.

The following Outstanding items may be Conditions of Approval.

1. SALDO (§325-34C.) Landscaping and buffer yards. Landscaping and buffer yards shall be provided in accordance with the Subdivision and Land Development Ordinance (Chapter 289). Buffer yard 3 is required between N-C and R-10 Zones and Buffer Yard 2 is required between N-C zone and the Pleasant Valley Road ROW.
2. SALDO (§325-84.B.) Steep Slope Overlay. Any contiguous area of the steep slope overlay greater than 2,000 square feet that falls within the subject lot or lots shall be interpolated and shown on the site plan required under the Subdivision and Land Development Ordinance (Chapter 289). Plan must identify the area calculations of steep slope areas on the plan.
3. SALDO (§289-12.C) Guarantee. Before recording of an approved final plan, the Board of Supervisors shall be assured by means of a proper completion guarantee as provided in §289-38.
4. SALDO (§289-13.A.) Final Plans; specifications.
5. SALDO (§289-21.D.4) Where there is a heavy volume of traffic on the abutting major route, where a significant volume of left turns is expected from the site or where the exit would not be expected to qualify automatically for traffic signal control, gap studies shall be performed at potential access points. Traffic study must include gap study at access driveway.
6. SALDO (§289-21.E.4) This section shall provide details on the location, nature and extent of proposed improvements to assure sufficient roadway capacity and adequate operating levels. Preliminary cost estimates, timing and likelihood of implementation shall be included in this

section. Traffic study must justify cost estimates and give the timing and likelihood of implementation. A plan for implementing the improvements must be given.

7. SALDO (§289-32) Sidewalks shall be installed on both sides of all streets in subdivisions and land developments.
8. SALDO (§289-76) All engineering, legal or administrative costs will be paid prior to approval of the final plan.
9. On Sheet LD-10, is the private sanitary sewer main labeled correctly? Also, please show pipe size on profile. Check invert details and pipe sizes for the proposed common manhole at 0+00.
10. Applicant will update details to be in accordance with the 2008 Construction and Material Specifications.

Attorney Lobach stated they submitted three plans for review on June 23 which were presented as briefs in July, with several Staff reviews. He noted the applicant's intention was that all of them be considered as final plans. Since all comments made by Staff on SALDO 289-11 have been resolved or recommended for conditions, he noted they are requesting approval of the waiver for Preliminary Plan.

Mr. Rao clarified it is the direction of the Board of Supervisors for two reviews of the plan. Solicitor Ehrhart pointed out that the Planning Commission submits a recommendation and the Board of Supervisors makes the decision.

Attorney Lobach stated there is a developer's agreement to be executed due to the traffic impact study. He noted they are in the process of designing and costing out those improvements, which include constructing a right turn lane going eastbound on Pleasant Valley Road and a left turn lane going southbound on Mt. Zion Road. Attorney Lobach indicated the developer on the opposing corner is in sketch plan status and is not ready to move forward with the improvements at this time.

It was noted that the applicant has formally submitted a draft of the developer's agreement.

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

MR. WURSTER MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-08-08, KVM SPRINGGETTSBURY (METSO), TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING WAIVERS:

1. **SALDO (§289-41.A.6.) PROPOSED STREET SYSTEM; APPLICANT WILL NOT PROVIDE A SECOND POINT OF ACCESS FOR NON-RESIDENTIAL DEVELOPMENTS WITH MORE THAN 250- AVERAGE DAILY VEHICLE TRIPS. IT WILL BE PROVIDED AS PART OF A FUTURE THRU STREET SYSTEM.**
2. **STORMWATER (§281-7.B.6.) DESIGN CRITERIA; STORMWATER MANAGEMENT FACILITIES. APPLICANT SHALL PROVIDE A LOW FLOW ORIFICE WHICH LIMITS THE AMOUNT OF TIME THE HEAD IN THE BASIN EXCEEDS AN EFFECTIVE DEPTH OF 2-FEET BY 8-INCHES FOR ONLY 15-MINUTES.**
3. **SALDO (§289-10) PRELIMINARY PLAN PROCEDURE: APPLICANT IS REQUESTING A WAIVER FOR SUBMITTAL OF PRELIMINARY PLANS BECAUSE OF THE MINIMAL PUBLIC IMPROVEMENTS PROPOSED.**

SECONDED BY MR. ROBERTSON. MOTION CARRIED. MR. LUTZ ABSTAINED.

MR. WURSTER MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-08-08, KVM SPRINGETTSBURY (METSO), TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:

- 1. SALDO (§325-34C.) LANDSCAPING AND BUFFER YARDS. BUFFER YARD 3 IS REQUIRED BETWEEN THE N-C AND R-10 ZONING DISTRICTS AND BUFFER YARD 2 IS REQUIRED BETWEEN N-C ZONE AND PLEASANT VALLEY ROAD.**
- 2. ZONING (§325-84.B.) STEEP SLOPE OVERLAY. APPLICANT SHALL PROVIDE TOTAL SQUARE FOOTAGE OF STEEP SLOPES IMPACTED BY THE PARKING LOT AND ACCESS DRIVES RESPECTIVELY.**
- 3. SALDO (§289-12.C) GUARANTEE. BEFORE RECORDING OF AN APPROVED FINAL PLAN, THE BOARD OF SUPERVISORS SHALL BE ASSURED BY MEANS OF A PROPER COMPLETION GUARANTEE AS PROVIDED IN SALDO §289-38.**
- 4. SALDO (§289-11.B) PRELIMINARY PLAN SPECIFICATIONS. APPLICANT MUST DRAW THE FINAL PLANS ON MYLAR MATERIAL AND PROVIDE AN ELECTRONIC COPY.**
- 5. SALDO (§289-21.D.4) TRAFFIC IMPACT STUDIES. APPLICANT SHALL PROVIDE A GAP STUDY.**
- 6. SALDO (§289-21.E.4) TRAFFIC IMPACT STUDIES. APPLICANT SHALL PROVIDE A LIST OF PROPOSED TRAFFIC IMPROVEMENTS IN ACCORDANCE WITH THE TRAFFIC STUDY.**
- 7. SALDO (§289-32) SIDEWALKS. APPLICANT SHALL REVISE THE DETAILS FOR THE CONCRETE SIDEWALKS PROPOSED ALONG PLEASANT VALLEY ROAD TO INDICATE A 5-FEET WIDE SIDEWALK.**
- 8. SALDO (§289-76) FEES. ALL ENGINEERING, LEGAL OR ADMINISTRATIVE COSTS WILL BE PAID PRIOR TO RECORDING OF THE FINAL APPROVED PLAN.**
- 9. VERIFY THE PRIVATE SANITARY SEWER MAIN IS LABELED CORRECTLY ON SHEET LD-10. SHOW THE PIPE SIZE ON PROFILE. CHECK INVERT DETAILS AND PIPE SIZES FOR THE PROPOSED COMMON MANHOLE AT 0+00.**
- 10. APPLICANT WILL UPDATE DETAILS TO BE IN ACCORDANCE WITH THE 2008 CONSTRUCTION AND MATERIAL SPECIFICATIONS.**
- 11. APPLICANT SHALL OBTAIN YCCD APPROVAL.**
- 12. SATISFACTORY REVIEW BY COUNSEL OF THE SUBMITTED DEVELOPER'S AGREEMENT.**

SECONDED BY MR. SWOMLEY. MOTION CARRIED. MR. LUTZ ABSTAINED.

F. SD-08-04 Motter Industrial Tract Subdivision 12/23/2008

David Koratich, LSC Design

This plan is to subdivide a 32-acre parcel into 3-parcel tracts to be renamed Lot 1, 2 & 3 for future development. The location is at the Motter Industrial site on Innovation Drive.

The plan is presented as an Action item for the Preliminary Plan. It was received by the Township on June 23, 2008 and was presented as a Briefing item on July 17, 2008.

The Applicant is requesting the following Waiver(s):

1. SALDO (§289-17.B.) Waiver of wetland boundaries verification from U.S. Army Corps of Engineers or Pennsylvania Department of Environmental Protection.
Applicant requests waiver of a Jurisdictional Determination of the existing wetlands as delineated by LSC Design in 2003 and verified in 2008.
2. SALDO (§289-11.) Preliminary plan.
Applicant is proposing to submit a preliminary/final plan.

The following Outstanding Items may be Conditions of Approval:

1. SALDO (§289-12.C.) Final plans procedure, Guarantee.
Before recording of an approved final plan, the Board of Supervisors shall be assured by means of a proper completion guarantee as provided in SALDO §289-38 Performance Requirements for streetlights.
2. SALDO (§289-12.C) Guarantee. Before recording of an approved final plan, the Board of Supervisors shall be assured by means of a proper completion guarantee as provided in §289-38. Applicant shall provide cost estimate for required public improvements (concrete monuments).
3. SALDO (§289-13.A.) Final Plan shall be submitted on linen or Mylar at a scale of 1" to 50 ft or 1" to 100 ft.
Applicant shall submit final plan on Mylar and provide an electronic copy.
4. SALDO (§289-26) Monuments shall be cut stone or concrete with a minimum size of six inches by six inches by 30 inches. Indicate on plan that monuments to be set will be constructed of stone or concrete.
Applicant shall correct the locations of the three concrete monuments along the northern property line along the railroad track right of way.
5. SALDO (§289-76) All engineering, legal or administrative costs will be paid prior to approval of the final plan.
Applicant must pay all engineering, legal or administrative costs prior to approval of the final plan.
6. General Comments: Clarify property lines located north of Lot #1 and the 10 Innovation Drive property.
Applicant shall clarify northern property lines for the existing and proposed lots.

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

MR. SWOMLEY MOVED WITH REFERENCE TO SUBDIVISION PLAN SD-08-04, MOTTER INDUSTRIAL TRACT (KOMAX), TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING WAIVERS:

1. **SALDO (§289-17.B.) WETLAND IMPACT STUDIES.
APPLICANT NOT TO PERFORM A JURISDICTIONAL DETERMINATION OF THE EXISTING WETLANDS AS PREVIOUSLY COMPLETED IN 2003.**
2. **SALDO (§289-11.) PRELIMINARY PLAN.**

APPLICANT WILL SUBMIT A PRELIMINARY/FINAL PLAN.

SECONDED BY MR. ROBERTSON. MOTION CARRIED. MR. LUTZ ABSTAINED.

MR. SWOMLEY MOVED WITH REFERENCE TO SUBDIVISION PLAN SD-08-04, MOTTER INDUSTRIAL TRACT (KOMAX), TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:”

- 1. BEFORE RECORDING OF AN APPROVED FINAL PLAN, THE BOARD OF SUPERVISORS SHALL BE ASSURED BY MEANS OF A PROPER COMPLETION GUARANTEE AS PROVIDED IN SALDO §289-38 PERFORMANCE REQUIREMENTS FOR STREETLIGHTS.**
- 2. APPLICANT SHALL SUBMIT FINAL PLAN ON MYLAR AND PROVIDE AN ELECTRONIC COPY.**
- 3. APPLICANT SHALL CORRECT THE LOCATIONS OF THE THREE CONCRETE MONUMENTS ALONG THE NORTHERN PROPERTY LINE ALONG THE RAILROAD TRACK RIGHT OF WAY.**
- 4. SALDO (§289-76) ALL ENGINEERING, LEGAL OR ADMINISTRATIVE COSTS WILL BE PAID PRIOR TO APPROVAL OF THE FINAL PLAN.**
- 5. GENERAL COMMENTS: CLARIFY PROPERTY LINES LOCATED NORTH OF LOT #1 AND THE 10 INNOVATION DRIVE PROPERTY.**

SECONDED BY MR. WURSTER. MOTION CARRIED. MR. LUTZ ABSTAINED.

G. LD-08-07 Motter Industrial Tract – Lot 1 (Komax) 12/23/2008

David Koratich, LSC Design

This plan is to develop Lot 1 as a result of Twp Plan SD-08-04 subdivision for a 76,000 sf manufacturing building. The building will be used for the manufacturing and assembly of solar panels. In the future, an expansion of 74,250 sf will be added. Included in this plan is 114 parking spaces, stormwater management, and the relocation of a sewer line owned by the Township.

The plan is presented as an Action item for the Preliminary Plan. It was received by the Township on June 23, 2008 and was presented as a Briefing item on July 17, 2008.

A zoning variance was granted by the Zoning Hearing Board on August 7, 2008 as Case Z-08-13 to allow parking in the front yard setback in a Business Industrial district.

The Applicant is requesting the following Waivers:

1. SALDO (§289-10.) Waiver of Preliminary Plan.
Applicant proposes to submit a final plan in lieu of a preliminary plan as there are no public improvements.
2. SALDO (§281-7.A.7.) Minimum bottom slope.
Applicant proposes a minimum bottom slope less than 4% to implement water quality per NPDES Phase II requirements for post construction stormwater management.

The following Outstanding Items may be Conditions of Approval:

1. ZONING (§325-116.L.) Applicant shall provide detail for lamp head prior to final approval.
2. SALDO (§289-12.C) Guarantee. Before recording of an approved final plan, the Board of Supervisors shall be assured by means of a proper completion guarantee as provided in §289-38 for streetlights.
3. SALDO (§289-13.A.) Applicant shall provide final plan must be drawn on Mylar as well as an electronic copy.
4. SALDO (§289-26) Applicant shall correct the locations of the three concrete monuments along the northern property line along the railroad track right of way.
5. SALDO (§289-76) Applicant must pay all engineering, legal or administrative costs prior to recording of the final plan.
6. General Comment: Applicant shall consider moving sampling manhole to a location between proposed buildings.
7. General Comment: Applicant shall obtain YCCD approval.
8. Applicant will indicate on plans by note compliance with the latest PennDOT RC-67M standards (April 2008).

Mr. Koratich stated there is a long access drive where the building is located. The appropriate amount of parking is provided. Stormwater management is provided by semi-regional basins on the site with two water quality infiltration basins which feed into on site stormwater facility. Along with the plan is an existing sewer main, which will be relocated as noted by the easement. He noted they have submitted to the Township the sewer vacation agreement to vacant this easement.

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

MR. ROBERTSON MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-08-07, MOTTER INDUSTRIAL TRACT (KOMAX), TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING WAIVERS:

- 1. SALDO (§289-10.) WAIVER OF PRELIMINARY PLAN.
APPLICANT TO SUBMIT A PRELIMINARY/FINAL PLAN.**
- 2. SALDO (§281-7.A.7.) MINIMUM BOTTOM SLOPE.
APPLICANT TO UTILIZE A BOTTOM SLOPE OF 0% FOR POST CONSTRUCTION STORMWATER MANAGEMENT.**

SECONDED BY MR. WURSTER. MOTION CARRIED. MR. LUTZ ABSTAINED.

MR. ROBERTSON MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-08-07, MOTTER INDUSTRIAL TRACT (KOMAX), TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:

- 1. ZONING (§325-116.L.) APPLICANT SHALL PROVIDE DETAIL FOR LAMP HEAD PRIOR TO FINAL APPROVAL.**

2. **SALDO (§289-12.C) GUARANTEE. BEFORE RECORDING OF AN APPROVED FINAL PLAN, THE BOARD OF SUPERVISORS SHALL BE ASSURED BY MEANS OF A PROPER COMPLETION GUARANTEE AS PROVIDED IN §289-38 FOR STREETLIGHTS.**
3. **SALDO (§289-13.A.) APPLICANT SHALL PROVIDE FINAL PLAN DRAWN ON MYLAR AS WELL AS AN ELECTRONIC COPY.**
4. **SALDO (§289-26) APPLICANT SHALL CORRECT THE LOCATIONS OF THE THREE CONCRETE MONUMENTS ALONG THE NORTHERN PROPERTY LINE ALONG THE RAILROAD TRACK RIGHT OF WAY.**
5. **SALDO (§289-76) APPLICANT MUST PAY ALL ENGINEERING, LEGAL OR ADMINISTRATIVE COSTS PRIOR TO RECORDING OF THE FINAL PLAN.**
6. **GENERAL COMMENT: APPLICANT WILL MOVE SAMPLING MANHOLE TO AN AGREED LOCATION.**
7. **GENERAL COMMENT: APPLICANT SHALL OBTAIN YCCD APPROVAL.**
8. **APPLICANT WILL INDICATE ON PLANS BY NOTE COMPLIANCE WITH THE LATEST PENNDOT RC- 67M STANDARDS (APRIL 2008).**
9. **VACATION OF SEWER AND SEWER EASEMENT AGREEMENT TO BE FINALIZED.**

SECONDED BY MR. SWOMLEY. MOTION CARRIED. MR. LUTZ ABSTAINED.

6. **OLD BUSINESS** – None

7. **NEW BUSINESS** - None

8. **ADJOURNMENT**

Chairman Maciejewski adjourned the meeting At 10:35p.m.

Respectfully submitted,

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
AUGUST 21, 2008**

MEMBERS: Alan Maciejewski, Chairman
Mark Robertson Present
Mark Swomley Present
Charles Wurster Present

ALSO PRESENT: Harish Rao, Director of Community Development
John Luciani, First Capital Engineering
Angela Liddick, Community Development Coordinator
Nicole Ehrhart, Solicitor
Sue Sipe, Stenographer

1. CALL TO ORDER:

A. Pledge of Allegiance

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

2. ACTION ON THE MINUTES

A. MAY 15, 2008

MR. SWOMLEY MOVED FOR APPROVAL OF THE MEETING MINUTES OF MAY 15, 2008 AS PRESENTED. MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.

B. JUNE 19, 2008

MR. WURSTER MOVED FOR APPROVAL OF THE MEETING MINUTES OF JUNE 19, 2008 AS PRESENTED. MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.

C. JULY 17, 2008

MR. WURSTER MOVED FOR APPROVAL OF THE MEETING MINUTES OF JULY 17, 2008 AS PRESENTED. MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.

3. WAIVER RECOMMENDATIONS

A. LD-08-03 SeniorLife – York

Joel Snyder, RGS Assessments

Scott Sosso

Ross Meiss

Mr. Snyder stated the discussion is in regards to a request for a waiver of SALDO §289-41.A.3, Proposed street system, which is required to properly widen Memory Lane Extended for a local road requirement.

Mr. Snyder reviewed the area in question pointing out the stream and the property in relation to Memory Lane. The existing road width is two 12 ft. lanes. Mr. Snyder indicated they met with the Army Corp of Engineers to discuss options for the stream corridor. The road is classified as a minor collector road with a required width of 34 feet. In order to meet that requirement, Mr. Snyder noted they would have to

widen it by 5 feet on their side, which would necessitate closing off the stream channel and piping the entire section. A sketch was submitted to the Army Corp. of Engineers and they advised this would not be allowed and was not an option. Discussion was held with Staff regarding other options:

- Widening the road on the opposite side of Memory Lane in order to get a width to meet the local street standard a total of six feet wide.
- Providing an additional foot of widening building a retaining wall on the edge, moving the guardrail and placing the curb face in front of the guardrail which would provide an extra foot widening the road to at least 26 ft. each way.

Mr. Snyder mentioned one additional option would be to keep the edge of the payment where it is and paying the Township a fee in lieu of the widening at this time, since there could be a future project on the other side of the property which would offer the possibility of a corridor. The fee provided to the developers would assist with the widening on that side. He noted this was discussed with Township Staff.

Discussion was held regarding the viability of the applicant providing the fee to be applied to the development of the corridor at such time as a larger commercial development occurs on the other side the stream.

The applicant was advised to obtain documentation from the Army Corp. of Engineers to verify that they will not permit the stream closure. Also, to meet with the Township Engineer and Mr. Lauer in Public Works to determine an equitable fee in lieu of the waiver request. They will also meet with the Township Engineer and Mr. Rao prior to the next meeting. It was agreed that the applicant could present the land development plan along with the waiver at the next meeting.

4. AMENDMENTS

Lew Skeparnius

- A. Zoning Amendment has been initiated by the property owner for re-zoning of property located at 3000-3014 East Market Street. A recommendation to the Township Board of Supervisors whether to accept or reject the validity of the petition to rezone to Commercial-Highway is requested.

Mr. Skeparnius indicated that the property is located at the corner of East Market Street and Hill Street. Past uses for this location have been a 4,000 sq. ft. restaurant with a gas station on the corner and a supermarket where the post office is now located. It was replaced with two retail tenants and most recently a sales group. Mr. Skeparnius noted that as a result of the recent rezoning there are two separate zones down the middle of this property – Mixed Use and Highway Commercial. At the suggestion of the Township Supervisors it is being presented to request assistance in assigning the proper zoning to enable a new use on the site which would be consistent with the assigned zoning.

Mr. Skeparnius expressed concern that the Mixed Use zoning does not permit drive through windows therefore they are requesting the zoning to be changed to Highway Commercial for the entire property.

Mr. Maciejewski referred to a letter received from the Township Consultant to the Comprehensive Plan in which she stated her recommendation that there should be a singular designation to either Mixed Use or Neighborhood Commercial. The applicant is asking for a change back to Commercial Highway which is currently across Market Street. Changing this location to Commercial Highway would create a spot zoning which was not the intent of the Comprehensive Plan. The consultant further explained that most parcels A-O were rezoned Neighborhood Commercial and most zone O were rezoned Mixed Use as these districts are the most similar to the eliminated zoning designations. While similar N-C is more permissive than A-O and M-U is more permissive than O, the site was effectively up zoned in the 2007 update.

It was noted that since the property has a grandfather clause which would allow the existing drive through window, the zoning decided upon – either Mixed Use or Neighborhood Commercial, would not affect the usage of the property.

The applicant was reminded that during the process of working on the comprehensive plan, the meetings were advertised as open to the public to invite public discussion.

Discussion was held regarding moving the line to make it a 100% Mixed use or 100% Neighborhood-Commercial. Mr. Skeparnius stated his preference would be Mixed Use.

Mr. Rao affirmed that the consultant’s memo addresses the Township point of view.

Chairman Maciejewski called for a motion.

MR. ROBERTSON MOVED TO RECOMMEND APPROVAL TO THE TOWNSHIP BOARD OF SUPERVISORS TO AMEND THE ZONING TO 100% MIXED-USE FOR YORKSHIRE PLAZA, 3000-3014 EAST MARKET STREET, TAX MAP 67, PARCEL #4600121662100260000007. SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.

5. BRIEFING ITEMS

A. LD-07-06 – York Container Company Plan Revision

David Koratich, LSC Design

This project is a plan revision of the previous recorded plan to modify the tractor-trailers parking area on the southern portion of the property, located at 138 Mt. Zion Road. The original plan of the tractor-trailer parking area spaces was not accommodating to the length and manner that the tractor-trailers were being parked. A plan revision has been submitted to provide more navigating area to the south. Included is the re-positioning of the overhead light poles, curbing and buffer yard landscaping. Since there will be a very little addition of stormwater, a revised stormwater report was not done.

The revised land development was submitted to modify the parking area of a land development plan previously recorded in County Plan Book 1952, Page 7474. The purpose of the previous land development plan was to permit and construct an approximate 60,000 square foot addition to be used as warehouse and construct 31 truck spaces within Springettsbury Township. The Applicant is requesting a recommendation of approval from the Planning Commission to the Springettsbury Township Board of Supervisors for the following Waiver:

1. Waiver of SALDO (§289-35) Landscaping and buffer yards.

The applicant is proposing to use lands owned by and adjacent to York Container Company for the required parking area buffering/screening. A maintenance agreement will be executed and recorded for the continued care and maintenance of the buffer yard.

The following Outstanding items may be Conditions of Approval.

1. ZONING (§325-92.C.2.) Lighting Guidelines.

Applicant must provide height of light pole on detail provided.

2. STORMWATER (§281-7.A.4.) Future volume runoff.

Applicant must attenuate to 50% reduction.

Mr. Koratich stated they are requesting action on the plan. He stated they submitted the land development plan last fall for building additions. The plan was approved and in 2008 construction was underway. At that time it was determined that the space required to add the tractor trailer parking is 25 ft. short. Consequently, the applicant is requesting to revise the land development plan to move or widen the parking area 25 with appropriate buffer yard on the joint property which is owned by York Container Company. In doing that they would enter into a maintenance agreement with the Township that stipulates if that property were sold York Container would still maintain it, or the owner of this parcel would maintain the buffer yard.

Discussion was held regarding the conditions for lighting guidelines and stormwater. Mr. Koratich indicated that, as a result of a supplemental report from First Capital, the waiver for stormwater is no longer necessary, since they were under the 50% reduction for the 10,000 sq. ft. additional and therefore meet that requirement.

Attorney Ehrhart clarified that instead of a maintenance agreement for the buffer yard, an easement agreement would suffice, since the easement will run with the land so a future owner would still be subject to the easement which would be recorded. She further stated that a waiver would not be necessary since the applicant would possess that portion of property and therefore would be considered as a condition. The landscaping would not be a condition since the applicant will meet that requirement. A revised easement subject to review by the Township Solicitor will need to be submitted prior to submission to the Board of Supervisors.

Chairman Maciejewski called for a motion.

MR. WURSTER MOVED WITH REFERENCE TO LD-07-06, YORK CONTAINER COMPANY PLAN REVISION TO MOVE FROM BRIEFING TO ACTION. SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

MR. SWOMLEY MOVED WITH REFERENCE TO LD-07-06 YORK CONTAINER COMPANY PLAN REVISION TO RECOMMEND APPROVAL TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:

- **ZONING 325-92.C.2 LOADING GUIDELINES LIGHT POLE AND DETAIL PROVIDED.**
- **CONDITION UPON AN EASEMENT ACCEPTABLE TO THE TOWNSHIP SOLICITOR PRIOR TO SUBMISSION TO THE TOWNSHIP BOARD OF SUPERVISORS.**

SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.

B. LD-08-11 - York County Prison Parking Lot Expansion

Casey Deller, C.S. Davidson

Mr. Deller stated the York County Prison is proposing developing a parking lot in a dirt area that has been used for parking purposes for the prison guards for some time. He reviewed the plan indicating the area in question in relation to the main entrance to the prison and the access driveway to the existing parking lot. He also pointed out the exercise yard and the location of Concord Road. They are proposing the access to be off the southern most driveway from Concord Road with one-way travel lanes to the area and angle-in stalls.

Other discussion included:

- Comments regarding detailing on lighting,
- Question on traffic flow out of the parking lot. Mr. Deller indicated that TRG prepared a traffic impact study supplemental to the updated 2004 expansion as well as using all the data generated by the Concord Road - Route 24 improvements.

- Problems with the queue lengths on Concord Road going up to the intersection. The traffic impact study supplement prepared by TRG recommended minor signal re-timings at Concord Road and Route 24.
- Access drive problem with exiting out of the new parking lot. Concern was expressed that the proposed exit drive is not a safe set up. Mr. Deller noted that TRG has looked at the whole corridor and not just the driveway with respect to the traffic patterns.
- The relationship of the traffic counts to the peak traffic times at the light on Concord Road.
- Bus stop drop off area.
- Stormwater appears to be okay.

C. SP-08-06 – Township Suites by Marriott

D. SP-08-07 – Courtyard by Marriott

Richard Helwig, Hoover Engineering

Mr. Helwig pointed out on the drawing the proposed area for the development which is on Butterfly Commons Road along Concord Road. He noted that Three Mill Run Creek is between the two properties. The plan has been reviewed by Staff.

Discussion was held regarding how the area will be handled in relation to the environmental concerns and the flood plain. Mr. Helwig stated that the floodplain is located within the 60 ft. right of way and there are steep banks on both sides of the stream. He noted their property is located outside of the right-of-way. Mr. Helwig indicated there is a discrepancy in regards to the 100 year flood plain located within the 60 ft. right of way, since according to FEMA, there is no 100 year flood plain for that stream.

Discussion was held regarding the following items:

- Building on both sides of the stream which presents an issue with cross traffic. Options were discussed in regards to connecting the two parcels to allow pedestrian access to shopping/restaurant areas. One option would be to construct a bridge across the stream to make it more pedestrian friendly.
- Reason for positioning of the Courtyard by Marriott to face the back of the mall as opposed to facing Concord Road. Mr. Helwig indicated this is because Butterfly Commons Drive is the main access to the Courtyard and it will allow enough space to have circular parking areas around the hotel itself. In addition the pool will be located in the rear.
- Mr. Helwig stated that a hazardous waste dump area in the vicinity has been remediated and documentation will be provided to the Township.
- A description and rendering of the building will need to be provided. Also the applicant needs provide description of truck movements and deliveries, as well as comments from emergency services.
- Mr. Helwig indicated a variance was granted from the Zoning Hearing Board regarding the dimensions of the building, since the Ordinance prohibits buildings larger than 200’.
- They are proposing underground retention.
- The stormwater basin review will be done.

6. ACTION ITEMS

A. LD-06-07 Dunkin Donuts

Matthew Mack

This project is proposing to build a stand alone 1600-sf Dunkin Donuts Store with a secondary retail use at the SW corner of Mt. Rose Avenue and Haines Road as part of redevelopment. This project is being reviewed under the old zoning ordinance.

The plan is presented as an Action Item. It was received by the Township on June 15, 2006 and was before you as a Briefing item on December 20, 2007. Variances from the Zoning Hearing Board were granted as Case Z-07-15 on August 2, 2007 to allow:

1. Two (2) retaining walls to be constructed in the Steep Slope District;
2. Allow the retaining walls to exceed the 4 foot height restriction.

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

1. Waiver of SALDO (§289-26. C) Landscape and buffer yards.

Applicant requests a waiver from this section of the Township Ordinance.

Mr. Mack stated they met with Staff several times in staff meetings and have addressed comments from First Capital Engineering. In regards to the request for the landscape and buffer yards he noted the Ordinance requires a 3 ft. high berm. Due to their commercial business they could not accommodate this since it would block all view of the facility on Mt. Rose Avenue. He noted they are providing the maximum amount of plantings that can be accommodated on the site.

Discussion was held regarding the existing basins.

Discussion was held regarding the 27 conditions for approval. It was recommended to table the plans in order for the applicant to address the conditions prior to submittal to the Township Board of Supervisors. It was noted that the applicant has agreed to a time extension of 90 days.

It was decided that action could be taken on the waiver request for landscape and buffer yards.

Chairman Maciejewski called for a motion.

MR. WURSTER MOVED TO TABLE LD-06-07, DUNKIN DONUTS FOR THE PURPOSES OF CLARIFICATION OF THE 27 CONDITIONS STILL OUTSTANDING ON THE DRAWINGS. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

MR. ROBERTSON MOVED WITH REFERENCE TO LD-06-07, DUNKIN DONUTS TO APPROVE WAIVER OF SALDO §289-26.C LANDSCAPE AND BUFFER YARDS - APPLICANT REQUESTS A WAIVER TO USE BUFFER YARD 2 AS REQUIRED DUE TO SITE CONSTRAINTS PER SHEET 4 OF DRAWING D-8700405-LSP REV. #8ELD DATED 4/16//08. SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

B. LD-08-05 Rocky Ridge County Park Restrooms

Anne Anderson, CEDG

This project is proposing a new restroom facility for use by the park patrons. The proposed restroom facilities will replace the existing two restrooms. Improvements include a walkway, gravel parking area and driveway, to replace the existing gravel drive.

The plan is presented as an Action Item. It was received by the Township on May 23, 2008 and was before you as a Briefing item on June 19, 2008. A variance was granted by the Zoning Hearing Board as Case Z-08-10, on July 10, 2008 to allow the proposed parking spaces to be constructed of gravel, instead of the required impervious pavement.

The park encompasses Springettsbury and Hellam Townships. Hellam Township has sent correspondence that they do not wish to sign the approved plan. The Applicant is requesting a

recommendation of Approval from the Planning Commission to the Springettsbury Township Board of Supervisors for the following Waivers:

1. Waiver of SALDO (§289-11.A) Preliminary plans; procedure. Filing.
Applicant is requesting a Waiver for submittal of Preliminary Plans.
2. Waiver of SALDO (§289-11.B) Preliminary plan shall be drawn on Mylar material.
Applicant is requesting a Waiver to provide only electronic copies of plan in lieu of Mylar or linen for duplication.
3. Waiver of SALDO (§289-13.A.) Final Plan shall be submitted on linen or Mylar at a scale of 1” to 50 ft or 1” to 100 ft.
Applicant proposes a scale of 1-inch to 20- feet.
4. Waiver of SALDO (§289-13.A.22) Contour Interval.
Applicant proposes to provide topography only for the area directly impacted by the proposed improvements.
5. Waiver of SALDO (§289-13.B.1) Street Profiles.
Applicant is requesting a Waiver for the submittal of street profiles as no new streets are proposed.
6. Waiver of SALDO (§289-13.B.2) Street Cross-sections.
Applicant is requesting a Waiver for the submittal of street cross-sections as no new streets are proposed.
7. Waiver of SALDO (§289-26) Permanent Reference.
Applicant is requesting a Waiver for the installation of concrete monuments.
8. Waiver of SALDO (§289-31) Curbs.
Applicant is requesting a Waiver for the installation of curbs on their section of Deininger Road and existing driveway.
9. Waiver of SALDO (§289-32) Sidewalks.
Applicant is requesting a Waiver for the installation of sidewalks as no new streets are being proposed.
10. Waiver of SALDO (§289-36) Streetlights.
Applicant is requesting a Waiver for the installation of streetlights as no new streets proposed.
11. Waiver of SALDO (§289-41.A.6) Non-residential development > 250ADTs requires two points of access.
Applicant is requesting a Waiver for the installation of a second point of access to the park.
12. Waiver of SALDO (§289-41.J.1) Permanent cul-de-sac streets.
Applicant is requesting a Waiver to allow existing cul-de-sac and not create a through street.
13. Waiver of SALDO (§289-41.J.6) Temporary or permanent loop streets.
Applicant is requesting a Waiver to exceed the 600’ for a cul-de-sac.

The following Outstanding items may be Conditions of Approval.

1. SALDO (§289-13.B.7.) Certificates.
Applicant must add (§289-41.j.6.) to list of waiver requests and correct the “Dedication and Release of a Corporation, Limited Partnership, LLC or Other Entity” title block on plan cover sheet.

Ms. Anderson indicated they have resolved all issues from the briefing with Staff

It was noted that Hellam Township is waiving their formal preliminary review of the plan.

The waivers were reviewed as outlined above.

Two variances were granted in July from the Zoning Hearing Board to allow a gravel parking lot and impervious pavement drive.

Ms. Anderson indicated that a hydrant will be placed at the end of the water line which is beyond the site.

It was noted that the parking lot is ample for access by emergency vehicles. The park is gated at night so there is no access after dusk.

It was noted in accordance with the Ordinance the six month note for curbs and sidewalks will be added to the plan as part of the waiver.

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

MR. WURSTER MOVED WITH REFERENCE TO LD-08-05, ROCKY RIDGE COUNTY PARK RESTROOMS TO RECOMMEND APPROVAL OF THE PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING WAIVERS:

1. **WAIVER OF SALDO (§289-11.A) PRELIMINARY PLANS; PROCEDURE. FILING.
APPLICANT IS TO SUBMIT PRELIMINARY/FINAL PLANS.**
2. **WAIVER OF SALDO (§289-13.A.) FINAL PLAN SHALL BE SUBMITTED ON LINEN OR MYLAR AT A SCALE OF 1" TO 50 FT OR 1" TO 100 FT.
APPLICANT TO USE A SCALE OF 1-INCH TO 20-FEET.**
3. **WAIVER OF SALDO (§289-13.A.22) CONTOUR INTERVAL.
APPLICANT TO PROVIDE CONTOURS INTERVALS ONLY FOR THE AREA DIRECTLY IMPACTED BY THE PROPOSED PROJECT (1-ACRE).**
4. **WAIVER OF SALDO (§289-13.B.1) STREET PROFILES.
APPLICANT IS NOT TO PROVIDE STREET PROFILES AS NO NEW STREETS ARE PROPOSED.**
5. **WAIVER OF SALDO (§289-13.B.2) STREET CROSS-SECTIONS.
APPLICANT IS NOT TO PROVIDE STREET PROFILES AS NO NEW STREETS ARE PROPOSED.**
6. **WAIVER OF SALDO (§289-26) MONUMENTS.
APPLICANT IS NOT TO INSTALL CONCRETE MONUMENTS.**
7. **WAIVER OF SALDO (§289-31) CURBS AND GUTTER.
APPLICANT IS NOT TO PROVIDE CURBS AND GUTTERS. A SIX MONTH NOTE SHALL BE ADDED TO THE PLAN.**
8. **WAIVER OF SALDO (§289-32) SIDEWALKS.
APPLICANT IS NOT TO PROVIDE SIDEWALKS. A SIX MONTH NOTE SHALL BE ADDED TO THE PLAN.**
9. **WAIVER OF SALDO (§289-36) STREETLIGHTS.
APPLICANT IS NOT TO INSTALL STREETLIGHTS AS NO NEW STREETS ARE PROPOSED.**
10. **WAIVER OF SALDO (§289-41.A.6) GENERAL STANDARDS; NON-RESIDENTIAL DEVELOPMENT > 250 ADTS REQUIRES TWO POINTS OF ACCESS.
APPLICANT IS NOT TO PROVIDE A SECONDARY ACCESS INTO THE PARK.**
11. **WAIVER OF SALDO (§289-41.J.1) GENERAL STANDARDS; PERMANENT CUL-DE-SAC STREETS.
APPLICANT IS NOT TO PROVIDE A CUL-DE-SAC AND NOT CREATE A THROUGH STREET DUE TO GEOGRAPHICAL LIMITATIONS OF THE PARK.**
12. **WAIVER OF SALDO (§289-41.J.6) TEMPORARY OR PERMANENT LOOP STREETS.
APPLICANT IS TO HAVE A LOOP STREET GREATER THAN 600-FEET.**

SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

MR. WURSTER WITH REFERENCE TO LD-08-05, ROCKY RIDGE COUNTY PARK TO RECOMMEND APPROVAL OF THE PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:

1. **SALDO (§289-12.C) FINAL PLANS; PROCEDURE. GUARANTEE.**
APPLICANT MUST, PRIOR TO RECORDING OF AN APPROVED FINAL PLAN, PROVIDE THE BOARD OF SUPERVISORS WITH A PROPER COMPLETION GUARANTEE AS PROVIDED IN SALDO §289-38.
2. **SALDO (§289-13.B.7.) CERTIFICATES.**
APPLICANT MUST ADD (§289-41.J.6.) TO LIST OF WAIVER REQUESTS AND CORRECT THE “DEDICATION AND RELEASE OF A CORPORATION, LIMITED PARTNERSHIP, LLC OR OTHER ENTITY” TITLE BLOCK ON PLAN COVER SHEET.
3. **SALDO (§289-38.F.2) PERFORMANCE REQUIREMENTS. FINANCIAL SECURITY FOR MAINTENANCE.**
APPLICANT MUST PROVIDE THE TOWNSHIP WITH AN 18 MONTH MAINTENANCE BOND IN AN AMOUNT NOT TO EXCEED 15% OF ACTUAL COSTS OF DEDICATED IMPROVEMENTS.
4. **SALDO (§289-76) FEES.**
THE APPLICANT MUST PAY ALL ENGINEERING, LEGAL OR ADMINISTRATIVE COSTS PRIOR TO APPROVAL OF THE FINAL PLAN.

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

C. LD-08-06 Sheetz Convenience Store

Mike LaCesa

This project is proposing to construct a 4,997-sf Sheetz Convenience Store to include gasoline sales, food & drink items and a touch free car wash facility. Included in the project are the installation of curbs and sidewalk along both roads. An upgrade of the adjoining traffic signals with new signal heads, pre-emption, battery back up and generator hook up will be done as part of a developer's agreement. Access to the site will be provided with driveways off of Stonewood Road and East Market Street.

The plan is presented as an Action Item. It was received by the Township on June 23, 2008 and was before you as a Briefing item on May 15, 2008, as a Sketch Plan. Since there are public dedications of traffic improvements and a PennDOT HOP required, a preliminary & final plan will be submitted for approval.

The Applicant is requesting a recommendation of Approval from the Planning Commission to the Springettsbury Township Board of Supervisors for the following Waiver of plans dated June 23, 2008:

1. Waiver of the SALDO (§289-41.I.4) *Access drives. The drive slope shall not exceed 5% within 25 feet of the street right-of-way and may not exceed 12% for the remainder of the drive.*
Applicant is requesting to use a slope greater than 5% for each of the driveways as indicated on the plan.

The following Outstanding items may be Conditions of Approval.

1. ZONING (§325-116.O) *Design standards.*
Applicant must provide a curved terminal landscaped island at the most southern parking space adjacent to the building.
2. ZONING (§325-92.C.1) *Lighting*
Applicant must indicate with a note on sheet 7/14 that the pole mounted luminaries will be outfitted with full cut off shields.

3. STORMWATER (§281-11.A.2) *Performance guarantee.*

Applicant must submit updated cost estimate.

3. STORMWATER (§281-19.C) *Requirement for erosion and sediment controls.*

Applicant must provide Township with letter of adequacy.

4. GENERAL COMMENT. *Access drive within easement.*

Applicant must provide proof of release or agreement to allow end of access drive in easement.

5. GENERAL COMMENT. *Dumpster screening.*

Applicant must provide dumpster screening detail on plan.

Mr. LaCesa showed photos of a Sheetz store built in Franklin County, which was a prototype of the proposed store. He noted it will be a brick building with glass – creating a restaurant look.

Mr. LaCesa was advised as part of the Ordinance requirements of §289-11.B.28, an artist rendering must be submitted.

Mr. LaCesa reviewed the outstanding items as outlined above.

Discussion was held regarding the waiver request in regards to the slope of the driveway. Mr. LaCesa indicated that since this site is in the Flexible Development district it requires two entrances into the facility. In order to accommodate that the entrances would have to be located far away from the intersection and they would have to provide two grade points that match. The Ordinance requires that the site for the building be flat with parking areas at 2% slope for handicapped accessibility. Mr. LaCesa stated that they can only make the grade up in two sections which are considered access drives, which results in a 7½% grade in order to get into the site. The Ordinance also requires that within a 25 ft. of right of way there can only be a 5% maximum slope. Since they are not able to provide that they have requested putting in a sag curb to prevent bottoming out. He noted they have drawn the driveway to scale and are showing the 15 ft. vertical curbing and a car passing across the 15 ft. vertical curb. Their request is to go 7½% within the 25 ft. which results in a 2½% increase over what the Ordinance requires with the vertical curb.

Mr. LaCesa noted that the dumpster site will be located in back of the loading area, fully enclosed with the same brick as is on the building.

Other issues discussed included the purpose of the 60 ft. easement right of way traversing the western portion of the tract at the site of an abandoned road which is to accommodate utilities. Underground utilities will not be an issue for the tanks, since they met with York Water and are far enough away from the water.

Discussion was held regarding provided sidewalk access at the intersection for pedestrian crossing, as well as providing pedestrian buttons. The applicant was recommended to consider installing a foot path for pedestrian access for people coming from the apartment complex and Campbell chain.

Mr. LaCesa indicated they are purchasing an easement with this property from WAWA.

It was recommended to add a condition to the plan that the applicant will upgrade the adjoining traffic signals with new signal heads, pre-emption battery back-up and generator hook up as part of the developer's agreement.

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

MR. ROBERTSON MOVED WITH REFERENCE TO LD-08-06, SHEETZ CONVENIENCE STORE TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING WAIVER:

1. WAIVER OF SALDO (§289-41.I.4) ACCESS DRIVES. THE DRIVE SLOPE SHALL NOT EXCEED 5% WITHIN 25 FEET OF THE STREET RIGHT-OF-WAY AND MAY NOT EXCEED 12% FOR THE REMAINDER OF THE DRIVE.

APPLICANT SHALL CONSTRUCT A DRIVE SLOPE GREATER THAN 5% BUT LESS THAN 7.8% DUE TO THE PROPOSED GRADES AT THE SITE.

SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.

MR. ROBERTSON MOVED WITH REFERENCE TO LD-08-06, SHEETZ CONVENIENCE STORE TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:

1. ZONING (§325-92.C.1) *DESIGN STANDARDS.*

APPLICANT MUST ADD A NOTE TO PLAN SHEET 7/14 REQUIRING POLE MOUNTED LUMINARIES TO BE FITTED WITH FULL CUT-OFF SHIELDS.

2. ZONING (§325-116.K (1)) *DESIGN STANDARDS.*

APPLICANT TO INCLUDE A 3-INCH ID-2 BINDER COURSE FOR THE ASPHALT SECTIONS.

3. ZONING (§325-116.O) *DESIGN STANDARDS.*

APPLICANT MUST PROVIDE A CURVED TERMINAL LANDSCAPED ISLAND AT THE MOST SOUTHERN PARKING SPACE ADJACENT TO THE BUILDING.

4. SALDO (§289-11.B) *PRELIMINARY PLAN SPECIFICATIONS.*

APPLICANT MUST DRAW THE PLANS ON MYLAR MATERIAL.

5. SALDO (§289-11.C.7) *PRELIMINARY PLAN SPECIFICATIONS*

APPLICANT MUST PROVIDE A LETTER OF ADEQUACY FOR THE EROSION AND SEDIMENTARY CONTROL PLANS.

6. SALDO (§289-12.H) *FINAL PLANS: PROCEDURE, HIGHWAY OCCUPANCY PERMIT.*

APPLICANT MUST OBTAIN A PENNDOT HOP.

7. SALDO (§289-12.C.) *FINAL PLANS PROCEDURE, GUARANTEE.*

BEFORE RECORDING OF AN APPROVED FINAL PLAN, THE BOARD OF SUPERVISORS SHALL BE ASSURED BY MEANS OF A PROPER COMPLETION GUARANTEE AS PROVIDED IN SALDO §289-38 PERFORMANCE REQUIREMENTS.

8. SALDO (§289-38.C.) *PERFORMANCE REQUIREMENTS.*

BEFORE RECORDING OF AN APPROVED FINAL PLAN, THE BOARD OF SUPERVISORS SHALL BE ASSURED BY MEANS OF A PROPER COMPLETION GUARANTEE AS PROVIDED IN SALDO §289-38 PERFORMANCE REQUIREMENTS.

9. SALDO (§289-76) *FEES.*

ALL ENGINEERING, LEGAL, RECREATION OR ADMINISTRATIVE COSTS WILL BE PAID PRIOR TO THE RECORDING OF THE PLAN.

10. STORMWATER (§281-5.E.1.A) *STORMWATER COLLECTION SYSTEM.*

APPLICANT MUST CORRECT INLET I6 BETWEEN THE PLAN AND PROFILE.

11. STORMWATER (§281-5.G) *MAINTENANCE PROGRAM.*

APPLICANT MUST SUBMIT A MAINTENANCE PROGRAM FOR ALL STORMWATER MANAGEMENT FACILITIES.

12. STORMWATER (§281-11.B.2) *MAINTENANCE RESPONSIBILITY.*

APPLICANT MUST PROVIDE SPECIFIC MAINTENANCE DIRECTIONS OF ALL STORMWATER MANAGEMENT FACILITIES SHALL BE NOTED ON PLAN.

13. C&M SPECS (SEC. 16500 1.05) *TRAFFIC SIGNAL AT EAST MARKET STREET AND STONEWOOD ROAD REQUIRES PRE-EMPTION.*

APPLICANT MUST PROVIDE DETAILS ON EXISTING AND PROPOSED STREET LIGHT LOCATIONS AND TRAFFIC LIGHT PRE-EMPTION. UPGRADE OF THE ADJOINING TRAFFIC SIGNALS WITH NEW SIGNAL HEADS, PRE-EMPTION BATTERY BACK-UP AND GENERATOR HOOK UP WILL BE DONE AS PART OF THE DEVELOPER'S AGREEMENT.

14. C&M SPECS (SEC. 02525-3.02.H) CONCRETE SIDEWALK.

APPLICANT MUST CLARIFY DETAIL OF 3" DIMENSION.

15. GENERAL COMMENT. GRADING AND NPDES LIMITS ARE SHOWN OFF OF THE PROPERTY.

APPLICANT MUST PROVIDE PROOF OF INTEREST ALLOWING SHEETZ THE RIGHT TO USE THE ADJACENT BUFFER EASEMENT ALONG THE EASTERN FRONTAGE OF EAST MARKET STREET.

16. GENERAL COMMENT. FILL IN REQUIRED INFORMATION ON BOTH THE COVER SHEET AND NOTE #16 OF SHEET 12 OF 14.

REQUIRED INFORMATION NEEDED ON BOTH COVERSHEET AND E&S NOTE #16 OF SHEET 12 OF 14.

17. GENERAL COMMENT. SHOW SEPARATION DISTANCES/DEPTHS OF ALL PROPOSED/ EXISTING UTILITIES.

APPLICANT MUST DETAIL SEPARATION DISTANCES FOR UTILITIES.

18. GENERAL COMMENT – TO SHOW SIDEWALK ACCESS IN THE VICINITY OF THE NORTHWEST CORNER OF THE PROPERTY.

19. PLAN SHOWING FAÇADE, BUILDING ELEVATION IN COLOR FOR THE DEVELOPMENT PLAN ACCORDING TO §289-11.B.28.

SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

It was noted that all conditions with the exception of Items 7, 8 and 9 must be addressed prior to appearing before the Board of Supervisors.

7. NEW BUSINESS

- A. Planning Commission recommendation to the Township Board of Supervisors to amend the Zoning Ordinance Section 325-116.T(1). Design Standards to include parking in the front yard setback in the Flexible Development.**

Mr. Rao indicated that in the original draft front yard parking in the Flexible Development was inadvertently left out and several projects came through where variances may have been required. In an attempt to correct the situation they are making the recommendation in order to encourage development and make it easier to redevelop.

Chairman Maciejewski called for a motion.

MR. WURSTER MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS TO AMEND ZONING ORDINANCE §325-116.T (1)DESIGN STANDARDS TO INCLUDE PARKING IN THE FRONT YARD SETBACK IN THE FLEXIBLE DEVELOPMENT. SECONDED BY MR. BENDER. MOTION UNANIMOUSLY CARRIED.

8. OLD BUSINESS

Mr. Rao stated that a new member of the Planning Commission will be announced next Thursday night.

9. ADJOURNMENT

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 9:10 p.m.

Respectfully submitted,

Secretary
/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
JULY 17, 2008**

MEMBERS: Alan Maciejewski, Chairman Present
Mark Robertson Present
Charles Wurster Present

ALSO PRESENT: Harish Rao, Director of Community Development
John Luciani, First Capital Engineering
Angela Liddick, Community Development Coordinator
Nicole Ehrhart, Solicitor
Sue Sipe, Stenographer

NOT PRESENT: Mark Swomley

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. MAY 15, 2008

B. JUNE 19, 2008

Both were deferred for next month due to lack of quorum

3. BRIEFING ITEMS

A. SD-08-04 – Motter Industrial Tract – Lot 1

B. LD-08-07 – Motter Industrial Tract – Lot 1

David Koratich, LSC Designs

Mr. Koratich stated that the property is located on Innovation Drive. The plan for the remaining 32-acre tract is to subdivide the property into 3 lots, followed by the development of Lot 1 - zoned B-I District. The applicant is proposing a 76,000 sq. ft. building in Phase 1 and another 74,000 sq. ft. building in Phase 2 with access off of Innovation Drive. The building is for office space, manufacturing and assembling and packaging of electronic equipment.

The following was discussed:

- Buffer yards - the Ordinance requires a streetscape buffer as well as a buffer yard between the business industrial and the residential. This buffer yard was approved with the original subdivision in 2003-2004 and stated the existing vegetation and growth was adequate.
- Stormwater management will be handled on site, supplemented by two water quality basins for infiltration purposes in accordance with NPDES / DEP regulations.
- The landscaping plan has been submitted.
- Comments from the Township Engineer as a result of last week's Staff meeting are being reviewed.
- The grading plan is being reviewed.
- Innovation Drive has been offered for dedication and has not been accepted.
- Buffering will be provided for the residential area on the south side of the creek.
- Drainage situation – water runs down the tracks.

- Traffic – the original traffic study was done for “x” amount of sq. ft. of warehouse manufacturing office and both Phase I and Phase 2 fall within that requirement for the traffic.
- Stormwater – they are proposing to use the existing embankment of the basin which will be piped down to Kreutz Creek.

Mr. Koratich indicated that a variance application was submitted to the Zoning Hearing Board to allow parking in the front yard. He noted this site presents a unique situation since their parking is actually behind this building.

C. LD-08-08 - KVM Springettsbury, LLC

David Koratich, LSC Design

Mr. Koratich noted the property is located along Pleasant Valley Road on the southern half of the tract, on the VanGeisen 18 acre parcel. It is zoned OP Office Professional. The applicant is proposing a three-story, 75,000 sq. ft. office building with 361 parking spaces.

The following was discussed:

- Storm water management will be underground as well as infiltration located in the areas.
- The access drive will be coming off of Pleasant Valley Road.
- Storm water infiltration areas were pointed out on the drawing.
- Two variances were granted in May 2008 by the Zoning Hearing Board – one addressed parking in the front, rear and side setbacks, the other was to allow building height to be 39 feet as long as its less than three stories.
- The lighting plan was submitted.
- Landscaping plan - First Capital Engineering has provided comments on landscaping buffer yards and streetscape buffers. LSC has addressed those comments.
- They are connecting to sewer that is in Pleasant Valley Road.
- Grading as it relates to the steep slopes in the area.
- Concerns about traffic especially in regard to the 4 way stop at the intersection of Memory Lane Extended and Pleasant Valley Road. It may necessitate installing a signal light.

D. SD-08-04 Mt. Zion Road Tract

Todd Shoff

Mr. Shoff provided the sketch plan for the Mt. Zion Road Tract which is on the northwest section of Mt. Zion Road and Pleasant Valley Road - approximately 8 acres. On both sides is a culvert coming across Mt. Zion Road. The channel opens up and travels down underneath Pleasant Valley Road and is picked up by a secondary culvert with a 16” diameter ¾ concrete pipe. The applicant plans to subdivide the tract into two separate lots. The lots will be placed down the center of the channel. This will create a triangular shaped lot - approximately 1.6 acres. Lot #1 will be the larger of the two – approximately 5.4 acres. Currently the tract is occupied by the vacant York Christian Church. The remainder of the site is average slopes. The applicant is looking to develop the tract into 3 separate buildings, Building A, Building B, Building C. Building A will consist of a two-story office building with a total square footage of approximately 26,300 sq. ft. Proposed Building B is a three-story building with first floor retail space consisting of approximately 7800 sq. ft. while the second and third floor would constitute the remaining square footage of that building. The three-story building will have a separate entrance into the retail portion from the front of the building and then all office entrances will be to the back of the building. The existing grade to the front of this building vs. the grade change from the back is approximately 45 ft. The tract is tiered. Mr. Shoff noted the church was built up on a plateau grade in the front which cut into the existing slope in the back and then it was graded back up again. Conceptually this will be the same type of configuration.

The proposed building for Lot 2 is for retail and is a single story approximately 14,291 sq. ft. The location of the front access drive was specifically placed because of the sight distance, since further west the sight distance is minimized due to a dip in Pleasant Valley Road. They were unable to provide access to this lot via Pleasant Valley Road coming into lot 2 because of the culvert and grade changes.

Other discussion included:

- Access onto Mt. Zion Road with a right in right out only and an island, pending approval from PennDOT and the Township.
- One foot widening to the post curve along Mt. Zion.
- One foot widening along Pleasant Valley Road which has a center turn lane and would extend down to the proposed access drive.
- 257 parking stalls which would be joined for both lots.
- Within the channel they are proposing a culvert as well as providing pedestrian access to two sidewalks over the culvert. This will also allow emergency vehicles a secondary access into the site.
- Roadway improvements provided will include curbing on the frontage as well as sidewalk.
- Connection into public sewer and public water, which is in both roadways. There is a gravity line and sewer line combined, as well as a force main within Pleasant Valley Road.
- The plan provides the appropriate sizes for required buffer yards; - the northern portion adjacent tract is a residential zone R-10. The west is the same zone so no buffer yard is required. Based off the existing setbacks and the Columbia Gas right-of-way, the sketch plan does provide various widths of those buffer yards. The appropriate landscaping plan will be provided during the Land Development process.
- Preliminary water surface analysis was done for culvert management. They are working with the Township Engineer for approval for the necessary water surface elevation associated with this tract. The rear property area does have steep slopes which are greater than 20%. They are looking at the impervious coverage within the 20% slope area. The serpentine parking area follows the steep slope along the encroachment within the steep slope area. The site was broken down into four different steep slope areas – those are areas within the 2,000 sq. ft. area. They will work with the Township Staff to address the steep slope areas.
- Concern with emergency vehicle flow through the site. The Board recommends submittal of turning templates, etc. and a letter from the police chief and fire chief.
- Dumpsters for trash trucks and dumpster pad needs to be identified on the plan.
- Retail space - Mr. Bowser indicated that the Zoning Ordinance requires that the E-3 retail space can not exceed 3,000 sq. ft., so the 14,000 sq. ft. parcel will be divided in such a way that would exceed that.
- Traffic issues – concern about how it will affect the natural drainage along the roadways.

E. SP-08-05 Giant Foods Off-Site Fuel Facility

Douglas Gosik, J. Michael Brill & Associates
Joe LaCagnina, Giant Real Estate Representative
Charles Courtney, Esq.

Mr. Gosik indicated the site is located at the northwest quadrant of the intersection of East Market St. and Memory Lane consisting of 4/10ths of an acre. Currently the site contains a small convenience store building which is 400 sq. ft and a canopy with 4 double sided fuel pumps. The site is covered by a vast amount of impervious coverage and has three points of access into it. Two points of access are on East Market Street, one close to the intersection. The second is further west. The third point of access is directly onto Memory Lane. Giant is proposing an off site fueling facility. They considered utilizing the existing facilities on this site but their preference is to redevelop the site to remove the existing building and construct a more prototypical Giant facility.

With the redeveloped site there are 5 double-sided fuel pumps proposed and an 8x17 attendant's kiosk inaccessible to the public. There would be a canopy approximately 45 ft. by 82 ft. covering the facility. As part of this redevelopment they would be eliminating the eastern most access drive onto Market Street, retaining the western most Market Street access drive and the access drive onto Memory Lane. This facility would be available to the public, but the discount is only available to Giant customers.

Mr. Gosik stated they are proposing to push back curb lines away from the roadway. Currently there is a small landscape strip in this area about 6 ft. wide, which would be increased to a depth of approximately 10 feet, pushing the curb line back 4 additional feet. It was determined this configuration will provide safe and efficient internal circulation pattern around the fuel islands and supply adequate circulation for delivery vehicles. As part of this redevelopment an additional 15 ft. strip right-of-way would be dedicated along Memory Lane and an additional 5 ft. strip right of way on Market Street. This would provide 40 ft. in the center line.

Mr. Gosik discussed waivers for the site:

- Three separate clear sight triangles that would be 150 ft. deep as measured from intersections of center lines and driveways of streets. There is a clear sight triangle associated with the regular intersections, as well as Memory Lane access, and a third clear sight triangle associated with the Market Street access. There is a very narrow strip along the western part of the site and a small triangular area in the center of the site. Beyond that the site is covered by clear sight triangles. Therefore, the applicant is proposing to waive clear sight triangles in lieu of providing site distances as required by the Ordinance.
- The second waiver deals with buffer yards - they are seeking a partial waiver for the property yard requirements. There are two Type 2 buffer yards required with a minimum depth of 15 ft. which presents a problem along both roadway frontages. Along Memory lane they are increasing the green space by 4 ft. to the 10 ft. green strip due to the dedicated right of way. They are not able to pull the curb line any further to the west to create more room for a buffer yard without jeopardizing adequate circulation around the property. The same situation occurs along Market Street. Recognizing that they are increasing the green space, they are unable to provide that 15 ft. depth for the buffer yards along the arterial streets.

Other discussion included;

- Concern regarding the left-hand movement out of the facility which was noted to be a continual problem.
- The applicant should consider an entrance marker to guide people in to the driveway.
- The applicant will be removing existing tanks from the site.
- Lighting will be under the canopy.
- They will make use of the existing sign.
- The applicant will consider a median, however, they can not commit to it at this point until the potential implications have been investigated with respect to traffic issues around the median.

4. ACTION ITEM

A. SD-07-10 Marlin Weary, Jr.

Dave Hoffman, Hoffman Surveyor

The Applicant is proposing to subdivide a parcel of 0.883- acre into two separate parcels. Presently the parcel has one residential home, with the intention of adding a second residential home on the new subdivided parcel. Both residential homes will have a shared driveway access onto North Sherman Street. A driveway access agreement was written.

The plan is presented as an Action Item. It was received by the Township on December 21, 2007. It was before the Planning Commission as a Briefing item on January 17, 2008. This plan was before the Planning Commission as an Action item at the June 19, 2008 meeting, but was tabled until this date.

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

1. Waiver of SALDO (§289-24.) *Feasibility report on sewer and water facilities.*
Applicant is requesting to not provide the report because there are existing sewer and water facilities available.

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

1. Modification of SALDO (§289-31.A) *Curbing & Gutters.*
Within six (6) months from receipt of certified notification from the Township, owner, heirs and assigns of successors in the title agree that they shall install, at the owners expense, curbing and gutters.
2. Modification of SALDO (§289-32.A) *Install Sidewalks.*
Within six (6) months from receipt of certified notification from the Township, owner, heirs and assigns of successors in the title agree that they shall install, at the owner's expense, sidewalks.
3. Modification of SALDO (§289-41.A.3.) *Road Widening.*
Within six (6) months from receipt of certified notification from the Township, owner, heirs and assigns of successors in the title agree that they shall install, at the owners expense, proper road widening.

The following Outstanding items may be Conditions of Approval.

1. SALDO (§289-13.A.) *Final plans specification.* Final plan shall be drawn on Mylar material.
2. SALDO (§289-76) *Fees.* All engineering, legal, or administrative costs will be paid prior to recording of the final plan and easement agreement.
3. SALDO (§289-12.C.) *Final plans procedure.*
Before recording of an approved final plan, the Board of Supervisors shall be assured by means of a proper completion guarantee as provided in SALDO §289-38 performance requirements.

Mr. Hoffman stated they have complied with the request for adding the curbs and sidewalks as well as the road widening as a six-month note on the plan. He noted the proposed lot had the existing sewer lateral provided when the lines were put in and York Water Company has provided a letter stating that they are willing to service the property

Mr. Hoffman reported that the plan was revised to add the solicitor's comment on the driveway easement as set forth from the agreement date of April 10 2008. This was not reflected on the copy submitted to the Township Board.

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

MR. ROBERTSON MOVED WITH REFERENCE TO SD-07-10, MARLIN WEARY, JR., TO RECOMMEND APPROVAL OF THE FINAL PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING WAIVER:

- **SALDO (§289-24.) SEWER & WATER FEASIBILITY REPORT. APPLICANT WILL NOT PROVIDE THE REPORT BECAUSE THERE ARE EXISTING SEWER AND WATER FACILITIES AVAILABLE.**

MR. ROBERTSON MOVED WITH REFERENCE TO SD-07-10, MARLIN WEARY, JR., TO RECOMMEND APPROVAL OF THE FINAL PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING MODIFICATIONS:

- **MODIFICATION OF SALDO (§289-31.A) *CURBING & GUTTERS.***
WITHIN SIX (6) MONTHS FROM RECEIPT OF CERTIFIED NOTIFICATION FROM THE TOWNSHIP, OWNER, HEIRS AND ASSIGNS OF SUCCESSORS IN THE TITLE AGREE THAT THEY SHALL INSTALL, AT THE OWNERS EXPENSE, CURBING AND GUTTERS.
- **MODIFICATION OF SALDO (§289-32.A) *SIDEWALKS.***
WITHIN SIX (6) MONTHS FROM RECEIPT OF CERTIFIED NOTIFICATION FROM THE TOWNSHIP, OWNER, HEIRS AND ASSIGNS OF SUCCESSORS IN THE TITLE AGREE THAT THEY SHALL INSTALL, AT THE OWNER'S EXPENSE, SIDEWALKS.
- **MODIFICATION OF SALDO (§289-41.A.3.) *ROAD WIDENING.***
WITHIN SIX (6) MONTHS FROM RECEIPT OF CERTIFIED NOTIFICATION FROM THE TOWNSHIP, OWNER, HEIRS AND ASSIGNS OF SUCCESSORS IN THE TITLE AGREE THAT THEY SHALL INSTALL, AT THE OWNERS EXPENSE, PROPER ROAD WIDENING.

SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.

MR. ROBERTSON MOVED WITH REFERENCE TO SD-07-10, MARLIN WEARY, JR., TO RECOMMEND APPROVAL OF THE FINAL PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:

- **SALDO (§289-13.A.) *FINAL PLANS SPECIFICATION.***
FINAL PLAN SHALL BE DRAWN ON MYLAR MATERIAL.
- **SALDO (§289-76) *FEES.***
ALL ENGINEERING, LEGAL, OR ADMINISTRATIVE COSTS WILL BE PAID PRIOR TO RECORDING OF THE FINAL PLAN AND EASEMENT AGREEMENT.
- **SALDO (§289-12.C.) *FINAL PLANS PROCEDURE.***
BEFORE RECORDING OF AN APPROVED FINAL PLAN, THE BOARD OF SUPERVISORS SHALL BE ASSURED BY MEANS OF A PROPER COMPLETION GUARANTEE AS PROVIDED IN SALDO §289-38 PERFORMANCE REQUIREMENTS.
- **THE DRIVEWAY EASEMENT ON THE PLAN WILL SHOW THE DATE THE AGREEMENT WAS SIGNED AND THE RECORDING DATE.**

SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.

5. WAIVER RECOMMENDATION

A. LD-08-03 SeniorLife - York

Craig Smith, RGS Associates
Joel Snyder, RGS Associates
Scott Sosso (available by cell phone)

Mr. Smith reviewed the project proposed which is an adult day care facility by SeniorLife, 60,000 sq. ft., with approximately 67 parking spaces. The main access is on the southern point of the site. Circulation will be directed to the north, with the northern most access intended to be an exit only movement and

available for emergency services. Utilities for sewer and water are in Memory Lane Extended. There is an existing force main that comes across the south end of the property that will actually be relocated slightly to the south to accommodate the existing proposed stormwater basin in this area.

Mr. Smith reviewed the waiver requests.

1. Modification of §289-11.C(6) Landscaping and buffer yards. Required to provide a landscape buffer within the front yard setback along Memory lane Extended. The waiver request of the “structure required” of this section is due to the lack of green area space, the use of parking in this area and a water runoff ditch which runs the length of the property on the street front. They are showing along the parking area a 4’ high light screening hedge, which will present a structure appearance and also show the required plants and trees in this area which takes up almost all of the green area. Also, there is a lack of green area due to the proposed public walkway being moved to the interior of the site, since the ditch is not being disturbed except for driveway entry. So the requested modification for the buffer yard would be for the width from the back of the sidewalk to the public street right of way to be 13 feet instead of 15 feet.
2. Waiver of §289-41.A.3 Proposed street system. Required to properly widen Memory Lane Extended to the proper width. The waiver is requested since the present roadway is at the existing water runoff ditch along the total front property line. To widen the roadway, they would have to cover the ditch and have not chosen to pipe the ditch due to many complications and severe cost and time related to approvals.
3. Waiver of Stormwater §281-7.A.7, Design criteria stormwater management facilitates – Minimum basin slope. Required to have 4% bottom slope in unpaved areas.
4. Modification of Stormwater §281-7.a.9 Design criteria stormwater management facilities – Side slopes. Required to be 4H:1V side slopes. The applicant is requesting a modification of the requirement to provide a flat bottom in the proposed detention basin rather than the required 4% slope. The modification is necessary in order to provide a portion of the storm water infiltration volume required by the Phase 2 NPDES permit. The flat bottom will allow storm water to infiltrate until it reaches the primary orifice of the outlet structure before discharging to the adjacent drainage way.

Discussion was held regarding Waiver #2 concerning cartway width which would be 24 feet, as well as traffic concerns. It was recommended to table Waiver #2 until more background information can be obtained.

Chairman Maciejewski called for a motion.

MR. ROBERTSON MOVED WITH REFERENCE TO LD-08-03, SENIORLIFE-YORK, TO TABLE WAIVER §289-41.A.3 PROPOSED STREET SYSTEM - REQUIRED TO PROPERLY WIDEN MEMORY LANE EXTENDED TO THE PROPER WIDTH. SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.

MR. ROBERTSON MOVED WITH REFERENCE TO LD-08-03, SENIORLIFE-YORK, FOR MODIFICATION OF WAIVER §289-11.C(6) LANDSCAPING AND BUFFER YARDS, REQUIRED TO PROVIDE A LANDSCAPE BUFFER WITHIN THE FRONT YARD SET BACK ALONG MEMORY LANE EXTENDED; WAIVED TO 13 FEET AND ON THE BACKSIDE OF THE SIDEWALK.

WAIVER OF STORMWATER §281-7.A.7, DESIGN CRITERIA STORMWATER MANAGEMENT FACILITIES – MINIMUM BASIN SLOPE. REQUIRED TO HAVE 4% BOTTOM SLOPE IN UNPAVED AREAS. THIS MODIFICATION WAIVED TO FLAT OR 0%.

WAIVER OF STORMWATER §281-7.A.9, DESIGN CRITERIA STORMWATER MANAGEMENT FACILITIES – SIDE SLOPES. REQUIRED TO BE 4H:1V SIDE SLOPES. WAIVED TO 3H:1V SIDE SLOPES.

SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.

6. OLD BUSINESS – None

7. NEW BUSINESS - None

8. ADJOURNMENT

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 8:10 p.m.

Respectfully submitted,

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
JUNE 19, 2008**

MEMBERS: Mark Robertson, Acting Chairman Present
Mark Swomley Present
Charles Wurster Present

ALSO PRESENT: Harish Rao, Director of Community Development
John Luciani, First Capital Engineering
Nicole Ehrhart, Solicitor
Sue Sipe, Stenographer

NOT PRESENT: Alan Maciejewski, Chairman

1. CALL TO ORDER:

A. Pledge of Allegiance

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

2. ACTION ON THE MINUTES

A. MAY 15, 2008

THE MINUTES OF THE MAY 15 MEETING WERE HELD FOR APPROVAL, DUE TO LACK OF QUORUM OF MEMBERS PRESENT AT THE MEETING.

3. BRIEFING ITEMS

A. LD-08-04 – Stonybrook Professional Center

Ken Raffensberger, Johnston & Assocs.

Mr. Raffensberger pointed out the location of the property on East Market Street on the drawing, noting that the property is 10 acres in size and is bisected by the Springettsbury and Hellam Twp. Line. There are two buildings that are currently on the site – 55% of Building 1 is in Springettsbury Twp., and approximately $\frac{3}{4}$ of Building 2 is in Springettsbury Twp.

The zoning on the site for Springettsbury Twp. is Flexible Development. The Hellam Twp. side is Commercial Industrial. The proposed use of the site is office and light manufacturing, assembly and warehousing. It is a permitted use in Springettsbury Twp. and a conditional use in Hellam Twp. Mr. Raffensberger provided photos representing the proposed construction.

Mr. Raffensberger stated that they have been working with both Townships, noting that the Eastern York County Sewer Authority and Springettsbury Twp. have agreed to accept the sewer gravity hookup. The water for the site will be served by York Water Company. There is a traffic study underwritten by both municipalities. Proposed road improvements along Lincoln Highway which is along the Springettsbury Twp. road frontage will include curbing and sidewalk. Mr. Raffensberger indicated that on the Hellam Twp. side they propose to widen the road and bring it up to Hellam Twp. standards. They are also proposing traffic signal modifications at the intersection of Lincoln Highway and Kreutz Creek Road.

Mr. Raffensberger noted when designing the storm water management they took the most restrictive section of both the Springettsbury Twp. Ordinance and the Hellam Twp Ordinance and applied it to this site.

Discussion was held regarding several waiver requests and outstanding items identified on the Tracking Sheet. It was noted that one of the waivers includes a minimum buffer that is required between the street and the property. Mr. Raffensberger indicated that in this regard they are willing to install a 15 ft. buffer in front as well as the sidewalk. He noted that since this is a PennDOT road, PennDOT will not allow a sidewalk in their right of way. This may result in a waiver request to install the sidewalk within that buffer.

Other discussion included:

- Tractor-trailer traffic coming through the site and the anticipated traffic count. Mr. Raffensberger indicated their traffic consultant will be conducting a study. Truck traffic would enter through the Market Street access with the egress from the site onto Campbell Road.
- The project would be developed in phases – this submission would be the first building.
- They have met with Hellam Twp., but have not yet received official comments.
- This site will need to be fire lane compliant.
- Building permit will be issued through the zoning officer.
- Will need to check parking requirements
- The potential plan for the building would be to house a computer store with a display area in the front of the building and a work area in the rear half.

B. LD-08-05 - Rocky Ridge

Anne Andersen, CEDG

Tom Brant, Executive Director, York County Parks Department

Ms. Andersen indicated that Rocky Ridge Park is at the eastern perimeter of Deining Road. She stated the York County Parks Department is interested in constructing a masonry block restroom in the eastern portion of the Rocky Ridge Park adjacent to the Pineoak Pavilion. The following facts were presented:

- The park is approximately 750 acres and is located both in Hellam Twp and Springettsbury Twp.
- The park is zoned Open Space with the park as a permitted use.
- The site is wooded with a gravel walking path in front of the pavilion.
- Ms. Andersen pointed out the main driveway through the park on the plan, noting the parking lot in the back.
- There is a macadam road that loops around the pavilion.
- There is access to other pavilions in the back.
- The main road is 20 ft. wide.
- The site is served by public water and holding tanks.
- The proposed restroom will replace two existing restrooms which are old and in need of repair. The fixtures will be removed from both restrooms and the structures will be evaluated to determine the future use- potentially storage.
- This will be a small limited disturbance, approximately .15 acres, 6600 sq. ft.
- The location of the restroom and the parking they are very deliberately located to minimize the impact to this natural area. They selected areas where the trees were in need of pruning to preserve the area.
- The restroom is approx. 2100 sq.ft.

Mrs. Andersen stated that the gravel walkway will become a porous pavement driveway for vehicular access and the parking spaces are proposed to be gravel as well. She noted that since the Ordinance requires that all parking be a hard surface they have requested a variance which was submitted to the

Zoning Hearing Board. They have established an additional 10 standard parking spaces and one accessible parking space for a total of 11. The accessible parking space is adjacent to the restroom.

In regards to providing stormwater management, Ms. Andersen noted a dome bed underneath the pervious pavement will provide stormwater management volumes required. The restroom will have two entrances, one from the south. The holding tank that is adjacent to the restroom will be abandoned.

Ms. Andersen reviewed waiver/modification requests which she noted were due to the fact that they are not proposing any streets.

Mr. Rao indicated that the fire department is requesting that a hydrant be located in the vicinity of the restroom, which will need to be reviewed.

4. ACTION ITEMS

A. SD-07-10 Marlin Weary, Jr.

David Hoffman, Surveyor

The Applicant is proposing to subdivide a parcel of 0.883 acre into two separate parcels. Presently the parcel has one residential home, with the intention of adding a second residential home on the new subdivided parcel. Both residential homes will have a shared driveway access onto North Sherman Street.

The plan is presented as an Action Item. It was received to the Township on December 21, 2007. It was presented as a Briefing Item on January 17, 2008.

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

1. SALDO (§289-24) Sewer & Water Feasibility Report.
Applicant is requesting to waive the sewer and water feasibility report because there are currently existing facilities and they are identified on the subdivision plan.
2. SALDO (§289-31.A) Install Curbing and Gutters.
Applicant is requesting to waive the installation of curbing because there is currently no curbing located along the adjoining portions of North Sherman Street.
3. SALDO (§289-32.A) Install Sidewalks.
Applicant is requesting to waive the installation of sidewalks because there is currently no sidewalk located along the adjoining portions of North Sherman Street.
4. SALDO (§289-41.A.3.) Road widening.
Applicant is requesting to waive the road widening because of existing physical conditions and the minimal scope of the project.

The following outstanding items may be conditions of approval.

5. SALDO (§289-11.A) Final plan shall be drawn on Mylar material.
6. SALDO (§289-76) All engineering, legal, or administrative costs will be paid prior to approval of the final plan.

Mr. Hoffman stated that this project is a residential lot development, with the property located on the western side of Sherman Street in Pleasureville. He showed the existing dwelling on the plan. The proposal is to leave the lot line approximately in the middle constructing an additional home on the newly

developed part. The new home will be served by public water and sewer. They will be providing stormwater management in compliance with the Ordinance. The driveway will be reconstructed to conform to the Township regulations.

Mr. Hoffman reviewed the waiver requests. He noted they have added a note to the plan to install curbs and sidewalks upon a six months notice from the Township.

It was noted that the reason for the shared driveway on this property is due to the Ordinance that does not permit a new driveway onto Sherman Street.

Discussion was held regarding the easement agreement for the driveway which was not shown on the plan. Mr. Hoffman stated it was submitted to the Township. It was noted that the Township Solicitor has not yet reviewed the easement agreement.

Discussion was held regarding the waiver for curbs and sidewalks. It was noted that the location of curbs and sidewalks needs to be added to the plan since that is a requirement of the Board of Supervisors.

It was recommended that the applicant come back to the July meeting in order to address the following issues:

- The solicitor's review of the joint operating agreement for the driveway to make sure the terminology is correct.
- Displaying the location of curbs and sidewalks, as well as the road widening on the plan.

The applicant was also advised that Note 3 on the plan needs to be stated as a modification to the six month note.

It was noted that the 4th waiver request listed on the Applicant's plan was identified by the wrong number. It was noted correctly on the Plan Summary.

5. WAIVER RECOMMENDATIONS – None

6. OLD BUSINESS – None

7. NEW BUSINESS - None

8. ADJOURNMENT:

ACTING CHAIRMAN ROBERTSON ADJOURNED THE MEETING AT 7:05 P.M.

Respectfully submitted,

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
May 15, 2008**

MEMBERS: Alan Maciejewski, Chairman Present
Mark Robertson Present
Mark Swomley Present
William Bender Present

ALSO PRESENT: Harish Rao, Director of Community Development
John Luciani, First Capital Engineering
Scott Schriener, First Capital Engineering
Angela Liddick, Community Development Coordinator
Nicole Ehrhart, Solicitor
Sue Sipe, Stenographer

NOT PRESENT: Charles Wurster

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 17, 2008

MR. SWOMLEY MOVED FOR APPROVAL OF THE MEETING MINUTES OF APRIL 17, 2008 AS PRESENTED. MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

A. SP-08-03 – Super Sheetz

Michael LaCesa, Director of Real Estate, Sheetz

Mr. LaCesa presented a sketch plan, noting they have a contract to purchase the property at the southeast corner of East Market Street and Stonewood Road. They are proposing to build a prototype of a Sheetz convenience store, approximately 5,000 sq. ft. Other features of the property will include:

- Two gas canopies which will have a total of 16 gas pumps.
- An automatic car wash to the rear of the building approximately 1200 sq. ft.
- The facility will be a brick and glass building.
- There will be outdoor seating at the front of the store.
- Open 24 hrs every day.
- The lot will be concrete.
- Canopies will be solid red.

Mr. LaCesa indicated they are proposing full access to Stonewood Road and to East Market Street. A traffic study will be submitted to PennDOT.

Discussion was held regarding the left hand turn movements at this location with the McDonald's driveway across the street

The landscaping plan was also discussed. It was noted that there is a buffering easement on the east side of the property. The sidewalk access with proximity to the apartment complex will also be scrutinized.

4. ACTION ITEMS

A. LD-08-01 Whiteford Investments (Diehl Suzuki)

Bob Sandmeyer, Site Design Concepts
James O'Polka, Diehl Motor Company

This project is proposed to combine three existing parcels into one lot for the construction of a New Automobile Dealership. The new use will consist of an automobile service/sales building of approximately 9,493 sq.ft. as well as paved display area. This project is proposing access to and from the lot at one location on Memory Lane Extended. All new car deliveries will be made at the Toyota Service Center down the street.

The plan is presented as an Action Item. It was received by the Township on January 28, 2008 and was presented as a Briefing Item on February 21, 2008. The Subdivision portion was approved by the Board of Supervisors on May 8, 2008.

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

1. Waiver of SALDO (§289-11.A.2) Preliminary plans; procedure. Filing.
Applicant is requesting a Waiver for submittal of Preliminary Plans.
2. Waiver of SALDO (§289-13.A) Final Plans; specifications.
Applicant is requesting a Waiver to allow the submittal of a plan at a scale of 1" equals 30'.
3. Waiver of SALDO (§289-13.A.8) Final Plans; specifications.
Applicant is requesting a Waiver to allow the submittal of a plan with a location map at a scale of 1" equals 500'.
4. Waiver of SALDO (§289-35) Landscaping and buffer yards.
Applicant is requesting a Waiver to allow the required plantings to be located in specific concentrated areas and to allow the installation of an opaque fence along the rear and side property line.

The following Outstanding items may be Conditions of Approval.

1. SALDO (§289-12.A.5.C) Final plans; procedure.
Applicant must provide a letter of adequacy from the York County Conservation District.
2. SALDO (§289-12.C) Final plans; procedure.
Applicant must, prior to recording of an approved final plan, provide the Board of Supervisors with a proper completion guarantee as provided in §289-38.
3. SALDO (§289-12.K.) Final plan; specifications.
Applicant must provide the Township with a Developer's Agreement that will cover the construction of mountable curb along Whiteford Road.
4. SALDO (§289-13.A.) Final plans; specifications.
Applicant must submit a final plan on Mylar material.
5. SALDO (§289-13.B.2) Final plans; specifications.
Applicant must provide cross-section of Whiteford Road. Specifically, the applicant must provide spot elevations every 25 feet along Whiteford Road where curbing will be

installed. The Whiteford Road typical detail must specify the Township's alternate paving spec and state, "matching of existing super elevation." In addition, a typical detail must be added to the plan detailing the shoulder, curb, and sidewalk improvements at the northwest corner of the intersection of Whiteford Road and Memory Lane.

6. SALDO (§289-76) Fees.

The Applicant must pay all engineering, legal or administrative costs prior to approval of the final plan.

Mr. Sandmeyer provided background information on the project which is located at the northeast corner of Whiteford Road and Memory Lane Extended. He noted they recently received approval from the Springettsbury Board of Supervisors on the subdivision plan to join the three properties and one parcel together. Mr. Sandmeyer indicated that they are now at the preliminary land development phase so these properties will be demolished in preparation for building a 9500 sq. ft. building for the Diehl Suzuki dealership

Mr. Sandmeyer reiterated that the waivers as presented on the plan summary were approved for land development and subdivision at the April Planning Commission meeting.

Buffer issues and improvements to Whiteford Road and Memory Lane were reviewed. Improvements include a mountable curb to eliminate left hand turns onto Memory Lane Extended. They will also be improving curbs and sidewalks along the entire frontage of area. Another improvement which will benefit the site distance issues, is the plan to decrease the embankment on the one end from four feet and at the highest end 10 ft. Currently it is approximately a 1:1 slope and the improvement will result in a 3-4:1 slope. Mr. Sandmeyer indicated it will be grass and maintained by the dealership.

Discussion was held regarding the condition on the final plan spec indicating the applicant must provide a cross section of Whiteford Road, providing spot elevations every 25 ft. along Whiteford Road. Mr. Sandmeyer indicated that a site meeting was held with the Township in regards to the improvements that go along Whiteford Road. He noted that to make sure the curb line is straight they added spot grades. They have also agreed to improve the bituminous paving for cars turning on to Memory Lane. This will also be shown on the final plan submittal.

It was noted that the developer's agreement has not yet been submitted.

Att. Ehrhart indicated there will also be a maintenance agreement which will need to be a condition as well.

The following issues were also discussed:

- Stormwater issues – A geotechnical evaluation was conducted.
- Mr. Sandmeyer pointed out additional trees added to the plan.
- Shielding from light on the properties for the surrounding residents.
- Request for a temporary easement from 3 residents on the Memory Lane in order to provide storm water improvements by installing a storm pipe. Mr. O'Polka indicated that even though the storm pipe will be within the right of way it is close to the line, therefore, they are requesting five additional feet in the event they need access.

Mr. O'Polka indicated that Tucker Enterprises who operates Kohl's has approached them offering 5½ acres of the property located behind the Kohl's store. They are working with them on a contract to set up a re-subdivision of that property.

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

MR. ROBERTSON MOVED WITH REFERENCE TO LD-08-01, WHITEFORD INVESTMENTS – DIEHL SUZUKI, TO RECOMMEND APPROVAL OF THE FINAL PLAN TO THE BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:

- 1. SALDO (§289-12.A.5.C) FINAL PLANS; PROCEDURE.**
APPLICANT MUST PROVIDE A LETTER OF ADEQUACY FROM THE YORK COUNTY CONSERVATION DISTRICT.
- 2. SALDO (§289-12.C) FINAL PLANS; PROCEDURE.**
APPLICANT MUST, PRIOR TO RECORDING OF AN APPROVED FINAL PLAN, PROVIDE THE BOARD OF SUPERVISORS WITH A PROPER COMPLETION GUARANTEE AS PROVIDED IN §289-38.
- 3. SALDO (§289-12.K.) FINAL PLAN; SPECIFICATIONS.**
APPLICANT MUST PROVIDE THE TOWNSHIP WITH A DEVELOPER’S AGREEMENT.
- 4. SALDO (§289-13.A.) FINAL PLANS; SPECIFICATIONS.**
APPLICANT MUST SUBMIT A FINAL PLAN ON MYLAR MATERIAL AND ELECTRONIC COPY ON DISK.
- 5. SALDO (§289-13.B.2) FINAL PLANS; SPECIFICATIONS.**
APPLICANT MUST PROVIDE CROSS-SECTION OF WHITEFORD ROAD. SPECIFICALLY, THE APPLICANT MUST PROVIDE SPOT ELEVATIONS EVERY 25 FEET ALONG WHITEFORD ROAD WHERE CURBING WILL BE INSTALLED. THE WHITEFORD ROAD TYPICAL DETAIL MUST SPECIFY THE TOWNSHIP’S ALTERNATE PAVING SPEC AND STATE, “MATCHING OF EXISTING SUPER ELEVATION.” IN ADDITION, A TYPICAL DETAIL MUST BE ADDED TO THE PLAN DETAILING THE SHOULDER, CURB, AND SIDEWALK IMPROVEMENTS AT THE NORTHEAST CORNER OF THE INTERSECTION OF WHITEFORD ROAD AND MEMORY LANE.
- 6. SALDO (§289-76) FEES.**
THE APPLICANT MUST PAY ALL ENGINEERING, LEGAL OR ADMINISTRATIVE COSTS PRIOR TO APPROVAL OF THE FINAL PLAN.

SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

5. WAIVERS

A. SD-07-09 Waltersdorff Property

It was noted that the applicant was not in attendance. Mr. Rao confirmed that the applicant was aware the case would be on the agenda.

Att. Ehrhart confirmed that as noted in the April minutes the vote was postponed until the May meeting.

Mr. Luciani clarified that there is not a mandate that the building has to be within 150 ft. of a water line in order to be hooked up to public water. Mr. Swomley read from the Ordinance which states “A building shall be deemed accessible to the public water system when any part of it shall be located within 150 ft. of any public street or easement in which is laid a public water main.”

It was noted that the applicant has not supplied the data requested which was to contact the York Water Company to determine if all eight property owners were required to sign on to the public water system.

In light of the fact that the case was reviewed several times, the Board agreed that action was necessitated for the case. It was also noted that other factors involved needed to be addressed by the applicant as well.

Chairman Maciejewski called for a motion.

**MR. SWOMLEY MOVED WITH REFERENCE TO SD-07-09, WALTERSDORFF PROPERTY TO RECOMMEND TO THE BOARD OF SUPERVISORS TO DENY THE WAIVER OF SALDO §289-11.A(5) ON LOT WATER SUPPLY.
SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.**

6. OLD BUSINESS – None

7. NEW BUSINESS

Mr. Luciani introduced one of his associates at First Capital, Scott Schriener, P.E., noting that Mr. Schriener is a veteran and former member of the Corp of Engineers.

8. ADJOURNMENT

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

Respectfully submitted,

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
APRIL 17, 2008**

MEMBERS: Alan Maciejewski, Chairman
Mark Robertson Present
Mark Swomley Present
William Bender Present
Charles Wurster Present

ALSO PRESENT: Harish Rao, Director of Community Development
John Luciani, First Capital Engineering
Angela Liddick, Community Development Coordinator
Nicole Ehrhart, Solicitor
Sue Sipe, Stenographer

1. CALL TO ORDER:

A. Pledge of Allegiance

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

2. ACTION ON THE MINUTES

A. MARCH 20, 2008

MR. WURSTER MOVED FOR APPROVAL OF THE MEETING MINUTES OF MARCH 20, 2008 AS PRESENTED. MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

A. LD-05-04 – Meadowlands Lot 3A, - Withdrawn

B. LD-08-03 – Senior LIFE

Scott Sosso, Grain Healthcare

Mr. Sosso indicated that due to issues with stormwater retention they have arrived at a solution by adding a retention pond at the south end of the property. He noted they would need to store approximately 20,000 cubic feet of stormwater. The retention pond will hold 17,000 cubic feet and the roof can handle approximately 7,000 cubic feet of water storage.

Mr. Sosso noted they are requesting a waiver on the maximum setback for the sidewalk. The minimum is 35 feet and the building is set up at 42 feet.

They are also requesting a variance on parking since they need to have 70 angled parking spaces in order to be in conformance with the State. He noted there would be full circulation of the site with an access in at the upper part of the property and the out access will be at the south end of the property.

Mr. Sosso indicated the building would be constructed of fully non-combustible materials to include sprinklers.

Discussion was held regarding the following:

- The height of the canopy;
- Stormwater is approximately 5 ft. deep – a modification will be requested for the stormwater retention pond because it is 2:1 on the inside and 3:1 on the outside which gave them enough area on the site to move the building down and install the parking at the top;
- Water capacity on the roof;
- Setback;
- Streetscape;
- Landscaping - the Board recommends a low level screen along Memory Lane;
- Possibility of constructing a retaining wall on the rear part of the property because of grading the site down to 447 ft. elevation.

4. ACTION ITEMS

A. SD-08-01 Whiteford investments (Diehl Suzuki)

Bob Sandmeyer, Site Design Concepts
Jim O'Polka, Diehl Motor Company

The three separate parcels (46-JI: -16, -17, and -18) are presently residential in use and will be consolidated into one parcel for a new car dealership in the Commercial Highway Zoning District. This plan has been submitted concurrently with the Diehl Suzuki Land Development plan, LD-08-01. The new dealership will consist of a 9,493 sq. ft. building, with showrooms and service areas for the purpose of selling Suzuki vehicles.

The plan presented as an Action Item. It was received by the Township on January 28, 2008.

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

1. Waiver of SALDO (§289-13A) *Final Plan Specifications*
Applicant is requesting to submit a plan with a scale of -1-inch = 30-feet, not 1-inch = 50-feet or 100-feet.
2. Waiver of SALDO (§289-31) *Curbs and Gutters*
Applicant is requesting to waive this requirement and defer the installation of curbs to the land development phase of the project.
3. Waiver of SALDO (§289-32) *Sidewalks*
Applicant is requesting to waive this requirement and defer the installation of sidewalks to the land development phase of the project.
4. Waiver of SALDO (§289-35) *Landscaping and buffer yards.*
Applicant is requesting to waive this requirement and defer to the to the land development phase of the project.
5. Waiver of SALDO (§289-36) *Streetlights.*
Applicant is requesting to waive this requirement and defer to the land development phase of the project.

The following Outstanding items may be Conditions of Approval.

1. SALDO (§289-11.B.) *Preliminary plans Specifications.*
Applicant must submit a Mylar copy of the plan for signing and an electronic copy.
2. SALDO (§289-26A.) *Monuments.*
Concrete monuments must be shown at the northeast, south, and southwest property corner locations. Plan must identify property corners to be set as TBS (To Be Set).

3. SALDO (§289-76.) *Fees.*

All Engineering, legal, and administrative costs will be paid prior to recording of the approved plan.

4. General Comment.

A note should be added to the plan cover sheet that all required lot improvements would be added as part of the approved land development plan.

Mr. Sandmeyer indicated they are seeking action on the reverse subdivision plan which was presented two months ago. The plan is to combine the lots located at Memory Lane Extended and Whiteford Road for the purpose of constructing the new building. All the other existing features on the site will be demolished for the land development plan.

Mr. Sandmeyer noted that a 50-foot right of way is being established for the existing gas line that Sun Oil has on the property. The pipeline will be removed to accommodate the land development plan.

He reviewed the requested waivers noting that the majority of the waivers are for a deferral to the land development plan.

Discussion was held regarding a comment from the York County Planning Commission concerning the minimum side and rear setbacks identified as the Burkhold property, which Mr. Sandmeyer noted is zoned commercial but is a residential use. Based on the commercial zoning they made it a 30 ft. setback along the entire property. Mr. Sandmeyer stated that since they are required to have a 50 ft. setback from residential with the new automobile dealership, the development plan shows it as 50 ft. to meet the Ordinance. He also indicated that a note was added to the plan to indicate if they decide not to go through with the land development plan, that this property will support only one use and a change to that use would be re-presented to the Township.

It was noted that the waiver requests on the drawing did not agree with the waiver requests on the plan summary. The waiver requests as stated on the drawing are to be removed and substituted with those from the plan summary. Mr. Sandmeyer was in agreement with the waivers as stated on the plan summary and in agreement with the condition that the waivers as shown on the drawing be removed.

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

MR. ROBERTSON MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SD-08-01 DIEHL SUZUKI, WHITEFORD INVESTMENTS WITH THE FOLLOWING WAIVERS;

- 1. WAIVER OF SALDO (§289-13A) FINAL PLAN SPECIFICATIONS
APPLICANT IS REQUESTING TO SUBMIT A PLAN WITH A SCALE OF 1-INCH = 30-
FEET, NOT 1-INCH = 50-FEET OR 100-FEET.**
- 2. WAIVER OF SALDO (§289-31) CURBS AND GUTTERS
APPLICANT IS REQUESTING TO WAIVE THIS REQUIREMENT AND DEFER THE
INSTALLATION OF CURBS TO THE LAND DEVELOPMENT PHASE OF THE
PROJECT.**
- 3. WAIVER OF SALDO (§289-32) SIDEWALKS
APPLICANT IS REQUESTING TO WAIVE THIS REQUIREMENT AND DEFER THE
INSTALLATION OF SIDEWALKS TO THE LAND DEVELOPMENT PHASE OF THE
PROJECT.**
- 4. WAIVER OF SALDO (§289-35) LANDSCAPING AND BUFFER YARDS.
APPLICANT IS REQUESTING TO WAIVE THIS REQUIREMENT AND DEFER TO THE
TO THE LAND DEVELOPMENT PHASE OF THE PROJECT.**
- 5. WAIVER OF SALDO (§289-36) STREETLIGHTS.**

APPLICANT IS REQUESTING TO WAIVE THIS REQUIREMENT AND DEFER TO THE LAND DEVELOPMENT PHASE OF THE PROJECT.

SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

MR. ROBERTSON MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SD-08-01 DIEHL SUZUKI, WHITEFORD INVESTMENTS WITH THE FOLLOWING CONDITIONS:

- 1. SALDO (§289-11.B.) PRELIMINARY PLANS SPECIFICATIONS. APPLICANT MUST SUBMIT A MYLAR COPY OF THE PLAN FOR SIGNING AND AN ELECTRONIC COPY.**
- 2. SALDO (§289-26A.) MONUMENTS. CONCRETE MONUMENTS MUST BE SHOWN AT THE NORTHEAST, SOUTH, AND SOUTHWEST PROPERTY CORNER LOCATIONS. PLAN MUST IDENTIFY PROPERTY CORNERS TO BE SET AS TBS (TO BE SET).**
- 3. SALDO (§289-76.) FEES. ALL ENGINEERING, LEGAL, AND ADMINISTRATIVE COSTS WILL BE PAID PRIOR TO RECORDING OF THE APPROVED PLAN.**
- 4. MODIFICATION OF PRINT REV. 1 OF 198.11 BY REMOVING REFERENCE TO THE WAIVER REQUESTS ON THE PLAN AS NOTED AND REPLACED WITH THE WAIVERS AS STATED IN THE MOTION.**
- 5. GENERAL COMMENT. - A NOTE SHOULD BE ADDED TO THE PLAN COVER SHEET THAT ALL REQUIRED LOT IMPROVEMENTS WILL BE ADDED AS PART OF THE APPROVED LAND DEVELOPMENT PLAN.**

SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

5. WAIVERS

- A. SD-07-09 Waltersdorff Property**
- 1. Waiver of SALDO §289-11.A. (5) On-lot water supply**

(Mr. Wurster recused)

Joseph Boose, Surveyor

Mr. Boose stated that the property is located at 1550 Northview Drive. Mr. Waltersdorff is proposing a subdivision of two lots. The property fronts along Northview and on Parkview. He is asking for a waiver of connecting to the public water systems since the existing home has an existing well. Mr. Boose stated that access to the public water is approximately 680 ft. down Hilltop and then north to get to the property line fronting Northview. He noted York Water Company provided an estimate of approximately \$30,000 to extend the main to Mr. Waltersdorff's property. Mr. Boose also noted there is public water along Parkview Drive which is adjoining his property, however, to run the line from the right of way line to the existing house is 405 ft. and it would be through an area that is steep slope and also 360 ft. through wooded area. Mr. Boose stated that York Water Company would not provide water to his property or any property that does not directly front a road. This would require is removal of the trees and digging a trench at a cost of approximately \$7,200 in plumbing costs as well as the cost of removing the trees.

Discussion was held regarding the possibility of requiring the neighborhood to be hooked up to public water in association with the Mt. Zion Water District and the comprehensive plan.

The waiver request was extended to the May meeting.

B. LD-08-01 Whiteford Investments (Diehl Suzuki Dealership)

1. Waiver of SALDO §289-13.A Final plans; specifications
2. Waiver of SALDO §289-35 Landscape and Buffer Yard
3. Waiver of SALDO §289-11.A.2 Preliminary Plan; specifications
4. Waiver of SALDO §289-13.A.(8) Final plans; specifications

Mr. Sandmeyer reviewed the requested waivers for the Suzuki dealership, pointed out the location of the new building on the drawing. He noted they are asking for the Board's recommendation on a waiver for plan scale, requesting the 1" = 30 ft. scale. The landscape buffer request is a modification of the waiver and they are requesting to relocate the required plants and buffers required along Whiteford Road to the back of the building in order to display vehicles for the dealership as well as help buffer the residential neighborhood areas. They are also requesting a combination of preliminary and final plan due to the simplicity of the project. The waiver for final plans is to do the street layout at 500 scale instead 800 scale as identified on the cover sheet.

Discussion was held regarding the tree requirement of 16 trees. Mr. Sandmeyer indicated that there are 5 trees located along the frontage and the remainder are placed throughout the rear of the property.

Mr. Sandmeyer indicated that because of the existing site grades they will be adding a macadamed private access drive to get to the display area and behind it will be a 4 ft. retaining wall with plants on top.

Mr. Sandmeyer indicated that a steep slope area in front of the property, which is currently 1-1/2, is being reduced to less than 3: 1. He noted that an agreement could be written that Diehl would maintain the grass area in the front all year. It was noted that a maintenance agreement would need to be formulated for presentation to the Township.

Mr. Rao requested that the Board reconsider Waiver #3 for the preliminary plan specifications. He indicated that the comprehensive plan was rewritten on the SALDO to indicate that whenever there are public improvements to the Township there would be two submissions – a preliminary and then a final to give the supervisors a second chance of review. Upon discussion Mr. Sandmeyer agreed to withdraw the waiver of SALDO §289-11.A.2 Preliminary Plan; specifications.

It was noted that Waiver #2 is a modification.

Chairman Maciejewski called for a motion.

MR. ROBERTSON MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING WAIVERS FOR LD-08-01 DIEHL SUZUKI, WHITEFORD INVESTMENTS:

- 1. WAIVER OF SALDO §289-13.A FINAL PLANS; SPECIFICATIONS**
- 2. MODIFICATION OF WAIVER OF SALDO §289-35 LANDSCAPE AND BUFFER YARD PER REVISION 198-11 SHEET 6.**
- 3. WAIVER OF SALDO §289-13.A.(8) FINAL PLANS; SPECIFICATIONS SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.**

6. OLD BUSINESS

- A. Mr. Rao indicated that Lincoln General informed him they would carry out the landscape plan as was determined in a past meeting. Mr. Rao will supply them with a deadline date for submission.

7. NEW BUSINESS

- A. The resignation of Board member Bill Bender was accepted, effective with the May meeting.

8. ADJOURNMENT

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 7:50 P.M.

Respectfully submitted,

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
MARCH 20, 2008**

MEMBERS: Alan Maciejewski, Chairman
Mark Robertson Present
William Bender Present
Charles Wurster Present

ALSO PRESENT: Harish Rao, Director of Community Development
John Luciani, First Capital Engineering
Nicole Ehrhart, Solicitor
Sue Sipe, Stenographer

NOT PRESENT: Mark Swomley

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. FEBRUARY 21, 2008

MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF FEBRUARY 21, 2008 AS AMENDED. MR. BENDER SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

A. SP-08-01 – SeniorLIFE Adult Daycare Center

Patricia Bucek
Dick Mans, Architect

Ms. Bucek explained the SeniorLife Center provides comprehensive health care support services for low income chronically ill seniors who would otherwise be eligible for nursing home placement. Seniors get the care they need while able to remain living in their homes. The center provides comprehensive primary medical care with doctors and nurses on site, as well as prescription drug coverage, speech occupational and physical therapy along with recreational therapy and activities. The program provides an onsite nutrition program which includes a hot meal once a day as well as home delivered meals. They provide personal care service, door through door transportation, meaning their transportation team goes into the participant's home to assist them and then brings them to the adult day health center and then when the day is over, takes them back home in the evening. The center also provides a full range of home care services. Staffing hours are from 7:00 am to 5:00 pm, Monday through Friday.

Mr. Mans provided a copy of the sketch plan showing the outline of the 15,700 sq. ft. building, as well as the location of the tract of land. A rendition of the proposed building front showing the entrance way into the building with the canopy, the patio and the service drive was displayed. Parking will be provided for approximately 70 cars. The building will be constructed of split face masonry in two different shades and is 16 ft. high with a flat roof. Landscaping was not shown but will be provided to meet the requirements of the Ordinance. The site is relatively flat with slopes approximately 5-10 feet from front to back, comprising 1.7 acres of ground. Mr. Mans indicated this will be a high energy efficient building.

It was recommended that the applicant note the number of anticipated trips by van and queuing times at the light in their plan. It was noted there is fencing on the one side and it will be a secured facility. Supervisors are provided at the rate of one staff person for every seven people.

Discussion was held regarding the following:

- Traffic
- Vehicle use of the service drive
- Emergency generator/lighting
- Dumpster location

Mr. Man indicated that the building will be regulated by the Commonwealth of Pennsylvania's Adult Daycare program.

B. SP-08-02 York Suburban School District, Yorkshire Elementary

Dave Wisako

Casey Deller, CS Davidson

Mr. Wisako indicated that a feasibility study was conducted to determine a number of growth areas in the district. He noted that the Yorkshire Elementary School is presently being rented by the district for the LIU. The decision was made to bring the school back into use as an elementary school for K through 2nd grades. The proposal is to construct a 2 story, 60,000 sq. ft. school.

Mr. Deller stated the location of the property is along Mills Street off of Eastern Boulevard. The property is surrounded by streets on 3 ½ sides. One of the first steps concurrently with the process is street location for the portion located on Maywood and Third Avenue. The site is approximately 5½ acres. The present building is located on the northern side of the property and an athletic field is located on the southern side. Their proposal is to demolish the present building and rebuild the new one on the southern side where the athletic fields currently are located. Utilities are available and storm water management will be provided in an underground bio retention area which is yet to be determined. The items on the Staff Tracking sheet will be addressed during the land development process.

John Seitz of TRG indicated they will be doing a traffic impact study for the intersection of Maywood and Fifth, Fifth and Mills, Mills and Eastern Boulevard, and Mills and Market Street. He noted they have done the traffic counts already and have made some preliminary analyses. A signal warrant analysis was done at the intersection of Eastern Boulevard and Mills which revealed that a traffic signal still was not warranted. They also conducted a four-way stop sign warrant to determine if it is needed and the traffic volumes were not sufficient for that intersection. They will examine the access points and conduct a comprehensive study with those intersections.

Mr. Seitz also noted that traffic flow through the site pointed out the main entrance for the buses only during school peak flow hours. Parent drop offs would be provided with a right in off of Mills Street and a right in back onto Eastern Boulevard.

Other discussion included:

- Anticipated bus flow - Buses will be going north on Mill Street into the main access and exiting out on to Mills Street. Projection for number of buses for this school is approximately four.
- Fire lanes and emergency services.

C. SD-06-12 York Business Center

Attorney Stacey MacNeal, Katherman Heim & Perry

Attorney MacNeal stated this is a plan revision for Lots 5 and 6 on the east side of the Caterpillar site. She stated it was discovered that the property lines for Lots 5 and 6 are on the new Concord Road right of way line, which revealed a small piece of land underlying Concord Road is sitting as a separate lot. She indicated this could create a future problem if at some point Lots 5 and 6 were sold. The plan revision will change the lot lines in the road right of way to place them in the center line of the road.

It was noted the gross acreage will be increased slightly, however, the net acreage will remain the same.

MR. WURSTER MOVED TO RECOMMEND TO THE SPRINGETTSBURY BOARD OF SUPERVISORS APPROVAL OF SD-06-12, YORK BUSINESS CENTER FINAL SUBDIVISION PLAN AS REVISED AND SUBMITTED. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

Attorney MacNeal clarified that the deed has been recorded and York Butterfly LLC agreed by post closing agreement that they would sign.

4. ACTION ITEMS

A. LD-07-01 Member's 1st Federal Credit Union (Whiteford Road Location)

Aaron Navarro, J. Michael Brill

Members 1st Federal Credit Union proposes to construct a 3,518-sf building on a 1.48- acre parcel located between the southern side of the Whiteford Road (Twp Rd-934) and the northern side of U.S. Route 30 (S.R. 30). The project will include the construction of the proposed building, associated parking facilities and access drives, various utility connections and a stormwater management collection, conveyance and detention facility. This project will include the relocation of a Sun Oil Pipeline easement and the widening of and the construction of a westbound left turning lane on Whiteford Road.

The plan presented as an Action Item. It was received to the Township on February 19, 2007 and the following Zoning Variances were granted by the Zoning Hearing Board as Case Z-06-42 on December 6, 2006. It was brought before you as a Briefing Item on December 20, 2007.

- Var 1. Zoning Ordinance; Article, XX, *Supplemental Regulations*, §325-87(F) *Building setback*: the variance sought is the setback of the retaining wall from U.S. Route 30's Right-of-Way. The required setback for buildings or structures is 50 feet; the retaining wall is to be located at 15 feet from the Rt-of-Way.
- Var 2. Article, XX, *Design Standards*, §325-92(A) *Design Standards, Fences and walls*: The variance is sought to have ≥ 4 feet high retaining walls.
- Var 3. Article, XX, *Design Standards*, §325-80(Y) *Off Street Loading/Unloading Area*: The variance is sought to eliminate the loading & unloading of trucks, since the bank claims it will not have multi-axle truck deliveries, but single axle trucks.
- Var 4. Article, XX, *Design Standards*, §325-80(N)(4) *Off Street Loading/Unloading Area, Access drives and driveways shall not cross the street right-of-way*: The Variance is sought because of the thru traffic access drive along the eastern side is within 20 feet of the property line.

NOTE: This plan has been reviewed using the previous SALDO, STORMWATER and ZONING ordinances.

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

1. Waiver of SALDO (§289-10 A-E) *Preliminary plan specifications.*
Applicant is requesting not to perform these preliminary plan requirements.
2. Waiver of SALDO (§289-15.D) *Provide provisions for Historic Resources.*
Applicant is requesting a Waiver from this section of the Township Ordinance.
3. Waiver of SALDO (§289-26.C&D) *Landscaping and buffer yards.*
Applicant is requesting not to include a streetscape buffer adjacent to US Route 30.
4. Waiver of STORMWATER (§281-7.A) *Design criteria; Stormwater Management Facilities.*
Applicant is requesting not to perform these requirements.
5. Waiver of STORMWATER (§281-7.F) *Design criteria; Stormwater Management Facilities.*
Applicant is requesting not to provide an emergency spillway.
6. Waiver of STORMWATER (§281-7.G) *Minimum bottom slope*
Applicant is requesting not to design the bottom slope to be a minimum of 4%.
7. Waiver of SALDO (§289-14.A) *Submittal of feasibility report concerning the availability and/or adaptability of sewer and water facilities in or near a proposed land development.*
Applicant is requesting a Waiver from this section of the ordinance.

The following Outstanding items may be Conditions of Approval:

1. SALDO (§289-11.B.25) *Preliminary plans; specifications*
Applicant must provide a notarized statement to the effect that the applicant is the owner of the land proposed to be developed and that the land development shown on the preliminary/final plan is made with his or their consent.
2. SALDO (§289-12.A.2.c) *Final plans procedure*
Applicant must provide the letter of adequacy from the York County Conservation District.
3. SALDO (§289-13.A.) *Final plans specifications*
Applicant must provide an electronic copy of the final recorded plan.
4. SALDO (§289-13.A.5) *Final plans specifications*
Applicant must provide the name, seal and signature of the registered surveyor.
5. SALDO (§289-29.C) *Performance requirements*
The proposed land development shall be secured by surety bond, escrow account, or letter of credit in the amount of 110 percent of the cost of the completion of the required improvements.
6. SALDO (§289-27) *Streetlights.*
A formal Modification will be required to be filed with the Township to allow for the distance between the street lights is other than the 200-ft spacing requirement.
7. SALDO (§289-30) *Utilities*
Add a note on the plan that electric, telephone and all other utility facilities, including cable television shall be installed underground.
8. STORMWATER (§281-19.C) *Requirement for erosion and sedimentary controls*
Applicant must provide a copy of NPDES Permit.
9. Include the typical detail for the proposed retaining wall of the key at wall/footer junction should be provided.
10. GENERAL. A PENNDOT Highway Occupancy Permit will be required prior to commencement of any work proposed within the US Route 30 legal right-of-way.
11. GENERAL. A Developers Agreement will be required for the improvements proposed within the Whiteford Road right-of-way.

Mr. Navarro indicated the property currently has a two story dwelling located and accessed off Whiteford Road. Members 1st is proposing to demolish the existing dwelling and install a 3500 sq. ft. bank with parking located on the west side of the building and access along Whiteford Road with a full right in/right out turning movement. He noted they are also proposing to widen Whiteford Road and install sidewalk. A left turn center lane is proposed to access the site. The site will have a retaining wall located to the rear along Rt. 30 with landscaping. They are requesting a waiver for landscaping along the southern end of the property which abuts Route 30. Another waiver is requested to eliminate tree planting requirements and reduce some of the landscaping. At the request of the Planning Commission they have installed a berm in this area to prevent headlights shining on Rt. 30. Mr. Navarro indicated they are some outstanding items as far as HOP application for grading in the area and for drainage proposed for Route 30. He noted that elevations were submitted for the wall and the building.

Concern was expressed by the Planning Commission regarding the possibility of graffiti being placed on the retaining wall along Rt. 30. It was recommended that the applicant look into prevention practices.

Mr. Navarro stated that submissions were made to the fire chief who reviewed the turning movements within the site. A hydrant will be installed along Whiteford Road.

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

MR. ROBERTSON MOVED TO RECOMMEND TO THE SPRINGETTSBURY BOARD OF SUPERVISORS APPROVAL OF LD-07-01, MEMBER'S 1ST CREDIT UNION WITH THE FOLLOWING WAIVERS:

- **WAIVER OF SALDO (§289-10 A-E) PRELIMINARY PLAN SPECIFICATIONS.**
- **WAIVER OF SALDO (§289-15.D) PROVIDE PROVISIONS FOR HISTORIC RESOURCES.**
- **MODIFICATION OF SALDO (§289-26.C&D) LANDSCAPING AND BUFFER YARDS ADJACENT TO ROUTE 30.**
- **WAIVER OF STORMWATER (§281-7.A) DESIGN CRITERIA; STORMWATER MANAGEMENT FACILITIES.**
- **WAIVER OF STORMWATER (§281-7.F) DESIGN CRITERIA; STORMWATER MANAGEMENT FACILITIES.**
- **WAIVER OF STORMWATER (§281-7.G) MINIMUM BOTTOM SLOPE**
- **WAIVER OF SALDO (§289-14.A) SUBMITTAL OF FEASIBILITY REPORT CONCERNING THE AVAILABILITY AND/OR ADAPTABILITY OF SEWER AND WATER FACILITIES IN OR NEAR A PROPOSED LAND DEVELOPMENT.**

SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.

MR. WURSTER MOVED TO RECOMMEND TO THE SPRINGETTSBURY BOARD OF SUPERVISORS APPROVAL OF LD-07-01, MEMBER'S 1ST CREDIT UNION WITH THE FOLLOWING CONDITIONS:

- **SALDO (§289-11.B.25) PRELIMINARY PLANS; SPECIFICATIONS APPLICANT MUST PROVIDE A NOTARIZED STATEMENT TO THE EFFECT THAT THE APPLICANT IS THE OWNER OF THE LAND PROPOSED TO BE DEVELOPED AND THAT THE LAND DEVELOPMENT SHOWN ON THE PRELIMINARY/FINAL PLAN IS MADE WITH HIS OR THEIR CONSENT.**
- **SALDO (§289-13.A.) FINAL PLANS SPECIFICATIONS APPLICANT MUST PROVIDE AN ELECTRONIC COPY OF THE FINAL RECORDED PLAN.**
- **SALDO (§289-13.A.5) FINAL PLANS SPECIFICATIONS APPLICANT MUST PROVIDE THE NAME, SEAL AND SIGNATURE OF THE REGISTERED SURVEYOR.**
- **SALDO (§289-29.C) PERFORMANCE REQUIREMENTS**

THE PROPOSED LAND DEVELOPMENT SHALL BE SECURED BY SURETY BOND, ESCROW ACCOUNT, OR LETTER OF CREDIT IN THE AMOUNT OF 110 % OF THE COST OF THE COMPLETION OF THE REQUIRED IMPROVEMENTS.

- **SALDO (§289-27) STREETLIGHTS.**
A FORMAL MODIFICATION WILL BE REQUIRED TO BE FILED WITH THE TOWNSHIP TO ALLOW FOR THE DISTANCE BETWEEN THE STREET LIGHTS IS OTHER THAN THE 200-FT SPACING REQUIREMENT.
- **SALDO (§289-30) UTILITIES**
ADD A NOTE ON THE PLAN THAT ELECTRIC, TELEPHONE AND ALL OTHER UTILITY FACILITIES, INCLUDING CABLE TELEVISION SHALL BE INSTALLED UNDERGROUND.
- **STORMWATER(§281-19.C)REQUIREMENT FOR EROSION AND SEDIMENTARY CONTROLS**
APPLICANT MUST PROVIDE A COPY OF NPDES PERMIT.
- **GENERAL - INCLUDE THE TYPICAL DETAIL FOR THE PROPOSED RETAINING WALL OF THE KEY AT WALL/FOOTER JUNCTION SHOULD BE PROVIDED.**
- **GENERAL - THE APPLICANT SHALL CONFER WITH PENNDOT AND A PENNDOT HIGHWAY OCCUPANCY PERMIT WILL BE REQUIRED PRIOR TO COMMENCEMENT OF ANY WORK PROPOSED WITHIN THE US ROUTE 30 LEGAL RIGHT-OF-WAY.**
- **GENERAL - A DEVELOPERS AGREEMENT WILL BE REQUIRED FOR THE IMPROVEMENTS PROPOSED WITHIN THE WHITEFORD ROAD RIGHT-OF-WAY.**

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

B. LD-07-013 Village Realty/Canterbury Courts

Byron Brown, Gordon Brown & Assoc.
James Dennison, Owner

This project is proposed to develop a vacant piece of land within the Canterbury Court apartment site located at 100 Silver Spur Drive. The land will host 6 town homes that complement the existing site. This plan is proposing no new access roads onto the property and is proposing to use the current/existing vegetation as a buffer between Zoning Districts.

The plan was received to the Township on September 24, 2007 and was presented as a Briefing Item on February 21, 2008. A Variance from the ZONING §325-120.B, for the location of the trash dumpsters in the front, was granted by the Zoning Hearing Board on January 3, 2008.

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

1. Waiver of SALDO (§289-10) *Preliminary Plan Submission*
Applicant is requesting to submit a preliminary/ final plan.
2. Waiver of SALDO (§289-36) *Street Lights*
Applicant is proposing to use existing street lights on Silver Spur Road.
3. Waiver of SALDO (§289-21) *Traffic Impact Studies*
Applicant is requesting not to perform a traffic study.
4. Waiver of SALDO (§289-24) *Feasibility Report on Sewer and Water Facilities*
Applicant is requesting not to perform a feasibility report.
5. Waiver of SALDO (§289-35) *Landscaping and Buffer Yards*
Applicant is proposing to use existing mature trees found on and adjacent to the site as a buffer yard.

6. Waiver of STORMWATER (§281-7.D) *Future run off volume*
Applicant is requesting not to calculate the future runoff volume.

The following Outstanding items may be Conditions of Approval.

12. SALDO (§289-11.B.20) *Preliminary plans Specifications*. **Applicant must provide a copy of the easement of all existing property lines, easements and rights of way and the purpose for which the easements of rights-of-way have been established.**
13. SALDO (§289-12.C.) *Final plans procedure*. **Before recording of an approved final plan, the Board of Supervisors shall be assured by means of a proper completion guarantee as provided in SALDO §289-38 Performance requirements.**
14. SALDO (§289-13.A.) *Final plans Specifications*. **The final plan shall be drawn on Mylar material.**
15. SALDO (§289-76) *Fees*. **All engineering, legal, recreation or administrative costs will be paid prior to the recording of the plan.**

Mr. Brown stated that they met with Staff and addressed the major issues on the plan. Items that will be added are the installation of additional sidewalk and relocation of the sign at the entranceway.

Discussion was held regarding the definition of the access easement. Attorney Ehrhart indicated that she did receive a copy of the easement agreement.

In regards to landscaping, it was noted there are existing trees the whole way around the site and additional trees will be added to buffer the parking area.

Mr. Brown also noted they will be installing street lights along Silver Spur Drive.

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

MR. BENDER MOVED TO RECOMMEND TO THE SPRINGETTSBURY BOARD OF SUPERVISORS APPROVAL OF FINAL LD-07-13, VILLAGE REALTY/CANTERBURY COURTS WITH THE FOLLOWING WAIVERS:

- **WAIVER OF SALDO (§289-10) PRELIMINARY PLAN SUBMISSION**
- **MODIFICATION OF SALDO (§289-36) STREET LIGHTS, AS INDICATED BY PLACEMENT ON THE PLAN**
- **WAIVER OF SALDO (§289-21) TRAFFIC IMPACT STUDIES**
- **WAIVER OF SALDO (§289-24) FEASIBILITY REPORT ON SEWER AND WATER FACILITIES**
- **MODIFICATION OF SALDO (§289-35) LANDSCAPING AND BUFFER YARDS – APPLICANT WILL USE EXISTING MATURE TREES TO THE SOUTH ALONG SILVER SPUR DRIVE AS A BUFFER YARD**
- **WAIVER OF STORMWATER (§281-7.D) FUTURE RUN OFF VOLUME**

SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.

MR. BENDER MOVED TO RECOMMEND TO THE SPRINGETTSBURY BOARD OF SUPERVISORS APPROVAL OF FINAL LD-07-13, VILLAGE REALTY/CANTERBURY COURTS WITH THE FOLLOWING CONDITIONS:

- **SALDO (§289-11.B.20) PRELIMINARY PLANS SPECIFICATIONS. APPLICANT MUST PROVIDE A COPY OF THE EASEMENT OF ALL EXISTING PROPERTY LINES,**

EASEMENTS AND RIGHTS OF WAY AND THE PURPOSE FOR WHICH THE EASEMENTS OF RIGHTS-OF-WAY HAVE BEEN ESTABLISHED.

- **SALDO (§289-12.C.) FINAL PLANS PROCEDURE. BEFORE RECORDING OF AN APPROVED FINAL PLAN, THE BOARD OF SUPERVISORS SHALL BE ASSURED BY MEANS OF A PROPER COMPLETION GUARANTEE AS PROVIDED IN SALDO §289-38 PERFORMANCE REQUIREMENTS.**
- **SALDO (§289-13.A.) FINAL PLANS SPECIFICATIONS. THE FINAL PLAN SHALL BE DRAWN ON MYLAR MATERIAL AND AN ELECTRONIC COPY OF THE RECORDED PLANS TO BE PROVIDED TO THE TOWNSHIP.**
- **SALDO (§289-76) FEES. ALL ENGINEERING, LEGAL, RECREATION OR ADMINISTRATIVE COSTS WILL BE PAID PRIOR TO THE RECORDING OF THE PLAN.**
- **CONDITION ON STREET SIGN BEING MOVED OUT OF SIGHT TRIANGLE. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.**

5. **WAIVERS – None**

6. **OLD BUSINESS – None**

7. **NEW BUSINESS – None**

8. **ADJOURNMENT**

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

Respectfully submitted,

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
FEBRUARY 21, 2008**

MEMBERS Alan Maciejewski, Chairman
PRESENT: Mark Robertson
Mark Swomley
William Bender

MEMBERS
NOT PRESENT: Charles Wurster

ALSO PRESENT: Harish Rao, Director of Community Development
John Luciani, First Capital Engineering
Angela Liddick, Community Development Coordinator
Nicole Ehrhart, Solicitor
Sue Sipe, Stenographer

1. CALL TO ORDER:

A. Pledge of Allegiance

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

B. Reorganization of Board of 2008

MR. SWOMLEY ANNOUNCED THE APPOINTMENT OF THE FOLLOWING SLATE OF OFFICERS FOR 2008 APPROVED AT THE JANUARY 17, 2008 MEETING AS FOLLOWS:

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

2. ACTION ON THE MINUTES

A. JANUARY 17, 2008

MR. SWOMLEY MOVED FOR APPROVAL OF THE MEETING MINUTES OF JANUARY 17, 2008 AS PRESENTED. MR. BENDER SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

A. SD-07-08 – Chalker/Boice Minor SD

Attorney Robert Katherman

The proposed minor subdivision is located along Springetts Drive in Springettsbury Township. Currently an easement was recorded for a paved area owed by David Chalker, Jr., which extends into Kenneth Boice's property. The minor subdivision is proposed to move the lot lines so that all of Mr. Chalker's paved area is located within his property. In doing so, the easement would then be eliminated.

The plan was initially submitted to the Township on November 15, 2007.

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

1. Waiver of SALDO (§289-10) A preliminary plan is required before approval or a final plan unless a waiver is granted for this section.
Applicant is requesting a waiver to this section because the project is considered a minor subdivision.
2. Waiver of SALDO (§289-11.A.) Preliminary Plans specifications.
Applicant is requesting a waiver to this section because the project is considered a minor subdivision.
3. Waiver of SALDO (§289-13.A.13) Dimensions and angles of all lot lines for lots proposed to be dedicated for public use.
Applicant is requesting a waiver to this section because the project is considered a minor subdivision.
4. Waiver of SALDO (§289-13.A.15) Building setback line for each street.
Applicant is requesting a waiver to this section because the project is considered a minor subdivision.
5. Waiver of SALDO (§289-13.A. 21) Statement of owner to dedicate public land.
Applicant is requesting a waiver to this section because the project is considered a minor subdivision.
6. Waiver of SALDO (§289-13.A. 22) Proposed contours at intervals of 5 or 2 feet.
Applicant is requesting a waiver to this section because the project is considered a minor subdivision.
7. Waiver of SALDO (§289-13.A. 23) Landscaping Plan.
Applicant is requesting a waiver to this section because the project is considered a minor subdivision.
8. Waiver of SALDO (§289-13.B) Final Plans specifications.
Applicant is requesting a waiver to this section because the project is considered a minor subdivision.
9. Waiver of SALDO (Article IV) Environmental Impact Studies.
Applicant is requesting a waiver to this section because the project is considered a minor subdivision.
10. Waiver of SALDO (Article V) Improvement Specifications.
Applicant is requesting a waiver to this section because the project is considered a minor subdivision.
11. Waiver of SALDO (§289-24) Provide a Feasibility study on sewer and water facilities for the tract.
Applicant is requesting a waiver to this section because the project is considered a minor subdivision.
12. Waiver of SALDO (Article VI) Improvement Specifications.
Applicant is requesting a waiver to this section because the project is considered a minor subdivision.

The following Outstanding items **may be** conditions of approval.

1. SALDO (§28911.B.5) Name, seal, and signature of the registered surveyor responsible for any property line or monument location on all subdivision plans and/or name and signature of registered professional engineer as required by Pennsylvania Statute.
2. SALDO (§289-11.B.15) A USGS Datum is to be used and identified on the plan.
3. SALDO (§289-11.B.18) Provide all existing buildings, sewers, water mains, culverts, petroleum lines, telephone and electrical lines, gas lines, fire hydrants and other significant man-made features.

4. SALDO (§289-11.B.26) A notarized statement to the effect that the applicant is the owner of the land proposed to be developed and that the land development shown on the preliminary/final plan is made with his or their free consent.
5. SALDO (§289-13.A.) Final plan shall be drawn on Mylar material.
6. SALDO (§289-76) All engineering, legal or administrative costs will be paid prior to approval of the final plan.
7. General Comment #1: Provide lot coverage for proposed lot #1 and lot #2.
8. General Comment #2: The width of the driveways should be labeled on the plan.

Attorney Katherman provided background information indicating that an easement was given to the adjoining property which was used to build an extension of the driveway. The property owner is having difficulty selling his house due to the easement. Consequently, they want to move the property line to eliminate the necessity for the easement. There is no other development that would be occurring.

Mr. Luciani indicated that the plan meets the criteria for a minimum subdivision in accordance with Article §289.14.

Attorney Katherman confirmed that conditions as listed above would be added to the plan.

Chairman Maciejewski called for a motion to move the plan from Briefing to Action.

MR. SWOMLEY MOVED TO RECOMMEND SD-07-08 BE MOVED TO AN ACTION ITEM. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

It was noted that the center benchmark needs to be set. Solicitor Ehrhart indicated that this is a minor subdivision waiver of §289-14.

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

MR. SWOMLEY MOVED TO RECOMMEND TO THE SPRINGETTSBURY BOARD OF SUPERVISORS APPROVAL OF SD-07-08, CHALKER-BOICE MINOR SUBDIVISION WITH THE FOLLOWING WAIVER;

- **SALDO §289-14 MINOR SUBDIVISION.**

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

MR. SWOMLEY MOVED TO RECOMMEND TO THE SPRINGETTSBURY BOARD OF SUPERVISORS APPROVAL OF SD-07-08, CHALKER-BOICE MINOR SUBDIVISION WITH THE FOLLOWING CONDITIONS;

- **SALDO (§28911.B.5) NAME, SEAL, AND SIGNATURE OF THE REGISTERED SURVEYOR RESPONSIBLE FOR ANY PROPERTY LINE OR MONUMENT LOCATION ON ALL SUBDIVISION PLANS AND/OR NAME AND SIGNATURE OF REGISTERED PROFESSIONAL ENGINEER AS REQUIRED BY PENNSYLVANIA STATUTE.**
- **SALDO (§289-11.B.15) A USGS DATUM IS TO BE USED AND IDENTIFIED ON THE PLAN.**
- **SALDO (§289-11.B.18) PROVIDE ALL EXISTING BUILDINGS, SEWERS, WATER MAINS, CULVERTS, PETROLEUM LINES, TELEPHONE AND ELECTRICAL LINES, GAS LINES, FIRE HYDRANTS AND OTHER SIGNIFICANT MAN-MADE FEATURES.**
- **SALDO (§289-11.B.26) A NOTARIZED STATEMENT TO THE EFFECT THAT THE APPLICANT IS THE OWNER OF THE LAND PROPOSED TO BE DEVELOPED AND THAT THE LAND DEVELOPMENT SHOWN ON THE PRELIMINARY/FINAL PLAN IS MADE WITH HIS OR THEIR FREE CONSENT.**

- **SALDO (§289-13.A.) FINAL PLAN SHALL BE DRAWN ON MYLAR MATERIAL.**
 - **SALDO (§289-76) ALL ENGINEERING, LEGAL OR ADMINISTRATIVE COSTS WILL BE PAID PRIOR TO APPROVAL OF THE FINAL PLAN.**
 - **GENERAL COMMENT #1: PROVIDE LOT COVERAGE FOR PROPOSED LOT #1 AND LOT #2.**
 - **GENERAL COMMENT #2: THE WIDTH OF THE DRIVEWAYS SHOULD BE LABELED ON THE PLAN.**
 - **ALL CORNER MONUMENTATION WILL BE SET PRIOR TO RECORDING.**
- SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.**

B. SD-08-01 & LD-08-01 Whiteford Investments (Diehl Suzuki) New Dealership

Robert Sandmeyer, Site Design Concepts

Mr. Sandmeyer stated this is a briefing item for a subdivision and a land development plan – two separate projects for Whiteford Investment, LLC commonly known as Diehl Motor Company. The project was presented approximately a year ago as a sketch plan.

Mr. Sandmeyer showed the project site for the reverse subdivision plan. He noted his client has purchased four properties along Memory Lane extended. The existing house, machine shop and driveways will be razed. The reverse subdivision plan is to adjoin the four lots. Mr. Sandmeyer explained that currently there is a six inch high pressure petroleum products line that runs through the project owned by Sun Oil. They have been negotiating with Sun Oil on what to do with the line which is 18 inches deep, since it affects their land development plan. He noted the line has not been in use for approximately 10-12 years. An addition was made to the plan to give Sun Oil Company a 50-foot easement through the property.

Mr. Sandmeyer stated there is a waiver request for 40” plan scale instead of 50” to 100” scale and also a minor subdivision plan waiver.

Discussion was held regarding the following:

- Minor subdivision plan - Lots will be changed from residential to commercial residential. Mr. Luciani indicated that their comments are based on a full preliminary final subdivision plan, since a minor subdivision can only be done for a residential property. Mr. Sandmeyer stated that the minor subdivision was presented at their original submittal to staff. The next revision will include waiver requests for each of the articles in those sections.
- Land development plan. Mr. Sandmeyer indicated this would be the future home site of the Suzuki dealership. Diehl Motor Company is proposing a 9500 sq. ft. building. The main access to the site will be off Memory Lane extended. Public water and public sewer is already available to the site with lateral connections. There is also connection to the gas line. Storm water management will be contained on site and underground with chamber systems. The site will be graded to lower the site approximately 5-6 ft. for better visibility. In regards to traffic issues affecting the public right of way area, they will be installing a concrete mountable curb median with reflectors within Whiteford Road, to keep vehicles from traveling eastbound and taking a left hand turn into Memory Lane extended. They will also be adding curbs and sidewalks around the entire property on Whiteford Road and on Memory Lane extended.
- Landscaping – The plan has increased in density with plants and design. In consideration of the residential houses located in the vicinity, they have added more plants with a 6 ft. solid shadowbox design fence which extends the length of the property in the rear and also meets with the façade of the existing residential house. They have increased plant materials at the entranceway and added a significant amount of trees along Memory Lane.

- It was noted a lighting plan was submitted.

C. LD-07-13 Village Realty – Canterbury Courts

Byron Brown, Gordon Brown Assoc.
Adam Anderson, Gordon Brown
Attorney George Eveler
Jim Dennison, Developer

Mr. Brown stated that the plan is a proposed six-unit apartment addition located at the intersection of Silver Spur Drive and Stony Brook Drive. Currently there are 94 existing Canterbury Court apartments.

It was noted that Staff received revisions for lighting and stormwater. A letter was received from the Fire Chief with no outstanding issues. A letter was also received from the Recreation Board approving paying a fee in lieu of providing additional recreation area.

Discussion was held regarding the existing brick sign at the entranceway due to its close proximity to the street. It was determined that the sign is within the 75 ft. area; therefore, the applicant was advised that the sign needs to be moved back in accordance with the new Ordinance.

Mr. Brown indicated that a variance request for the dumpsters to remain in the front of the building was approved by the Zoning Hearing Board with the specification that it be enclosed on three sides. He noted they are proposing to build a six foot wooden fence around the dumpster area.

Additional items included:

- Parking is in the front of the building with handicapped parking spaces.
- Existing access easement.
- Streetlights at the intersection.
- Existing sidewalk which will be expanded.
- Curbing of the parking area.

4. ACTION ITEMS

A. LD-07-14 Furniture Row LD

Tim Beiber

This proposed project is located in the Township's Flexible Development Zoning District and part of the overall redevelopment project known as the York Business Center. The Furniture Row Land Development plan proposes constructing a 57,640 s.f. building with a 64-space parking lot located adjacent south of SR 30. Furniture Row will house several different stores that all cater to home furnishing needs. The development is located on Lot 7 of the York Business Center Park. Primary access to the site is by a 600-foot private access drive located off of Butterfly Commons Drive.

This plan is presented as an Action item. The plan was initially submitted to the Township on November 21, 2007.

The Applicant is requesting a recommendation of approval from the Planning Commission to the Springettsbury Township Board of Supervisors for the following Waivers and Modification:

1. Waiver of SALDO (§289-13.A.) Final Plan Specifications.
Applicant is requesting to submit plans at a scale of 1-inch=30-feet, not at 1-inch =50 or 100-feet.
2. Waiver of SALDO (§289-41.I.3.D.) Access Drives

Applicant is requesting that the proposed access drive be located within 20-feet of the property line in order to be aligned with the existing Pearl Drive, which is greater than 20-feet minimum distance.

3. Modification of SALDO (§289-35.C) Streetscape Buffer.

Applicant is requesting to re-locate the buffer plantings to west of the property line (lot 1) because of site constraints.

The following Outstanding items may be conditions of approval.

1. SALDO (§289-12.A.5.C.) The Developer will provide a copy of the York County Conservation District's Letter of Adequacy.
2. SALDO (§289-38) The developer must show proof of obtaining and filing a corporate surety bond with the township.
3. SALDO (§289-76) No plan shall be recorded unless all fees for engineering, legal and/or administration costs have been paid in full.
4. General Comment: A note must be added to the plan cover sheet, as follows: "Property owner shall provide for the unimpeded flow of water. Drainage easement may be relocated pending the Township's review and approval of a channel analysis to be provided by the property owner."

Mr. Beiber stated that the Furniture Row stores include Oak Express, Bedroom Expressions, Denver Mattress and Sofa Mart all under one roof. No substantial changes were made to the plan since its last submittal. There is one outstanding comment forthcoming from the Conservation District, which is expected in the next few weeks. The other outstanding item is financial surety. The estimate has been provided and as soon as it is approved, they will move forward on posting financial surety.

Mr. Bieber stated they revised the landscaping plan and evened it out so there is more uniform landscape coverage across the entire site frontage. Additionally, they will provide buffering all along the property lines with York Town Center with the remainder of the York Business Center. They discussed with Staff the need to have landscaping in front of the parking because of headlight glare. Their concern was with visualization of the site from Route 30, since they are so far to the rear of the property.

In regards to traffic movements, improvements were incorporated into the plan with a median placed at the connection point to Concord Road. Mr. Beiber indicated that grass pavers would be installed at the point of the island to handle some overflow truck traffic and aid in directing traffic. There will be onsite signage directing customers to the front of the store.

In regards to comments from the Fire Department, it was noted that the fire captain requested fire lanes all around the building and the hookups to their hoses as specific locations and knocks box.

It was noted a maintenance agreement for access at Butterfly Commons Drive would be submitted.

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

MR. BENDER MOVED TO RECOMMEND TO THE SPRINGETTSBURY BOARD OF SUPERVISORS APPROVAL OF LD-07-14, FURNITURE ROW WITH THE FOLLOWING WAIVERS:

- **WAIVER OF SALDO (§289-13.A.) FINAL PLAN SPECIFICATIONS. APPLICANT IS REQUESTING TO SUBMIT PLANS AT A SCALE OF 1 INCH=30 FEET, NOT AT 1 INCH =50 OR 100 FEET.**
- **WAIVER OF SALDO (§289-41.I.3.D.) ACCESS DRIVES - APPLICANT IS REQUESTING THAT THE PROPOSED ACCESS DRIVE BE LOCATED WITHIN 20 FEET OF THE PROPERTY LINE IN ORDER TO BE ALIGNED WITH THE EXISTING PEARL DRIVE, WHICH IS GREATER THAN 20 FEET MINIMUM DISTANCE.**

- **MODIFICATION OF SALDO (§289-35.C) STREETScape BUFFER. - APPLICANT IS REQUESTING TO RELOCATE THE BUFFER PLANTINGS TO WEST OF THE PROPERTY LINE (LOT 1) BECAUSE OF SITE CONSTRAINTS. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.**

MR. BENDER MOVED TO RECOMMEND TO THE SPRINGETTSBURY BOARD OF SUPERVISORS APPROVAL OF LD-07-14, FURNITURE ROW WITH THE FOLLOWING CONDITIONS:

- **SALDO (§289-12.A.5.C.) THE DEVELOPER WILL PROVIDE A COPY OF THE YORK COUNTY CONSERVATION DISTRICT’S LETTER OF ADEQUACY.**
- **SALDO (§289-38) THE DEVELOPER MUST SHOW PROOF OF OBTAINING AND FILING A CORPORATE SURETY BOND WITH THE TOWNSHIP.**
- **SALDO (§289-76) NO PLAN SHALL BE RECORDED UNLESS ALL FEES FOR ENGINEERING, LEGAL AND/OR ADMINISTRATION COSTS HAVE BEEN PAID IN FULL.**
- **GENERAL COMMENT: A NOTE MUST BE ADDED TO THE PLAN COVER SHEET, AS FOLLOWS: “PROPERTY OWNER SHALL PROVIDE FOR THE UNIMPEDED FLOW OF WATER. DRAINAGE EASEMENT MAY BE RELOCATED PENDING THE TOWNSHIP’S REVIEW AND APPROVAL OF A CHANNEL ANALYSIS TO BE PROVIDED BY THE PROPERTY OWNER.”**
- **COPY OF THE MAINTENANCE AGREEMENT BETWEEN BUTTERFLY CORPORATION AND FURNITURE ROW LLC WILL BE SUBMITTED TO THE TOWNSHIP SOLICITOR FOR REVIEW AND APPROVAL.**

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

5. WAIVERS - None

6. OLD BUSINESS

A. SD-07-09 Waltersdorff SD

Dave Hoffman, Surveyor

This is a continuation of a discussion on a request for a waiver presented last month from connecting the property to public water. The property in question has an existing home with a well that is displayed as Parcel #27. The applicant proposes to do a subdivision, subdividing the parcel on Parkview Drive and wishes to continue water service to his home with the existing well. The application was tabled in order that the applicant could provide further information to distinguish specific water service in the neighborhood in order to justify the waiver request.

Mr. Hoffman presented a copy of the comprehensive plan that showed location of water services currently in the neighborhood. He also provided a copy of the York County Tax map assessment showing the parcels, highlighting properties labeled with a “W” to designate properties with wells and labeling with a “Y” to designate properties served by York Water Company. Upon review of the map assessment it appeared that the applicant’s property was surrounded by properties with well water.

Mr. Hoffman indicated that the original proposal was for three lots with a cul-de-sac at the end of Parkview Drive. Due to some issues with the land development in association with the Zoning Ordinance, they are now considering development of the one lot on Parkview Drive.

It was noted that Staff has not had an opportunity to review the plan, pending the applicant providing the additional information. Therefore the next step will be for the applicant to meet with Staff.

7. NEW BUSINESS

A. Phase III: Comprehensive Plan Committee to be formed for design of Town Center concept.

Mr. Rao indicated that a formal kick off meeting was held earlier this evening to go over planning and proposed staff for the committee. He noted they would be recruiting members for the Committee. Recommendations for members should be forwarded to Mr. Rao. Mr. Rao indicated that the Township Solicitor and Township Engineer would be on call for these meetings. This Committee will report their findings to the Planning Commission

B. State Ethics Commission, Statement of Financial Interests Form

Mr. Maciejewski indicated the forms need to be completed and submitted by the Planning Commission members by the March meeting.

8. ADJOURNMENT

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 7:40 P.M.

Respectfully submitted,

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
JANUARY 17, 2008**

MEMBERS: Alan Maciejewski, Chairman
Mark Swomley Present
William Bender Present
Charles Wurster Present

ALSO PRESENT: Harish Rao, Director of Community Development
John Luciani, First Capital Engineering
Angela Liddick, Community Development Coordinator
Nicole Ehrhart, Solicitor
Sue Sipe, Stenographer

NOT PRESENT: Mark Robertson

1. CALL TO ORDER:

A. Pledge of Allegiance

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

2. ACTION ON THE MINUTES:

A. DECEMBER 20, 2007

MR. WURSTER MOVED FOR APPROVAL OF THE MEETING MINUTES OF DECEMBER 20, 2007 AS PRESENTED. MR. BENDER SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

A. SD-07-10 Marlin R. Weary Jr. Subdivision

Dave Hoffman, Surveyor

Mr. Hoffman indicated that the property is located along North Sherman Street in Pleasureville. He pointed out the existing home identified as Lot #1. Lot #2 is the parcel to the northern side of the property, where Mr. Weary wishes to create an additional residential lot and build a new house. The properties will be accessed by a joint driveway. The existing property is currently connected to the public water and sewer and the new lot will also be connected to the public water and sewer. A sewer connection lateral is already in place by way of the sewer connection on Sherman Street. Lot #2 was previously undeveloped.

Mr. Hoffman confirmed that the sight distance of the access drive complies with the minimum Township and State requirements as being beyond 250 ft., which was confirmed with PennDOT.

Mr. Hoffman noted the existing driveway needs to be modified according to current subdivision and zoning regulations in respect to the slope approaching Sherman Street, since it is slightly steeper than the ordinance allows.

Waiver requests include:

- Waiver from environmental impact studies
- Feasibility report for the sewer and water supplies
- Installation of curbs, sidewalks and gutters as well as road widening along Sherman Street

The only existing sidewalk is approximately ¼ mile away at the church. There is a note on the plan that would commit to a future installation if the neighborhood had curbing and sidewalks installed.

Mr. Hoffman noted that the grading and the design of the stormwater will be forthcoming.

It was noted the HOP is outstanding on the comment list.

4. ACTION ITEMS – None

5. WAIVERS

A. SD-07-09 Waltersdorff Residential Subdivision

Mr. Wurster recused himself from the discussion due to conflict of interest.

Dave Hoffman, Surveyor

SALDO ordinance, §289-46, Water supply requirements - The Applicant requests a recommendation from the Board to not extend the public water supply to the lots in the subdivision application.

Mr. Hoffman indicated that the waiver request is to not require Mr. Waltersdorff to connect his property to the public water system. The plan is a subdivision that attempted to create three parcels. The plan showed an extension of Northview Drive to create a larger cul-de-sac turn around at the end of Parkview Drive. Mr. Hoffman explained that in the process they were proposing that a lot be created along Parkview Drive and that lot be connected to public water and sewer. In addition there is an existing home on the property at this location currently served by a well. Due to constraints and issues brought on by the subdivision / land development ordinance it was suggested not to proceed with this plan and eliminate this lot which is Lot #3. Consideration was given to revise the plan to create a lot off of Parkview Drive and eliminate lot #3 to keep the property intact as one piece known as lot #1. Mr. Hoffman pointed out that the ordinance requires connection to the public water if the development is within 1000 feet. He noted that public water exists in the street that fronts Northview which is approximately 700 feet from that location to the origin of the property. Mr. Hoffman stated this creates an undue burden on the property owner to extend the public water that far to serve an existing home that is already served by a well. The other new parcel would be connected.

Discussion was held as to the options for the water service, and the possibility of creating an easement through the property in the event the well failed. It was determined that to justify the waiver the applicant should contact York Water Company to determine if the surrounding properties are connected to public water.

It was recommended that the case be tabled for the next meeting to obtain the additional information.

MR. BENDER MOVED TO TABLE CASE SD-07-09 WALTERSDORFF RESIDENTIAL SUBDIVISION UNTIL THE FEBRUARY MEETING. SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

6. OLD BUSINESS

- A. Planning Commission recommendation from the December 20, 2007 meeting pertaining to the Township Board of Supervisors to amend the Zoning Ordinance, §325-131 Temporary Use and Structure will be considered at their January 24, 2008 regular meeting at 7:00 pm.**

Mr. Rao indicated that the Board of Supervisors will vote on this issue next week.

7. NEW BUSINESS

- A. Township Board of Supervisors, Annual Reorganization**

Chairman Maciejewski announced that the Board of Supervisors reappointed Mr. Swomley and Mr. Bender to the planning Commission.

- B. Planning Commission Board members Annual Reorganization.**

MR. SWOMLEY MOVED TO APPOINT THE FOLLOWING SLATE OF OFFICERS FOR 2008:

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

SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.

8. ADJOURNMENT

Chairman Maciejewski adjourned the meeting at 6:45 p.m.

Respectfully submitted,

Secretary

/ses