

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
DECEMBER 21, 2006**

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

ALSO PRESENT: Harish Rao, Director of Community Development
Kristi Reese, Community Development Coordinator
John Luciani, First Capital Engineering
Stacey MacNeal, Solicitor
Susan Sipe, Stenographer

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. (Chairman Maciejewski arrived several minutes later.)

2. ACTION ON THE MINUTES:

A. NOVEMBER 16, 2006

MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF NOVEMBER 16, 2006 AS AMENDED. MR. SWOMLEY SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

A. LD-06-09 – K.G. Whiteford, LP

Kathy Conley, LSC Designs
Tim Kinsley

The property is located at 1201 Ed Road in the Industrial District. The 20.91-acre site is currently used for a manufacturing facility. The proposed 80,000 SF addition will be used for manufacturing and storage.

Staff recommends this application be accepted as duly filed by the Planning Commission.

Ms. Conley presented a drawing of the plan. She noted they have reviewed the comments from Staff and the Township Engineer. They are currently addressing those and are ready to resubmit plans shortly. Ms. Conley stated they will be adding the necessary parking to meet the Ordinance. She noted they also will be adding a small storm water pond to take care of the new impervious that will be generated on the site.

Mr. Kinsley stated that currently two tenants occupy this building - Graham Engineering and Worthington Steel Packaging. Worthington makes metal reusable, collapsible crates which Harley-Davidson uses to ship motorcycles. Since their business has grown, they are in need of more space and require this addition to be able to continue to operate in this building. Consequently, the purpose of this addition is accommodate their increased business.

Discussion was held regarding the following items:

- 100-year floodplain - Ms. Conley indicated the flood plain location is a result of a letter of map revision that was done several years ago. They have noted the elevation at 367 ft. The finished floor of the existing facility sits 8/10th of a foot higher. She noted they are adding 18 inches to the existing finished floor which is well above the floodplain.
- The fire tank is existing.
- They are providing the truck turning movements to the Township on the next plan submission.
- They are not proposing any curb within the truck dock area. It will be done within the car parking area.
- Flow of traffic - directing trucks. Mr. Kinsley stated this has been established by Graham Packaging.
- Storm water management

Ms. Conley indicated they have an updated traffic impact study that will be forwarded to the township engineer.

Mr. Luciani indicated that the outstanding issue is whether the building must be waterproofed in order to permit the expansion, since according to the Ordinance a building located in a floodplain can not be expanded without waterproofing, unless it is less than 50% of the market value, verified by an appraisal. Mr. Kinsley confirmed that they have begun the appraisal process and that a letter of the value will be forwarded to be followed with a full report.

4. ACTION ITEMS - None

5. SKETCH BRIEFINGS - None

6. VARIANCES AND SPECIAL EXCEPTIONS - None

7. OLD BUSINESS - None

9. NEW BUSINESS - None

A. MR. SWOMLEY MOVED TO AUTHORIZE AND DIRECT THE SPRINGETTSBURY TOWNSHIP COMPREHENSIVE PLANNING COMMITTEE, TO PREPARE AND DRAFT A NEW ZONING ORDINANCE AND A NEW SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

10. ADJOURNMENT

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 6:30 P.M.

Respectfully submitted,

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
NOVEMBER 16, 2006**

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

ALSO PRESENT: Harish Rao, Director of Community Development
Kristi Reese, Community Development Coordinator
John Luciani, First Capital Engineering
Stacey MacNeal, Solicitor
Susan Sipe, Stenographer

1. CALL TO ORDER:

A. Pledge of Allegiance

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

2. ACTION ON THE MINUTES:

A. OCTOBER 19, 2006

MR. BENDER MOVED FOR APPROVAL OF THE MEETING MINUTES OF OCTOBER 19, 2006 AS PRESENTED. MR. SWOMLEY SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

A. SD-06-03 Pleasant Hills Subdivision

Alan Love, Representing Steve Fisher, Developer

Property Location: Northeast quadrant of Alpine Road and Pleasant Valley Road

Zoning District: R-3: Low Density Residential

The purpose of this plan is to subdivide vacant land into 11 single-family residential lots with a cul-de-sac drive, sidewalks and stormwater management facilities. This plan was received on February 20, 2006 and is presented as a Briefing Item. Staff recommends this application be accepted as duly filed as a briefing item and moved to action by the Planning Commission.

The following waivers are being requested by the applicant:

- Waiver of SALDO §26-107.G - Detention basin minimum slope of 1%,
- Waiver of SALDO §289-11.B.19 – Street names and widths shown on plans,
- Waiver of SALDO §289.32.G- Design of collector and local roads to meet geometrical design requirements of the American Association of State Highway Officials Manual,
- Waiver of SALDO §289-32.J.6- Cul-de-sac shall not exceed a center line distance of 600 feet in length.

The Township does not support the following waiver request:

- Waiver of SALDO §289-15.F- Conducting a traffic study,

The following are conditions:

- Remove from cover sheet waiver of SALDO §289-11.C.2 and SALDO §289-32.G,
- 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,
- All requested waivers that are approved or denied should be on the cover sheet of the plan.

Mr. Love stated this is a 1½ acre, 11 lot subdivision. He noted they met with Staff regarding the engineering comments and have six waiver requests. There are no other outstanding engineering comments. The subdivision is beside the home of Evelyn Chronister.

Mr. Luciani indicated that because Pleasant Valley Road is an arterial road the applicant can not have separate driveways on to Pleasant Valley Road.

In regards to the waiver for the cul-de-sac, Mr. Love stated that initially the plan for the cul-de-sac was acceptable to the Township solicitor, however, the right of way did not follow the outside of the cul-de-sac – it was a bulbous right of way around the outside of it. The issue was between the edge of the pavement and the right of way and there was discussion about who would own and maintain that portion. Mr. Love indicated that at the request of Staff they were granted a variance from the Zoning Hearing Board to push the cul-de-sac to the edge of the right of way and increase the amount of impervious coverage permitted in the steep slopes. This pushed the cul-de-sac past 600 ft. Therefore, it was the Township's request that the cul-de-sac be lengthened to that distance to meet the criteria of the cul-de-sac matching the pavement.

Discussion was held regarding the Fire Department's request for a second means of egress and ingress, as well as the concern about the steep grade in hazardous weather with only one way into the development. Mr. Love stated that since it is a small residential subdivision, a 4 acre tract of land, there is no way to loop the road.

Discussion was held regarding a sinkhole mine waste dump near Lot #4. Mr. Love stated this is an old abandoned ore pit. They have done a Phase I environment assessment and have found no environmental concerns there. They have also noted that if anything is found in the pit, it will be disposed of in accordance with DEP standards. Mr. Love indicated that no house will be built in that area and it will be backfilled with some of the cut material and compacted. For the purpose of full disclosure a note will be placed on the plan to delineate the location of the abandoned mine pit near Lot #4.

It was noted that the soils report from Advantage Engineering stated that the onsite soils are classified under the Soil Classification System (USCS) as silt with sand with the accompanying group symbol of ML.

Discussion was held regarding stabilization of steep slopes. Mr. Luciani indicated that the Zoning Board requires that the engineer provide sufficient documentation if they are greater than 3 to 1 by a qualified engineer to demonstrate that the slopes can be maintained, which allows them to create steeper slopes than is normally required.

In regards to the Wetland report, Mr. Love indicated that they did not find anything that indicated a wetland environment on any portion of the site.

Mr. Love was asked to provide, as part of the environmental impact study, a report on the historical nature of the area and surrounding area.

The York County comments were reviewed. In regards to the streetscape buffer yard, Mr. Love indicated that has been provided and complies with the Ordinance, noting there is a 36 ft front setback line on Lot #11. In order to minimize the impact on this steep slope road, the direction of the cul-de-sac was redirected to the right.

Mr. Love also noted because of the detention basin there is an easement that encroaches further into the lots than the set backs do. They are using the easement of the detention basin as the setback vs. the actual setbacks that are required.

The applicant was asked to reference the change in zone from R-3 to R-2 in their drawings.

Discussion was held regarding Fisher Court extending into the steep slope area, as to whether streets are permitted in a steep slope conservation district. Att. MacNeal stated that her office has looked at this in the past and it is their opinion that under the Ordinance as currently written, streets are allowed in the steep slope.

Discussion was held regarding the name Pleasant Hills as it is similar to other entities in the Township. Concern was expressed that fire and police response could cause confusion on the location. It was recommended that the applicant consider changing the name of the development.

It was noted that the photometric plan would be reviewed next month

Mr. Love indicated that the plan was significantly revised since the York County review. It was then re-submitted to the County without further comment received.

Mr. Love stated the Erosion and Sedimentation control plan has been submitted He also noted that both Public sewer and water is coming from the Pleasantrees development.

It was noted that Staff is recommending a traffic study be conducted.

4. SKETCH BRIEFINGS

(Note: Adjustment to Agenda was made in order to discuss Sketch Briefing prior to waiver presentation for this case.)

A. SP-06-05 Proposed Automobile Dealership Whiteford Road and Memory Lane

Bob Sandmeyer, Site Design Concepts
Daniel Thornton, TRG

Mr. Sandmeyer report that the three existing lots that are currently residential, will be joined for a proposed new automobile dealership. The new dealership proposes a 9,493 sq. ft. sales and service building. The property is located on the northeast corner of Whiteford Road and Memory Lane extended. The zone is Commercial-Highway. Diehl Motor Company has bought three of the lots. They will be doing the full land development process. They are currently conducting the traffic study and have completed traffic counts. They have met with Staff twice to review the plan. There will be public sewer and water for the site. Curbs and sidewalks will be installed around the property along the road frontages. Storm water management will be addressed, looking at an underground cavern system for infiltration and connection into the existing storm pipes on the property.

At the lower side of the property there is a right of way for Sun Oil, which can not be graded within a foot of the existing gas line. The elevation of the site will remain the same. Diehl bought this property because of good visual access from Route 30. This site will be a Suzuki dealership, taking it from the existing location.

Mr. Love stated that they do not plan on doing any improvements to Whiteford Road except for the standard curbs and sidewalks that will meet what is across the street. However, their traffic engineer will review the issues of that area.

Discussion was held regarding the buffer yard due to a resident in the adjoining area. The applicant was asked to review their plan due to the intense lighting that will be on the dealership property.

5. ACTION ITEM

A. Waiver of SALDO §289-26 Landscaping and Buffer yards – Proposed Automobile Dealership Whiteford Road and Memory Lane

Bob Sandmeyer, Site Design Concepts
Daniel Thornton, TRG

Mr. Sandmeyer stated that they are not asking for a complete waiver of the landscaping and streetscaping, but a modification of the waiver. Because of the 2 acre site along the eastern property line and the 15 feet, he noted the Ordinance requires a masonry wall, a berm and plantings that are extremely dense. However, they will be unable to accomplish that with 15 feet. Consequently, they are asking for a modification by eliminating the masonry wall and putting up a 6 foot fence instead. A photo of the proposed fence was included in the packet. It would be a solid opaque fence, constructed of vinyl. Plantings will be provided, taking into consideration the Board's suggestion for evergreens for that area.

Mr. Sandmeyer also indicated that in regards to the streetscape, they are asking for a minor modification of the Ordinance, again placing plants and trees since this is a commercial business.

The applicant was asked to present to the Board next month their complete landscaping and streetscaping plans.

6. VARIANCES AND SPECIAL EXCEPTIONS - none

7. OLD BUSINESS - None

8. NEW BUSINESS - None

9. ADJOURNMENT

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 7:30 P.M.

Respectfully submitted,

Secretary

/ses

Approved
**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
OCTOBER 19, 2006**

MEMBERS: Alan Maciejewski Present
Mark Swomley Present
William Bender Present

ALSO PRESENT: Harish Rao, Director of Community Development
Kristi Reese, Community Development Coordinator
John Luciani, First Capital Engineering
Stacey MacNeal, Solicitor
Susan Sipe, Stenographer

NOT PRESENT: Larry Stets
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. SEPTEMBER 21, 2006

MR. SWOMLEY MOVED FOR APPROVAL OF THE MEETING MINUTES OF SEPTEMBER 21, 2006 AS PRESENTED. MR. BENDER SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

A. SD-06-10 - 34 Professional Office, L.P.

Eric Johnston, Johnston Associates

Property Location: North side of Pleasant Valley Road
Zoning District: O: Professional Office

The property is open field with hedgerows and wooded areas. The applicant proposes a six-lot subdivision for professional/business use. The total tract of land is 33.05 acres. This plan was received on September 25, 2006 and is presented as a briefing item.

Staff recommends this application be accepted as duly filed by Planning Commission.

Mr. Johnston stated that they are proposing a professional office subdivision accessed by a cul-de-sac, which is proposed as a public street. The two major items in the plan are the waivers that will be necessary to develop the tract, due to the maximum 600 feet required by the Ordinance for a cul-de-sac. Along the west side of the property is Argyle Drive, which has an unimproved right of way into the property. The other frontage is along Pleasant Valley Road. Mr. Johnston referred to another plan, which was previously presented as a concept sketch and involved the 6 lots, which could be subdivided, but would involve panhandles and long private access drives. Mr. Johnston indicated the current plan offers an improved plan, but without the connection into Argyle it will require lengthening of the cul-de-sac for continuity in the lots and flexibility in the access drive to reach the lots. A concern is the traffic impact

and mitigation on those roads. He noted their study is showing that the intersection at Memory Lane Extended and Pleasant Valley Road is currently acceptable, but with the impact of this project and other projected growth in the area over the next 10 years, the intersection would need a southbound right turn lane and some traffic timing improvements. He noted they would be willing to contribute their fair share and work with the Township in that regard.

Discussion was held regarding the following issues:

- Emergency access
- Steep slopes and storm water – noting that sheet 3 of 15 on the plan maps the hatched areas for steep slope.
- The proximity of the drive to the curb - the plan that is submitted should show the adjoining driveways and in and out turns.
- Issues with rush hour traffic.

4. ACTION ITEMS

A. SD-06-09 Stony Brook Shopping Center

Margaret Driscoll

Nathan Rader, Feder Management Company

Nathan Good, Site Design Concepts

Property Location: 3649 and 3651 East Market Street

Zoning District: C-H: Commercial Highway

This plan is to separate a single existing parcel with two principal uses into two individual parcels with a singular principal use on each. Since no construction is proposed, land development is not required. This plan was received on June 26, 2006 and was previously presented as a Briefing item.

Staff recommends the following waivers:

- ♦ Waiver of SALDO §289-11.A - Preliminary Plan;
- ♦ Waiver of SALDO §289-9 A.9 – Topography, showing contours at vertical intervals of five feet;
- ♦ Waiver of SALDO §289- 11.B – Preliminary Plans drawn on linen or Mylar;
- ♦ Waiver of SALDO §289- 13.A – Final plan scale shall be either 50 feet to the inch or 100 feet to the inch.
- ♦ Waiver of SALDO §289- 23.A – Sidewalks shall be installed on both sides of all streets.

Staff recommends the plan with the following outstanding Condition:

- ♦ As part of the Special Exception approval from the Zoning Hearing Board case Z-06-26, the Township Solicitor will review and recommend approval of the shared parking agreement to his satisfaction. As of October 12, 2006 this Condition has not been fulfilled.

Ms. Driscoll indicated that a new plan was submitted for review. It was noted that the Township solicitor has reviewed the shared parking agreement, which was executed and recorded, which was a condition for the special exception approval.

The York County comments dated July 26, 2006 were reviewed.

It was noted that a six-month note has been added to the drawings for the sidewalks along the private access drive towards the Food lion Sidewalks already exist on Market Street and the future Cinema Drive extension.

Ms. Driscoll stated that they obtained a flood study from the previous engineer, which was added to the plan. It was noted that the buildings are not in the flood plain

Att. MacNeal indicated that she reviewed the agreement for the storm water and found it acceptable.

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 TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING WAIVER FOR SD-06-09 STONY BROOK SHOPPING CENTER:

- ♦ **WAIVER OF SALDO §289-11.A - PRELIMINARY PLAN;**
- ♦ **WAIVER OF SALDO §289-9 A.9 – TOPOGRAPHY, SHOWING CONTOURS AT VERTICAL INTERVALS OF FIVE FEET;**
- ♦ **WAIVER OF SALDO §289- 11.B – PRELIMINARY PLANS DRAWN ON LINEN OR MYLAR;**
- ♦ **WAIVER OF SALDO §289- 13.A – FINAL PLAN SCALE SHALL BE EITHER 50 FEET TO THE INCH OR 100 FEET TO THE INCH.**
- ♦ **WAIVER OF SALDO §289- 23.A – SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS.**

SECONDED BY MR. BENDER. MOTION UNANIMOUSLY CARRIED.

MR. SWOMLEY MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF SD-06-09 STONY BROOK SHOPPING CENTER. SECONDED BY MR. BENDER. MOTION UNANIMOUSLY CARRIED.

5. **SKETCH BRIEFINGS – None**
6. **VARIANCES AND SPECIAL EXCEPTIONS - None**
7. **OLD BUSINESS – None**
8. **NEW BUSINESS – None**
9. **ADJOURNMENT**

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 6:45 P.M.

Respectfully submitted,

Secretary

/ses

Approved
**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
SEPTEMBER 21, 2006**

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

ALSO PRESENT: Harish Rao, Director of Community Development
Kristi Reese, Community Development Coordinator
John Luciani, First Capital Engineering
Stacey MacNeal, Solicitor
Susan Sipe, Stenographer

NOT PRESENT: Larry Stets

1. CALL TO ORDER:

A. Pledge of Allegiance

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

2. ACTION ON THE MINUTES:

A. JULY 20, 2006

MR. BENDER MOVED FOR APPROVAL OF THE MEETING MINUTES OF JULY 20, 2006 AS PRESENTED. MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.

B. AUGUST 17, 2006

MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF AUGUST 17, 2006 AS PRESENTED. MR. SWOMLEY SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS:

A. SD-06-08 Long/Jones/Parks Subdivision

Nathan Good, Site Design Concepts

Property Location: 1936 Deininger Road and 1736 Ridgewood Road
Zoning District: R-3: Low Density Residential

The purpose of this subdivision plan is to reconfigure two existing tracts of land.

This plan was received on June 26, 2006 and is presented as a briefing item.

Staff recommended this application be accepted as duly filed by the Planning Commission and the plan be moved to action.

Staff recommended approval of the plan with the following waivers:

- ♦ Waiver of SALDO §289-15.1 – Minor Subdivision;

- ♦ Waiver of SALDO §289- 13.A – Final plan scale shall be either 50 feet to the inch or 100 feet to the inch.

Staff recommended approval of the plan with the following conditions:

- ♦ Signatures and notary stamp for both certificates of ownership blocks.

Mr. Good indicated the plan is for a minor subdivision plan located at Deininger and Ridgewood Road. They are asking for two waivers as noted above. The purpose of the plan is to add a small portion of land to an adjoining lot by changing a lot line.

Mr. Luciani indicated that last year the Township adopted a new ordinance to allow simple lot line changes. The applicant's initial plan had two lots with existing structures and a third undeveloped lot. They altered the plan to the two existing structures and are modifying the lot lines between the two structures as an abbreviated process. They are not asking for any road improvements or storm drainage improvements.

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 SD-06-08 LONG/JONES/PARKS SUBDIVISION BE ACCEPTED AS DULY FILED BY THE PLANNING COMMISSION AND BE MOVED TO AN ACTION ITEM. SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

MR. ROBERTSON MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING WAIVERS FOR SD-06-08 LONG/JONES/PARKS SUBDIVISION

- ♦ WAIVER OF SALDO §289-15.1 – MINOR SUBDIVISION;
- ♦ WAIVER OF SALDO §289-13.A – FINAL PLAN SCALE SHALL BE 1" = 20 or 20 FEET TO THE INCH.

SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

MR. ROBERTSON MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF SD-06-08 LONG/JONES/PARKS SUBDIVISION WITH THE FOLLOWING CONDITIONS:

- ♦ SIGNATURES AND NOTARY STAMP FOR BOTH CERTIFICATES OF OWNERSHIP BLOCKS.

SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

B. SD-06-09 Stony Brook Shopping Center

Nathan Good, Site Design Concepts

Nathan Rader, Feder Management Corporation

Property Location: 3649 and 3651 East Market Street

Zoning District: C-H: Commercial Highway

The purpose of this plan is to separate an existing parcel with two principal uses into two individual lots, each with a singular principal use. No new construction is proposed.

This plan was received on June 26, 2006 and is presented as a briefing item.

Staff recommends this application be accepted as duly filed by Planning Commission.

The applicant requested the following waivers:

- ♦ Waiver of SALDO §289-11.A - Preliminary Plan;

- ♦ Waiver of SALDO §289-9 A.9 – Topography, showing contours at vertical intervals of five feet;
- ♦ Waiver of SALDO §289- 11.B – Preliminary Plans drawn on linen or Mylar;
- ♦ Waiver of SALDO §289- 13.A – Final plan scale shall be either 50 feet to the inch or 100 feet to the inch.
- ♦ Waiver of SALDO §289- 23.A – Sidewalks shall be installed on both sides of all streets.

The following items are outstanding:

- ♦ Three copies of a stormwater management plan and report;
- ♦ Calculations and criteria used in the design of the stormwater collection system.

Mr. Good stated the purpose of the plan is to subdivide a single parcel with two principal uses into two lots with individual use. The existing property is the location of Monroe Muffler and Northwest Savings Bank. Mr. Good indicated that they were granted a special exception allowing parking on both lots by the Zoning Hearing Board.

Mr. Rao clarified that the Special Exception will not be granted until the condition is fulfilled by the Township Solicitor or the applicant’s attorney.

Mr. Good noted they requested the waivers as noted above, with the exception of the scale which is 1” = 30 feet rather than 50 or 100 feet.

Mr. Good indicated in regards to the waiver for curbing and sidewalks, the property is serviced by sidewalk along Market Street and Roadhouse Road, although it does not have sidewalk on the private access drive.

Mr. Luciani stated that the Developer has stated that the storm water from Monroe Muffler and Northwest Bank is subdivided on separate parcels and conveyed to the Food Lion. They have created an easement from the access agreements.

Ms. MacNeal stated that she will review the storm water access agreement to make sure all three parcels are going to continue to maintain and utilize the storm water basin on the Food Lion property.

Discussion was held regarding a six month notification for the sidewalks.

The applicant was also advised to update their drawings to include the waiver request §289-11.B. for preliminary plans drawn on Mylar.

4. ACTION ITEMS:

A. SD-06-04 Yorkshire Dental Subdivision – Dr. Jeffrey Goodis

Joe Musso, Stahlman and Stahlman

Property Location: Southwest corner of intersection of Eastern Blvd. and Route 24
 Zoning District: O: Professional Office

The site is currently in use as a dentist office containing 1812 square feet. The plan re-divides two existing lots into one conforming lot.

This plan was received on March 24, 2006 and was previously presented as a briefing item on May 18, 2006.

Staff recommends approval of the plan with the following waivers:

- ♦ Waiver of SALDO §289-10 - Preliminary Plan;

Staff recommends approval of the plan with the following conditions:

- ♦ A financial guarantee for all public improvements;

Mr. Russo indicated that Dr. Goodis proposed to enlarge his office which is currently on two lots. The purpose of the subdivision is making the two lots into one lot, which will allow the structure to be on one conforming lot.

It was noted that the financial security will be picked up on the land development plan.

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

MR. SWOMLEY MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING WAIVER FOR SD-06-04 DR. JEFFREY GOODIS - YORKSHIRE DENTAL SUBDIVISION:

♦ **WAIVER OF SALDO §289-10 – PRELIMINARY PLAN
SECONDED BY MR. BENDER. MOTION UNANIMOUSLY CARRIED.**

MR. SWOMLEY MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF SD-06-04 DR. JEFFREY GOODIS - YORKSHIRE DENTAL SUBDIVISION PLAN. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

B. LD-06-06 Yorkshire Dental Land Development - Dr. Jeffrey L. Goodis

Joe Musso, Stahlman & Stahlman

Property Location: Southwest corner of intersection of Eastern Blvd. and Route 24
Zoning District: O: Professional Office

The site is currently in use as a dentist office containing 1812 square feet. The applicant proposed to add a 542 SF addition to the office.

This plan was received on March 24, 2006 and was previously presented as a briefing item on May 18, 2006.

Staff recommended approval of the plan with the following waivers:

- ♦ Waiver of SALDO §289-10 - Preliminary Plan.

Staff recommended approval of the plan with the following conditions:

- ♦ A financial guarantee for all public improvements;
- ♦ Lighting in all off street parking areas with minimum of 2.0 foot candles.

Mr. Musso indicated that Dr. Goodis had been at this location for approximately 6 years and wished to expand his office by a 664 square foot addition. Because of the severe setback he chose to develop towards Eastern Boulevard. A request was presented to the Zoning Hearing Board for a variance for a 4.88 foot encroachment on to the front setback, which was granted and is noted on the plan. There is sufficient existing parking for the expansion, which will involve putting in a storm water seepage pit and some lighting for the parking lot. Also a handicapped ramp and sidewalk will be provided.

Mr. Musso indicated they have an improvement bond to allow the one corner to be set from the subdivision plan sidewalks, storm water and lighting. He also noted they are extending the sidewalk along Eastern Boulevard where there presently is no sidewalk inside the right of way. There is existing

sidewalk along Edgewood Road and in addition to the sidewalk being added along Eastern Boulevard, there is sidewalk being added from the rear parking area to the front of the building for handicap access.

It was noted there is existing landscape buffer on the west side of the property where there is a residential structure. Due to the narrowness of the lot, the Ordinance requires six trees. The applicant proposed adding a cherry tree to meet the Ordinance.

There are three lights in the parking area, and the applicant is also proposing individual porch lights. It was noted there should be no spill over of lighting onto the adjoining property.

There are no proposed changes to the signage.

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 TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING WAIVER FOR LD-06-06 DR. JEFFREY GOODIS - YORKSHIRE DENTAL:

- ♦ **WAIVER OF SALDO §289-10 – PRELIMINARY PLAN**

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

MR. SWOMLEY MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF LD-06-06 DR. JEFFREY GOODIS - YORKSHIRE DENTAL WITH THE FOLLOWING CONDITIONS:

- ♦ **A FINANCIAL GUARANTEE FOR ALL PUBLIC IMPROVEMENTS;**
- ♦ **LIGHTING PLAN SHALL REFLECT THE CORRECT FOOT CANDLES AND AGREE WITH THE STATISTICAL AREA SUMMARY AS A TESTING ON THE LOT.**

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

5. SKETCH BRIEFINGS:

A. SP-06-03 York Business Center – East Side Access

Tim Beiber

Ron Perry

Bob Brazzler, York Butterfly

Mr. Brazzler gave a report on the Caterpillar property now known as the York Business Center which was zoned Flexible several years ago. Mr. Brazzler noted with the redevelopment of the site on the west side they are now looking at opportunities for development on the east side. A plan was submitted to seek a subdivision of three lots and a new road to access those lots. Mr. Brazzler stated they were in attendance to answer questions and listen to suggestions regarding the site plan.

Mr. Beiber stated their intention would be to move forward to final subdivision plan. He stated they met with Staff on the issues with development on the east side.

Mr. Beiber referred to proposed modifications to the access drives, specifically that the current access off of Concord Road is close to the stream. Discussion was held that may be more advantageous to them and the good of Concord Road to move the rail crossing further east. This will be evaluated and included in the traffic impact study.

Mr. Beiber indicated they are considering three lots – one is to the north and the other two lots which create a natural subdivision point. He noted there are no leases at this point, but interest has been expressed.

Discussion was held regarding the following:

- Truck movement coming from Concord Road and also from Memory Lane. Mr. Beiber stated they are considering to have truck and car traffic come from either side and to have a road along the railroad track, which is already in use today. This road would be barricaded for emergency use only so that traffic coming from the east will use the east building access and from the west will use the west building access.
- Concern in regards to the diesel fuel tanks backed up for the co-generation site, which are not shown on the drawings.
- The road crossing the stream which would require a waiver on the road radius.

6. VARIANCES AND SPECIAL EXCEPTIONS: – None

7. OLD BUSINESS:

A. Heritage Hills Resort Expansion Presentation

It was noted that the tent is still up on the Heritage Hills site. The condition of the plan was six months from approval of the plan - March 9, 2006 to September 9, 2006. Mr. Rao noted he will contact Mr. DeRose to have the tent removed.

8. NEW BUSINESS: - None

9. ADJOURNMENT:

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 7:10 p.m.

Respectfully submitted,

Secretary

/ses

Approved

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
AUGUST 17, 2006**

MEMBERS: Alan Maciejewski Present
Mark Robertson Present
Larry Stets Present
Mark Swomley Present

ALSO PRESENT: Harish Rao, Director of Community Development
Kristi Reese, Community Development Coordinator
John Luciani, First Capital Engineering
Stacey MacNeal, Solicitor
Susan Sipe, Stenographer

NOT PRESENT: William Bender

1. CALL TO ORDER:

A. Pledge of Allegiance

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

2. ACTION ON THE MINUTES:

A. JULY 20, 2006 – The minutes were held for approval at the September 21, 2006 meeting.

3. BRIEFING ITEMS

A. LD-06-04 (RARE Hospitality Int., Inc.) Longhorn Steakhouse York Town Center

Matt Davis, WD Partners, Engineers

The site is currently a pad site to be converted to a 5, 627 SF Longhorn Steakhouse Restaurant.

Staff recommends this application be accepted as duly filed by Planning Commission and the plan be moved to action.

The following waivers are being requested by the applicant:

- ♦ Waiver of SALDO §289-10 - Preliminary Plan;

The following are conditions for the plan:

- ♦ Final plans shall be drawn on Mylar and paper sheets, with notarized signatures and seals;
- ♦ Surety bond and letter of credit;
- ♦ All signs shall be removed from plans;
- ♦ Note that the shopping center developer will maintain landscaping;
- ♦ Revise the variance note on front cover.

Mr. Davis stated that he met with Staff and addressed concerns and modifications to the plan, which have been resubmitted for review.

Discussion was held regarding temporary variances which the developer previously applied for and received approval from the Zoning Hearing Board – one was for permitted parking spaces on consolidated lots and the other one was landscaping strip. It was recommended that the applicant use the exact wording from the minutes of the Zoning Hearing Board meeting relating to the motion.

Discussion was held regarding the following items:

- Clarification that no signage is indicated on the plan.
- Stormwater included on the general notes.
- Cover sheet should note land development plan.
- Remove pump station notes from the layout schematic if it is determined they are not necessary.
- The plan should include specifically what type of lighting is being depicted.
- It was pointed out by the York County Conservation District in their letter dated June 19, 2006, that the applicant used the wrong agreement and should use co-permittee agreement.
- Landscaping as to who will maintain the landscaping, since the plan notes that the shopping center developer will maintain landscaping. Mr. Davis noted there is a note on the plan that Longhorn Steakhouse will maintain landscaping in the buffer zone.
- A buffer is recommended by the Planning Commission consisting of a row of shrubs that will prevent lights being reflected out onto Concord Road.

The comments from the York County Planning Commission were reviewed as specified in their letter of May 1, 2006.

Chairman Maciejewski called for a motion.

MR. SWOMLY MOVED TO RECOMMEND LD-06-04 RARE HOSPITALITY INT’L INC. BE ACCEPTED AND MOVED TO AN ACTION ITEM. SECONDED BY MR. STETS. MOTION UNANIMOUSLY CARRIED.

MR. ROBERTSON MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING WAIVER FOR LD-06-04 RARE HOSPITALITY INT’L INC.:

♦ **WAIVER OF SALDO §289-10 - PRELIMINARY PLAN**
SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

MR. ROBERTSON MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF THE PLAN FOR LD-06-04 RARE HOSPITALITY INT’L INC.: WITH THE FOLLOWING CONDITIONS:

- ♦ **REMOVE ANY WRONG NOTATIONS/DRAWINGS ON PRINTS, INCLUDING DELETION OF SUBDIVISION NOTE ON THE FRONT PAGE OF THE DRAWING.**
- ♦ **FINAL PLANS SHALL BE DRAWN ON MYLAR AND PAPER SHEETS, WITH NOTARIZED SIGNATURES AND SEALS,**
- ♦ **SURETY BOND AND LETTER OF CREDIT,**
- ♦ **ALL SIGNS SHALL BE REMOVED FROM PLANS,**
- ♦ **SHOPPING CENTER DEVELOPER WILL MAINTAIN LANDSCAPING WITHIN THE BUFFER ZONE,**
- ♦ **REVISE THE VARIANCE NOTES ON FRONT COVER,**
- ♦ **GRANTED PERMIT FROM YORK COUNTY CONSERVATION DISTRICT,**
- ♦ **SHOWING THE DEVELOPER’S BUFFER YARD TREATMENT AND APPROVED BY THE TOWNSHIP ENGINEER TO BLOCK HEADLIGHTS IN PARKING AREA.**

SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

4. ACTION ITEMS – None

5. SKETCH BRIEFINGS - None

6. VARIANCES AND SPECIAL EXCEPTIONS - None

7. OLD BUSINESS – None

8. NEW BUSINESS

A. Heritage Hills Resort Expansion Presentation

Attorney Robert Katherman, Representing Heritage Hills
Matt DeRose, General Manager
Bob Kelley, Assistant General Manager

Att. Katherman reviewed plans for a future Heritage Hills expansion. He noted the plan is to add a wing onto the hotel which will include condo style hotel rooms along Mt. Rose Avenue. The condo units will be available for sale. Att. Katherman stated this expansion will entail obtaining a change in zoning along Mt. Rose Avenue which is currently medium density residential. He noted the current entrance will be eliminated and two new entrances made. There are also plans for a new indoor pool with a water activity center.

Ms. MacNeal pointed out that a revision is currently being undertaken to revise the Ordinance which may affect the zoning requirements in that area.

Discussion was held regarding parking requirements for the addition.

9. ADJOURNMENT

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 7:00 P.M.

Respectfully submitted,

Secretary

/ses

Approved
**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
JULY 20, 2006**

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

ALSO PRESENT: Harish Rao, Director of Community Development
John Luciani, First Capital Engineering
Stacey MacNeal, Solicitor
Susan Sipe, Stenographer
Katrina Lauer

NOT PRESENT: Larry Stets

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. JUNE 15, 2006

MR. SWOMLEY MOVED FOR APPROVAL OF THE MEETING MINUTES OF JUNE 15, 2006 AS PRESENTED. MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

A. SD-06-05 Shaffer/Keagy

Bill Davis, Site Design Concepts
Nate Good, Site Design Concepts

The purpose of this plan is to detach a portion of existing parcel 80 and attach this portion of property to existing parcel 1.

The plan was received March 29, 2006.

Staff recommends this application be accepted by the Planning Commission and the plan be moved to an Action Item.

The applicant is requesting the following waivers:

- ♦ Waiver of SALDO §289-15.1 – Minor Subdivision
- ♦ Waiver of SALDO §289-13.A – Scale of plan 1”=30 Ft.

The property is located on North Hills Road and Tulsa Road. Mr. Davis indicated the plan is to subdivide a parcel of land from the Keagy parcel, Lot #2 and attach it to the Shaffer property, Lot #1, resulting in one contiguous property.

It was noted that the maintenance agreement would need to be formally submitted to the Township.

Discussion was held regarding the County comment relating to the maintenance agreement for the property owners accessing Lake View Lane, which is a private lane providing access to approximately 3 properties in the vicinity of the Shaffer-Keagy property. It was noted that Lake View Lane would remain on the Keagy property.

In regards to the County comment regarding contours added to the plan, Mr. Davis indicated that is one of the waivers of the minor subdivision.

It was noted the setback line issue has been resolved with the Township solicitor.

Mr. Maciejewski called for a motion.

MR. ROBERTSON MOVED TO RECOMMEND SD-06-05 SHAFFER-KEAGY BE ACCEPTED AND MOVED TO AN ACTION ITEM. SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

MR. ROBERTSON MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING WAIVER FOR SD-06-05 SHAFFER-KEAGY:

- ♦ **WAIVER OF SALDO §289-15.1 – MINOR SUBDIVISION**
- ♦ **WAIVER OF SALDO §289-13.A – SCALE OF PLAN 1"=30 FT.**

SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

MR. ROBERTSON MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF THE PLAN FOR SD-06-05 SHAFFER-KEAGY. SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

It was determined that a condition would not be necessary in regards to the York County Planning Commission comment regarding the maintenance agreement for the owners accessing Lake View Lane. It was noted by Attorney MacNeal that the maintenance agreement is not impacted by this subdivision since the access drive for Lake View lane will continue to remain solely on the Keagy property and the Shaffer's have no right to use it or access it.

4. ACTION ITEMS

A. SD-06-07 Whiteford park Enterprises (Action Motor Sports)

Anne Anderson, CEDG Engineers

A motorcycle and ATV sales and repair facility was previously located at the site before a fire destroyed it. The owners would like to rebuild on the same site and expand the business.

This plan was received on April 24, 2006 and was previously presented as a briefing item.

Staff recommends approval of the following waivers and modification:

- ♦ Waiver of SALDO §289-22 A. – Curbing on south side of site,
- ♦ Waiver of SALDO §289-10 - Preliminary Plan,
- ♦ Waiver of SALDO § 289-13 A– Final plans shall be drawn at a scale of 50 feet to the inch or 100 feet to the inch,
- ♦ Waiver of SALDO §289-26 C – Buffer Yard shall be provided in accordance with the Subdivision and Land Development Ordinance.

The following modification is being requested but not recommended for approval:

- ♦ Modification of SALDO §289-23 – Installation of sidewalks along Whiteford Road.

Ms. Anderson indicated that the property is located at 1879 and 1880 Whiteford Road. The lot is 1.3 acres combined. Currently the property is two lots and two tracts. The site is located on the north side of the dead end portion of Whiteford Road. Action Motor Sports has operated at this location since July 1995 and the site has been a motorcycle shop since the late 1960's. The site is located in the C-H district. There are four existing buildings on site. At 1879 Whiteford Road there is a 34x48 two-story building - at 1880 Whiteford Road there are three connected buildings. Along T681 there is 50x80 two-story building that was damaged by the fire. A 40x48 building will remain and behind that is a 36x64 one-story building that will be removed. The total floor area of the four buildings is 15, 488 sq. ft. and the footprint is 9,856 sq. ft. The existing facility includes the building and parking areas. The parking area along Whiteford Road is fully impervious between the Whiteford Road cartway and the front of the buildings. There is gravel parking in the rear and a macadam driveway that runs through the site. The property is accessed from Whiteford Road from the north or the south.

Ms. Anderson stated that Action Motor Sports wishes to continue their business in the Township. Consequently, they are seeking to combine the four tracts into one property. She noted they are requesting 5 waivers for the subdivision plan. The portion of the property that is along the Route 30 Whiteford Road, T681 will remain as is. There are two buildings with macadam from the front of the building out to Whiteford Road cartway. The intention is to maintain that operation except creating one building frontage. The majority of the development on the site would be to the north of the property. The waivers are primarily for the portion that will remain as is.

Ms. Anderson provided clarification on the waiver request for the buffer yard and sidewalks which is on the south side of the site, T681. The waiver request for installation of sidewalks was on the southern property T681. The land development plan shows sidewalk and curb on the north side of the property. A waiver is being requested for curbing on the south side of the site, T681, as well as a waiver for the buffer yard for the south side of the site which is T681 and a waiver only for sidewalks on the southern property boundary T681.

MR. SWOMLEY MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING WAIVERS FOR SD-06-07 WHITEFORD PARK ENTERPRISES:

- ♦ **WAIVER OF SALDO § 289-22 A. – CURBING ON SOUTHSIDE OF SITE, ALONG T681,**
- ♦ **WAIVER OF SALDO §289-10 - PRELIMINARY PLAN,**
- ♦ **WAIVER OF SALDO §289-13 A– FINAL PLANS SHALL BE DRAWN AT A SCALE OF 50 FEET TO THE INCH OR 100 FEET TO THE INCH,**
- ♦ **WAIVER OF SALDO §289-26 C – BUFFER YARD SHALL BE PROVIDED IN ACCORDANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE ALONG T681 ON THE SOUTHSIDE,**
- ♦ **WAIVER OF SALDO §289-23 – INSTALLATION OF SIDEWALKS ALONG T681 ON THE SOUTHSIDE.**

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

MR. SWOMLEY MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF THE PLAN FOR SD-06-07 WHITEFORD PARK ENTERPRISES. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

B. LD-06-05 Whiteford Park Enterprises (Action Motor Sports)

Anne Anderson, CEDG Engineers

A motorcycle and ATV sales and repair facility was previously located at the site before a fire destroyed it. The owners would like to rebuild on the same site and expand the business.

This plan was received on April 24, 2006 and was presented as a briefing item.

Staff recommends the following waivers:

- ♦ Waiver of SALDO §289-22 A. – Curbing on Southside of site;
- ♦ Waiver of SALDO §289-10 - Preliminary Plan;
- ♦ Waiver of SALDO §289-13 A– Final plans shall be drawn at a scale of 50 feet to the inch or 100 feet to the inch;
- ♦ Waiver of SALDO §289-26 C – Buffer Yard shall be provided in accordance with the Subdivision and Land Development Ordinance.

The following modification is being requested but not recommended for approval:

- ♦ Modification of SALDO §289-23 – Installation of sidewalks on both roads.

Staff recommends approval of the plan with the following conditions:

- ♦ Surety bond and letter of credit must be established.
- ♦ Letter of adequacy from the York County Conservation District for E & S Control;
- ♦ All landscape buffer yards shall be installed in accordance with American Association of Nurserymen.

Ms. Anderson pointed out that the building will be combined and there will be a lower floor consisting of a showroom and a service area, with retail space on the first floor and offices on the third floor. There will be an elevator. The footprint is increasing from approximately 10,000 sq. ft. of the four buildings to approximately 12,000 sq. ft. of one larger building. The total area of the building is increasing from 15,500 sq. ft. to 24,000 sq. ft. 67 Parking spaces are being provided. The improvement will be the number of spaces and the fact that they are delineated with handicapped parking and ramping on the southern side of the building. In addition, there will be an entrance on the northern side of the building, with a handicapped space in this vicinity. There is a loading zone on the site, which is a one-way driveway from the south to the north. The dumpster will be in this area. A variance was received to allow it to be in the front yard location, and it is 355 ft from Whiteford Road. The buffer yard proposed along the northern portion exceeds the requirements. 9 Trees and 18 shrubs are required, however, they are providing 12 trees and 20 shrubs. The storm water basin will be in this vicinity. The intention is to install curbing in that area in line with the curbing that is on Fox Pool property and then provide a 4 ft. wide sidewalk with a 4 ft grass strip. There is an inlet in the lawn area that will be relocated into the gutter line of T355.

Ms. Anderson indicated they are requesting the same modification request as the subdivision. In addition they are requesting two storm water modifications, which are listed on the plan but do not appear on the list submitted to the Board, along with 289-11B and 281-70.

It was noted the applicant provided electronic copies of the plans, consequently the waiver for 289-11B was not needed.

It was noted that the plan needs to be corrected to reflect 289-22A (the A was missing)

Elevations of the building were submitted. Ms. Anderson reviewed the elevations of the building.

It was noted that the applicant is proposing to plant Bradford Pear trees. It was suggested that the applicant consider a different type, since problems have been encountered with trees splitting or not having a long-term lifespan.

It was noted there are three outstanding items on the Tracking Sheet.

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 TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING WAIVERS FOR LD-06-05 WHITEFORD PARK ENTERPRISES:

- ♦ **WAIVER OF SALDO §281-7.B – POST DEVELOPMENT CALCULATED PEAK DISCHARGE SHALL NOT EXCEED PRE-DEVELOPMENT PEAK DISCHARGE ASSUMING THE PRE-DEVELOPMENT GROUND COVER IS MEADOW.**
- ♦ **WAIVER OF SALDO §281-7.J – NO STORM WATER MANAGEMENT FACILITY SHALL BE INSTALLED OVER EXISTING OR PROPOSED UTILITY MAINS AND SERVICES**
- ♦ **WAIVER OF SALDO §289-22 A. – CURBING ON SOUTHSIDE T681 OF SITE;**
- ♦ **WAIVER OF SALDO §289-10 - PRELIMINARY PLAN;**
- ♦ **WAIVER OF SALDO § 289-13.A– FINAL PLANS SHALL BE DRAWN AT A SCALE OF 50 FEET TO THE INCH OR 100 FEET TO THE INCH;**
- ♦ **WAIVER OF SALDO §289-26 C – BUFFER YARD SHALL BE PROVIDED IN ACCORDANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE ALONG T681 SOUTHSIDE OF PROPERTY.**
- ♦ **WAIVER OF SALDO §289-23 – INSTALLATION OF SIDEWALKS ON T681 SOUTHSIDE OF PROPERTY.**

SECONDED BY MR. BENDER. MOTION UNANIMOUSLY CARRIED.

MR. ROBERTSON MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF THE PLAN FOR SD-06-07 WHITEFORD PARK ENTERPRISES WITH THE FOLLOWING CONDITIONS:

- ♦ **SURETY BOND AND LETTER OF CREDIT MUST BE ESTABLISHED.**
- ♦ **LETTER OF ADEQUACY FROM THE YORK COUNTY CONSERVATION DISTRICT FOR E & S CONTROL;**
- ♦ **ALL LANDSCAPE BUFFER YARDS SHALL BE INSTALLED IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN**
- ♦ **INSTALLATION OF SIDEWALKS ON T355 WHITEFORD ROAD.**

SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

C. LD-05-17.F CHR Corp. (Rutters Farm Store No. 11

Eric Thomas, LSC Design

Tim Rutter, CHR Corp.

Greg Creasey, Grove-Miller Engineering

The property currently contains a vacant industrial building, and the applicant proposes a convenience store with fuel dispensing.

This plan was received on October 24, 2005. A preliminary plan was approved by the Board of Supervisors on June 22, 2006. The plan is presented as a Final Plan.

The following items are outstanding and are conditions:

- ♦ HOP approval by PennDOT;
- ♦ Location and method of street lighting facilities;
- ♦ Documentation indicating PennDOT, York County Planning Commission, York County Conservation District, and affected public utilities have been provided with a copy of the Final Land Development Plans;
- ♦ Owner's notarized signature must be on plan prior to final approval;
- ♦ Name, seal, and signature of registered surveyor and engineer must be present on plan prior to final approval;
- ♦ Proposed land development must be secured by surety bond;
- ♦ Documentation of inclusion in the Township's Chapter 94 report;
- ♦ Correct southern access drive to above failing condition;

- ♦ Documentation of agreement to access and regrade on the property to the north of the site.

Mr. Thomas indicated the plan was submitted to the Board of Supervisors. The waiver request was denied and it was approved as a preliminary plan. There were several changes to the plan since it was last presented to the Planning Commission. One of the things that was originally done was to have a cul-de-sac as a private street. Through discussions with the Township that has been changed to a private access drive. It is listed on the plan to note that when the Township is ready to extend the road, the access drive and the property will be offered to dedication to the Township. The access drive is being built to the width and standards of the street.

The second change is there were four truck parking spaces proposed on the site. These were removed and there are curbed islands with four regular spaces between. Trucks still can get into the site for deliveries of gas and supplies for the store.

Outstanding items:

- ♦ HOP approval by PennDOT – plans have been submitted and comments were sent back. Greg Creasey has spoken with the review engineer and getting things worked out. He will resubmit plans that have all their comments addressed. Because the plans have changed, they will provide copies of the revised plan to PennDOT
- ♦ Owner's notarized signature must be on plan prior to final approval – Mr. Rutter will sign the plan.
- ♦ Name, seal, and signature of registered surveyor and engineer must be present on plan prior to final approval – Mr. Thomas indicated he would sign the plan and have the surveyor sign as well.
- ♦ Proposed land development must be secured by surety bond - will get two estimates for the bond and submit one for PennDOT and one for the Township. Once they are approved the applicant will post it as necessary.
- ♦ Documentation of agreement to access and regrade on the property to the north of the site – that has been drawn up and given the okay by the Township. Mr. Rutter has signed it. It has been given to Mike Snyder who is the owner of the property where the regrading will be done. Waiting to get it back signed by the property owner.
- ♦ Correct southern access drive to above failing condition – it is their intention if permitted, to allow left turns into the site. The traffic study was completed based on the requirements of the Ordinance that there are levels of service that intersections have to meet – which were met based on the movement that is shown. Consequently, they are still requesting that left turns be allowed to be into the site. PennDOT has already approved the traffic study with the right in – right out.

Attorney McNeal referred the Planning Commission to a letter dated June 27, 2006 from PennDOT addressing the comments on the HOP application. She noted Comment #3 indicating that they are requesting the developer to address the Township's concern on the matter.

Mr. Creasey stated that he was in contact with the PennDOT Review Consultant concerning the letter to confirm that PennDOT did not have a problem with the movements since they approved the traffic study. Mr. Creasey stated it was his understanding they listed this comment due to the Township's letter of awareness as part of the HOP submission to indicate they are aware of the project.

Discussion regarding letter of awareness from Norfolk-Southern, which was provided to the Township prior to the May 10 Board of Supervisors meeting. The letter stated they have no objections or concerns with the crossing, provided that all PennDOT regulations are met.

Discussion was held regarding providing skip lanes both northbound and southbound to transition to the intersection.

Mr. Maciejewski opened the floor to public comment:

Attorney William Hoffmeyer, Representing the East York Neighborhood Group

Attorney Hoffmeyer referred to a memo which was presented to the Board of Supervisors addressing the following concerns:

- Buffer yard #6 is required for this plan – buffering between an industrial zone and a residential zone, which requires a 25 ft. wide minimum buffer yard of various plantings. The plan shows a 15 ft. wide buffer yard and a 13 ft wide buffer yard from the dedicated right of way to the existing macadam.

Response – Mr. Luciani, Township Engineer indicated that matrix tables are used to define the intensity of the buffer and the buffers are rated from a buffer yard 1 to a buffer yard to 6. This situation deals with a street buffer and an arterial road buffer, which is part of a buffer yard 2. The minimum buffer in this case is a 15-foot buffer with a wall. CHR was granted a waiver that is now implemented. Consequently the buffer is from the street not from the residential.

- The plan is not showing any zoning demarcations at this time. The plan submitted showed that the zone line between Industrial and Professional office starts in the center of Wallace Street. The seven parking spaces adjacent to the storm water plan are in the professional office zone. They are not in the industrial zone. A stipulation signed by the Township indicates CHR Corp. agrees to limit the construction relating to the use to the portion of the property currently zoned Industrial as described in Exhibit 4, other than the storm water management basin which will be constructed and maintained in a natural state as described in Exhibit 4. It does not refer to the seven parking spaces.

Response – Attorney MacNeal pointed out that because the plan submitted is a final plan and the preliminary plan was approved, under the MPC anything that is already approved by the Board of Supervisors cannot be reversed and/or denied. Consequently, the Board of Supervisors has already approved the parking spaces within that location on the preliminary plan. Additionally, the Township Solicitor rendered an opinion indicating that was not the intent of the agreement to apply to those parking spaces and the Board of Supervisors agreed that was not their intent in executing the document.

- CHR is listing 18 parking spaces along the pumps. The ordinance states that all off street parking areas shall be reserved and used for automobile parking only with no sales. Attorney Hoffmeyer questioned that a space next to a gas pump is for sale of gas. It was his opinion that the 18 spaces shown at those pumps cannot be counted towards the 49.5 spaces required for the site.

Response – Attorney MacNeal pointed out that while the wording is somewhat ambiguous the initial intent of the ordinance is to prohibit sale space on the parking spaces in the parking lot. It has never been to interpret the provision to prohibit the counting of parking spaces at gas pumps as required parking spaces under the ordinance. She stated the ambiguity would be in favor of the developer.

David Fernandez –1843 Wallace Street

Mr. Fernandez, in noting that the applicant has stated on the new plan that they would eliminate the four truck parking spaces, requested a sign be displayed stating no truck parking at any time at the site.

Mr. Rutter stated they are proposing to place signs to enforce no overnight truck parking.

Paul Hadginske

Mr. Hadginske questioned whether trucks would be allowed to pull in through the access road to enter the store. Mr. Rutter indicated that grocery trucks and other delivery trucks, as well as gas tanker trucks would access the site, and pointed out the loading zone area. Mr. Hadginske questioned the selling of diesel fuel and widening the road on Wallace Street, in addition to concerns about the traffic.

Arleen Bubb 1753 East Wallace Street

Ms. Bubb expressed concerns about traffic and ability to make left hands turns out of her street.

Chairman Maciejewski thanked everyone for their comments.

MR. ROBERTSON MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF THE PLAN FORLD-05-17.F CHR CORP. (RUTTERS FARM STORE #11) WITH THE FOLLOWING CONDITIONS:

- **HOP APPROVAL BY PENNDOT,**
- **DOCUMENTATION INDICATING PENNDOT, YORK COUNTY PLANNING COMMISSION, YORK COUNTY CONSERVATION DISTRICT, AND AFFECTED PUBLIC UTILITIES HAVE BEEN PROVIDED WITH A COPY OF THE FINAL LAND DEVELOPMENT PLANS,**
- **OWNER’S NOTARIZED SIGNATURE MUST BE ON PLAN PRIOR TO FINAL APPROVAL,**
- **NAME, SEAL, AND SIGNATURE OF REGISTERED SURVEYOR AND ENGINEER MUST BE PRESENT ON PLAN PRIOR TO FINAL APPROVAL,**
- **PROPOSED LAND DEVELOPMENT MUST BE SECURED BY SURETY BOND,**
- **REVISED PLANS WITH RIGHT IN, RIGHT OUT WITH SOUTHERN ACCESS TO SITE,**
- **DOCUMENTATION OF AGREEMENT TO ACCESS AND REGRADE ON PROPERTY TO THE NORTH SIDE OF THE SITE,**
- **NORTH AND SOUTH BOUND SKIP LINES TO SHOW TRANSITIONS THROUGH THE INTERSECTION.**

SECONDED BY MR. BENDER. MOTION UNANIMOUSLY PASSED.

5. **SKETCH BRIEFINGS - None**
6. **VARIANCES AND SPECIAL EXCEPTIONS - None**
7. **OLD BUSINESS - None**
8. **NEW BUSINESS**
 - A. **Report on Comprehensive Plan**

Mr. Maciejewski reported they are currently reviewing the Zoning Ordinances and will seek input from the Planning Commission and Zoning Hearing Board.

9. ADJOURNMENT

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 8:00 P.M.

Respectfully submitted,

Secretary

/ses

Approved

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
JUNE 15, 2006**

MEMBERS: Alan Maciejewski Present
Mark Robertson Present
Larry Stets Present
Mark Swomley Present
William Bender

ALSO PRESENT: Harish Rao, Director of Community Development
Kristi Reese, Community Development Coordinator
John Luciani, First Capital Engineering
Stacey MacNeal, Solicitor
Katrina Lauer
Susan Sipe, Stenographer

1. CALL TO ORDER:

A. Pledge of Allegiance

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

2. ACTION ON THE MINUTES:

A. MAY 18, 2006

MR. STETS MOVED FOR APPROVAL OF THE MEETING MINUTES OF MAY 18, 2006 AS PRESENTED. MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

A. SD-06-07 Action Motor Sports

Anne Anderson, CEDG Engineers

A motorcycle and ATV sales and repair facility was previously located at the site before a fire destroyed it. The owners would like to rebuild on the same site and expand the business.

Staff recommends the application be accepted as duly filed by Planning Commission.

The following waivers are being requested by the applicant:

- Waiver of SALDO §289-10 – Preliminary Plan

The following are outstanding items:

- List of names and addresses for the owners of adjacent land;
- Notarized statement to the effect the applicant is the owner of the land proposed to be developed;
- Title of Feasibility Study should be modified.

Ms. Anderson indicated that Action Motor Sports is an existing facility within Springettsbury Township which was damaged by fire in October of 2005. They are actively pursuing rebuilding and expanding the facility. An expansion of the parking area is planned to be in compliance with the Ordinance requirements. Ms. Anderson noted that the south part of the site which is along Route 30 will remain as

is. There will be macadam from the right of way of Whiteford Road up to the front of the building. The front building line will remain as it is. The eastern building line along the Fox Pools side will also stay where it is. The four buildings on the site will be combined into one facility. The two lots comprising the subdivision will be combined, with the right of way given to Whiteford Road, which will allow the lot to be conforming with respect to width and length. A waiver is requested for preliminary plan. The scale of the drawing is 1" = 20' to show the detail. Ms. Anderson clarified curb and sidewalks, showing revised plans for curb and sidewalk along Whiteford Road to the north. Sidewalk and curbs are not proposed on the Route 30 side. Ms. Anderson noted they received a variance from the Zoning Hearing Board in regards to unlimited access along Whiteford Road with no curbing in the parking area. Consequently, there will be curbing and sidewalk along the northern part of the side but not along the southern part of the site. A buffer yard will be provided along the northern part of the site, however, the southern part of the site the operation will stay as it is, with impervious surface from the edge of Whiteford Road up to the front of the building.

B. LD-06-05 Action Motor Sports

Anne Anderson, CEDG Engineers

A motorcycle and ATV sales and repair facility was previously located at the site before a fire destroyed it. The owners would like to rebuild on the same site and expand the business.

Staff recommends the application be accepted as duly filed by Planning Commission.

The following waivers are being requested by the applicant:

- Waiver of SALDO §289-10 – Preliminary Plan;
- Waiver of SALDO §289-13 – Feasibility report submitted to DEP;
- Waiver of SALDO §289-22A. – Curbing on south side of site.

The following waivers are being requested but not recommended:

- Waiver of SALDO §289-23 Installation of sidewalks on both roads

The following are conditions for the plan;

- Surety bond and letter of credit must be established

The following are outstanding items:

- Letter of adequacy from the York County Conservation District for E & S Control;
- All existing streets should be included and show the name, right of way and width and cartway width;
- All landscape buffer yards shall be installed in accordance with American Association of Nurserymen;
- Preliminary plans drawn on Mylar or linen. This item would not be required if waiver for preliminary plan was approved;
- Curbing on Whiteford Road across from Diehl Toyota will have to be provided;
- Subdivision plan should be approved on condition of review.

Ms. Andersen stated that the case was before the Zoning Hearing Board on February 2 at which time the following variances were approved:

- Number of parking spaces for vehicles backing out onto a public right of way along Whiteford Road to the south
- Unlimited access along Whiteford Road without curbing
- No interior landscaping in the parking areas
- No buffer yard to the south
- No landscaping islands in the parking area
- No curbing in the parking area
- Parking allowed in the front yard with a buffer yard

At the June 1 Zoning Hearing Board it was noted that the yard along Fox pools was in the rear yard setback. Since it can not be changed, an improvement was proposed by removing a building to the rear. Consequently the variance was granted, along with a variance for a dumpster in the front yard. Ms. Anderson described where the dumpster will be located on the drawing. She noted there are currently two buildings on site facing Route 30 and buildings that run along the eastern property line. The intention is to combine those buildings into one facility, maintaining the Route 30 building line and the eastern building line which is adjacent to Fox Pools. The dumpster would be located along the face of the building on Whiteford Road. The parking reconfiguration provided an entrance from the north consequently that face of the building will also be an entrance. This will enter into the basement level and there will be access to the upper floors.

Ms. Andersen indicated they are requesting waivers as noted above for preliminary plan and for plan scale, to comply with the subdivision and land development ordinances for curbing and sidewalks along Whiteford Road to the south. There will be no buffer yard between the southern building face and Whiteford Road along Route 30. There are two storm water waivers. Because the front of the building is a drainage area and it is existing impervious, the ordinance requires an analysis of existing conditions as meadow. Ms. Anderson noted they have not changed anything so it will stay impervious. In the northern section of the lot where they are providing vegetative swales and a storm water management basin, they have been able to significantly reduce the runoff from that existing condition called "meadow". Ms. Anderson explained that the existing facility did not have sanitary sewer service, it was on a holding tank and through the process they installed the sewer lateral to connect to the northern Whiteford Road. There was a connection point in the street that ran directly through the parking lot and they installed it underneath where the detention basin would be. There is a waiver for the detention basin being over an existing sanitary lateral, however, there is plenty of depth so there should be no issue with location of it from an operational standpoint.

The current building footprint is 10,000 sq. ft. With the expansion it will be 12,000 sq. ft. The total square footage is 15,500 and it will be 23,900 sq. ft.

Discussion was held regarding the following issues:

- Location of the handicapped parking.
- Retail space and Service is on the first floor. Sales is on the upper floor.
- How trucks will access the dumpster.
- Need to show a clear site triangle coming out of the driveway on Whiteford Road north on the drawing.
- The modification listed on the drawing references sidewalks in terms of the waiver request. It was noted the applicant will need to update the modification request on the drawings for next month's meeting.

It was noted a correction was needed on Page 3 of 7 - **Application for Consideration of a Waiver** under 'Justification for the Waiver' should read "The Preliminary plan will contain the same information as the Final plan. "

4. ACTION ITEMS

A. LD-06-03 Brinker Penn Trust

Ron Klos, Bohler Engineering

This site is currently a pad site to be leased to Brinker Penn Trust to construct a 5,876 SF Chili's Restaurant as part of the York Town Center.

Staff recommends approval of the plan with several waivers.

The following waivers are being requested by the applicant:

- ♦ Waiver of SALDO §289-10 - Preliminary Plan;
- ♦ Waiver of SALDO § 289-11B – Preliminary plans drawn on linen or Mylar.

Staff recommends approval of the plan with the following conditions:

- ♦ Documentation indicating that PennDOT has been provided with a copy of Plans;
- ♦ Letter of adequacy from the York County Conservation District for E & S Control;
- ♦ Landscape and buffer yards installed and maintained by accepted practices as recognized by the American Association of Nurserymen;
- ♦ Surety bond and letter of credit;
- ♦ Western access drives should be one way in close proximity to main access drive.

Mr. Klos indicated the project is for a Chili's Restaurant located in the proposed York Town Shopping Center as an out parcel to the shopping center and is a 1.89-acre parcel to be leased from the owner. The location is at the eastern corner of the parcel by Concord Road and Mt. Zion Road. The restaurant is proposed to be 5876 sq. ft.

Mr. Klos stated since the last meeting they have made minor plan revisions, including signage in which the freestanding sign was removed from the plan. They have added a note on the plan indicating existing conditions shown on the current plan set is the condition on which the landlord will deliver the pad, i.e., the grades that are shown on the plan will be the conditions as they begin construction of curbing and sidewalk around the building. Mr. Klos also referred to a memo from Staff, which was the third plan review and two waivers were noted, one being preliminary final submission for this project and the second waiver being plans being prepared on paper copies vs. Mylar. There are two outstanding items – one is the letter of adequacy form the York County Conservation District which was received on June 9, 2006. The other outstanding item is regarding western access to the driveway which will be one way access and they will adjust the parking accordingly. This will result in a loss of 6 parking spaces along that area, with a total of 103, which was determined to be adequate.

In response to a question regarding elevations, Mr. Klos affirmed that they were included as part of the plan set and he provided a copy.

Mr. Bill Weisgerber from Brinker Penn Trust explained in regards to uniformity of the building in comparison with the rest of the mall scheme, that they have been working with the landlord in regard to the shopping center design criteria. He noted they were not being required to match their design as far as sharing those elements because they were not part of the in line stores.

Discussion was held regarding landscaping. It was noted that low level bushes would be needed to buffer car headlights.

It was noted that the truck unloading area would be to the left of the dumpster area.

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 TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING WAIVER FOR LD-06-03 BRINKER PENN TRUST, YORK TOWN CENTER:

- ♦ **WAIVER OF SALDO §289-10 - PRELIMINARY PLAN;**
- ♦ **WAIVER OF SALDO §289-11B – PRELIMINARY PLANS DRAWN ON LINEN OR MYLAR.**

SECONDED BY MR. BENDER. MOTION UNANIMOUSLY CARRIED.

MR. ROBERTSON MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF LD-06-03 BRINKER PENN TRUST, YORK TOWN CENTER WITH THE FOLLOWING CONDITIONS:

- ♦ **DOCUMENTATION INDICATING THAT PENNDOT HAS BEEN PROVIDED WITH A COPY OF PLANS;**
- ♦ **LETTER OF ADEQUACY FROM THE YORK COUNTY CONSERVATION DISTRICT FOR E & S CONTROL**
- ♦ **LANDSCAPE AND BUFFER YARDS INSTALLED AND MAINTAINED BY ACCEPTED PRACTICES AS RECOGNIZED BY THE AMERICAN ASSOCIATION OF NURSERYMEN;**
- ♦ **SURETY BOND AND LETTER OF CREDIT;**
- ♦ **WESTERN ACCESS DRIVES SHOULD BE ONE WAY IN CLOSE PROXIMITY TO MAIN ACCESS DRIVE.**
- ♦ **HEADLIGHT SCREENING ON THE WEST SIDE PARKING LOT WITH LOW VEGETATION.**

SECONDED BY MR. STETS. MOTION UNANIMOUSLY CARRIED.

Discussion was held regarding the Rutters proposal. It was noted that the final plan would be on the July agenda.

Discussion was held regarding the York Valley Inn property.

Discussion was held regarding pollution of wetlands on Ridgewood Road.

Discussion was held regarding advertising posted on parked vehicles. It was noted that it was a legal use as long as the vehicle is tagged and has a license.

- 5. SKETCH BRIEFINGS - None**
- 6. VARIANCES AND SPECIAL EXCEPTIONS - None**
- 7. OLD BUSINESS - None**
- 8. NEW BUSINESS - None**
- 9. ADJOURNMENT**

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 7:10 p.m.

Respectfully submitted,

Secretary

/ses

Approved

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
MAY 18, 2006**

MEMBERS: Alan Maciejewski Present
Mark Robertson Present
Larry Stets Present
Mark Swomley Present
William Bender Present

ALSO PRESENT: Harish Rao, Director of Community Development
Kristi Reese, Community Development Coordinator
John Luciani, First Capital Engineering
Stacey MacNeal, Solicitor
Susan Sipe, Stenographer

1. CALL TO ORDER:

A. Pledge of Allegiance

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

2. ACTION ON THE MINUTES:

A. APRIL 25, 2006

MR. STETS MOVED FOR APPROVAL OF THE MEETING MINUTES OF APRIL 25, 2006 AS AMENDED. MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

A. SD-06-04 Yorkshire Dental

Joe Musso, Stahlman and Stahlman, Engineering

The site is currently in use as a dentist office containing 1812 sq.ft. The plan re-divides two existing lots into one conforming lot.

Staff recommends this application be accepted as duly filed by Planning Commission.

The following are outstanding items:

- ♦ Preliminary plans on linen or Mylar;
- ♦ Surveyor sign and seal plans;
- ♦ Landscape plan for required buffer yard;
- ♦ Description of all landscaping and buffer yards;
- ♦ A financial guarantee for all public improvements;
- ♦ Building setbacks shall be 60 percent of the right-of-way of the street;

Mr. Musso indicated he was representing Dr. Jeffrey Goodis who has a dental office at the northwest corner of Edgewood Road and Eastern Boulevard. He is looking to improve his property by adding 542 sq. ft. of new office space to the front of his office. Two separate plans are presented – one is a

subdivision. Currently there are two separate small lots so the first step is to combine the lots together to make one lot. The second is the land development plan in order to add the 542 additional sq. ft.

The outstanding items were reviewed as outlined above.

B. LD-06-06 Yorkshire Dental

Joe Musso, Stahlman and Stahlman, Engineering

The site is currently in use as a dentist office containing 1812 sq. ft. The applicant proposes to add a 542 sq. ft. addition to the office.

Staff recommends this application be accepted as duly filed by Planning Commission.

The following are outstanding items:

- ♦ Preliminary plans on linen or Mylar;
- ♦ Landscape plan for required buffer yard;
- ♦ Separate drawings to show façade treatment, elevation, floor plans, lighting and signing;
- ♦ Copy of E & S Plan as submitted to YCCD;
- ♦ Description of all landscaping and buffer yards;
- ♦ Proposed addition appears to encroach front yard setback;
- ♦ Building setbacks shall be 60 percent of the right-of-way of the street;
- ♦ Lighting in all off street parking areas with minimum of 2.0 foot candles;
- ♦ Storm water management report and storm water control plans;
- ♦ Representative percolation tests of proposed seepage pit.

Mr. Musso reviewed the plan indicating that Dr. Goodis has proposed a cross hatched area which was previously thought to be a 35 ft. set back. He would have 11 ft to go out towards the front right of way, which was his intention to get area for his staff and to make the office more functional, since the office is very small. It has sufficient parking for it to be a usable, functional office for that zone. Dr. Goodis had initially proposed an 1100 sq. ft. addition, however, the proposal was reduced down to half the size. Mr. Musso indicated they are addressing the right of way issue. He noted that they would need to go before the Zoning Hearing Board if it could not be resolved.

Mr. Musso indicated that the façade treatments and other outstanding items would be up to date for the next meeting. He noted the architect has those plans in place and will have them available. They have been submitted to the Township and have applied for the building permit.

B. LD-06-03 Chili's Restaurant

Ron Klos, Bohler Engineering

Bill Weisgerber, Brinker Penn Trust

The site is currently a pad site to be leased to Brinker Penn Trust to construct a 5,876 sq. ft. Chili's Restaurant as part of the York Town Center.

Staff recommends this application be accepted as duly filed by Planning Commission.

The following waivers are being requested by the applicant:

- ♦ Waiver of SALDO §289-10 - Preliminary Plan;
- ♦ Waiver of SALDO § 289-11B – Preliminary plans drawn on linen or Mylar.

The following are conditions for the plan:

- ♦ Documentation indicating that PennDOT has been provided with a copy of Plans;
- ♦ Letter of adequacy from the York County Conservation District for E & S Control
- ♦ Landscape and buffer yards installed and maintained by accepted practices as recognized by the American Association of Nurserymen;
- ♦ Surety bond and letter of credit;

The following are outstanding items:

- ♦ Utility contact information listed on the title page
- ♦ Freestanding business signs.

Mr. Klos indicated the project is for a Chili's Restaurant located in the proposed York Town Shopping Center as an out parcel to the shopping center and is a 1.89 acre parcel to be leased from the owner. The location is at the southeast corner of the parcel by Concord Road and Mt. Zion Road. There will not be direct access out onto Mt. Zion or Concord Road. It will be internal through the proposed driveway access into the site. The restaurant is proposed to be 5876 sq. ft. with a service yard and loading area to the rear. They have proposed 109 parking spaces within the lease area, as opposed to the 64 parking spaces which are required by code. The rendering showed proposed landscaping and lighting provided around the restaurant pad and throughout the pad area in conformance with the Ordinance.

Discussion was held regarding PennDOT comments regarding the HOP. Mr. Klos stated that the HOP is being filed by the owner, York Town Center.

Mr. Klos explained the landscaping plans indicating there is an overall plan which shows the shopping center and a survey plan which shows the existing right of way property line and the building locations.

Discussion was held regarding a note on the plan in regards to removing asphalt currently on the site or in the future. Mr. Klos explained this is a timing issue as to when the York Town Center's construction begins as opposed to Chili's construction. It is under the assumption of the way the pad would be delivered to the developer.

Discussion was held regarding Drawings C101B and C601 showing signage. Mr. Klos indicated they understood the Ordinance does not allow signs for individual tenants within the shopping center. The Board requested that the signage be removed from the drawings.

It was noted that the façade and floor plans would be reviewed at the next meeting.

Discussion was held regarding the following:

- The topic of landscaping was readdressed, since there was a question regarding landscaping provided by "others".
- A screening buffer will be required along Concord Road.
- Landscape islands added in front to break it up.
- A bi-directional entrance that is close to the access road turning left.
- Clear site distances and safety concerns.
- County comment regarding the set back numbers.

4. **Action Items**

A. LD – 06-01 Stony Brook Gardens Lots 6 and 7

Jerry Stahlman, Stahlman & Stahlman

The purpose of this plan is to build an 84 unit congregate living facility. The improvements to this lot are indicated on the approved plan for the Market Street Commons Development.

Staff recommends approval of the plan with the following conditions:

- Preliminary plans shall be drawn on linen or Mylar,
- Providing a financial security in an amount approved by the Township Engineer
- Lighting detail should conform to ordinance.

Mr. Stahlman indicated this is one of the out parcels in the AMC parcel, lot 6 and 7. The land development is proposing an 84 unit congregate living facility that is restricted to age 62 and over. This will be apartment units, which is a use in the commercial highway zone as indicated on Note #10 on the second sheet of the plans, and was established to be appropriate for that zone.

Mr. Stahlman reviewed the outstanding items as noted above. It was noted that the engineering fees are still outstanding, and consequently the plan will not be recorded without the fees being paid.

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 TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING WAIVER FOR LD-06-01 SPRINGWOOD DEVELOPMENT CORPORATION:

- **§289-10 PRELIMINARY PLAN**
- SECONDED BY MR. STETS. MOTION UNANIMOUSLY CARRIED.**

MR. ROBERTSON MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF LD-06-01 SPRINGWOOD DEVELOPMENT CORPORATION WITH THE FOLLOWING CONDITIONS:

- **PRELIMINARY PLANS SHALL BE DRAWN ON LINEN OR MYLAR,**
 - **PROVIDING A FINANCIAL SECURITY IN AN AMOUNT APPROVED BY THE TOWNSHIP ENGINEER**
 - **LIGHTING DETAIL SHOULD CONFORM TO ORDINANCE.**
 - **OUTSTANDING FEES SHOULD BE PAID PRIOR TO RECORDING OF THE PLAN**
- SECONDED BY MR. STETS. MOTION UNANIMOUSLY CARRIED.**

5. SKETCH BRIEFINGS: None

6. VARIANCES AND SPECIAL EXCEPTIONS: None

7. OLD BUSINESS: None

8. NEW BUSINESS: None

9. ADJOURNMENT:

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 6:50 P.M.

Respectfully submitted,

Secretary

/ses

Approved

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
APRIL 25, 2006**

MEMBERS: Alan Maciejewski Present
Mark Robertson Present
Larry Stets Present
Mark Swomley Present

ALSO PRESENT: Harish Rao, Director of Community Development
Kristi Reese, Community Development Coordinator
John Luciani, First Capital Engineering
Stacey MacNeal, Solicitor
Susan Sipe, Stenographer

1. CALL TO ORDER:

A. Pledge of Allegiance

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

2. ACTION ON THE MINUTES

A. MARCH 16, 2006

MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF FEBRUARY 16, 2006 AS AMENDED. MR. STETS SECONDED. MOTION UNANIMOUSLY CARRIED.

3. SKETCH BRIEFINGS

**A. SP-06-01 34 Professional Office, LP State Investment Group
North Side of Pleasant Valley Road**

Richard Bogart, James Holley & Assocs.
Vince Weikert, 34 Professional Office, LP

Mr. Bogart stated they were presenting the revised sketch plan. The property is open field with hedgerows and wooded areas. They are proposing office and commercial use. The sketch plan shows 6 lots with an average size of 5.36 acres. The total tract of land is 33.05 acres. Mr. Bogart indicated that the cul-de-sac on the plan exceeded the 600 ft. maximum requirement. He noted their only option included having flag type lots with the required road frontage of 80 ft. off the proposed road, because of the configuration of the topography and the limited amount of road frontage, which is 200 ft. on Pleasant Valley Road and approximately 50 ft. on the stub of Argyle Drive. They dismissed the idea of connecting a commercial type road to a residential street. Consequently they revised the plan to show the six lots that would come off the cul-de-sac and meet the length requirements of the ordinance. This was discussed at the Developer's meeting the beginning of March at which staff had no adverse comments. Mr. Bogart indicated they are seeking the opinion of the Planning Commission on the sketch plan in order to move on to a preliminary plan submission.

Discussion was held regarding concern from Fire Protection Services about the accessibility and turn around of fire apparatus. Mr. Bogart noted in the previous plan submitted with the longer cul-de-sac it

was proposed that an emergency access that would come through Argyle drive and proof was presented that the slopes and the configuration of the drive would be reasonable for emergency equipment to traverse. They have not yet reviewed that aspect with this plan because of the distance between the bulb of the cul-de-sac and Argyle drive.

Discussion was also held regarding traffic concerns. Mr. Bogart indicated that a traffic study is underway. They have done traffic counts in order to prepare a concept for road improvements in the area in anticipation of the preliminary plan stage.

4. BRIEFING ITEMS

A. SD-06-02 Stony Brook Gardens Lots 6 and 7

Jerry Stahlman, Stahlman and Stahlman

Mr. Stahlman stated that Lots 6 and 7 were previous lots that were approved on the AMC subdivision and land development plan. They have submitted a reconfigured layout for the use of these two lots which are being reverse subdivided to rejoin them. The subdivision plan was submitted that joins Lots 6 and 7 and a land development plan which shows a congregate living facility on the site, which have been reviewed at the Developer's meeting. The financial security will be posted before presentation to the Board of Supervisors. Mr. Stahlman noted because the site configuration was changed, the plans were submitted to the Soil Conservation Service. The approved drawing will be provided to the Township as well.

Att. MacNeal stated that there are outstanding engineering fees owed to the Township on the Market Street Commons plan and it is the recommendation of the Township Solicitor that no permits or approvals associated with lots from that subdivision be approved before payment of these outstanding fees.

It was noted that a letter of adequacy is needed for erosion and sedimentation control and financial security for land development.

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 TOWNSHIP BOARD OF SUPERVISORS TO APPROVE SD-06-02 STONY BROOK GARDENS LOTS 6 AND 7 WITH THE FOLLOWING CONDITIONS:

- ♦ **PAYMENT OF ENGINEERING FEES OUTSTANDING FOR MARKET STREET COMMONS**

MR. SWOMLEY SECONDED. MOTION UNANIMOUSLY PASSED.

B. LD-06-01 Stony Brook Gardens lots 6 and 7

David Hogg, Springwood Real Estate Services

Mr. Hogg stated the land development plan will encompass Lots 6 and 7. The purpose of this plan is to build an 84 unit congregate living facility. The improvements to this lot are indicated on the approved plan for the Market Street Commons development.

Discussion was held regarding the following items:

- The site is laid out to gain access off of Cinema Drive.
- There are two accesses to the site.
- The living spaces have individual parking spaces for the site. The ordinance requires ½ space per unit.

- All of the utilities are in the water and sewer hook ups .
- There are storm water facilities.
- In this facility the refuses are contained inside the structure. There is a garage door and a truck pulls in off the access drive to pick up the totes.
- A landscaping plan was submitted that provides for the interior landscaping and the break up of the parking lot. There is additional landscaping that has to take place along Eastern Blvd due to a stipulation with the approval of the congregate living facility to do a dense buffer zone in that area.
- Facility will be restricted to residents 62 and over only, ranging from residents who are totally independent to residents having in home care not provided by the facility.
- Some of the residents have a car.
- The units are all rentals with one-year leases.
- A deed restriction will be filed for the 62 and over stipulation, which was part of the agreement for zoning.
- No lighting attached to the building - freestanding lights.
- Building materials proposed include wood frame with a floor covering. Exterior is brick and some siding - shingle roof.
- Will look into Rabbit Transit access to the site.
- County comments were received.

Mr. Luciani stated the applicant provided an analysis to demonstrate that this many units provided a significant reduction in the volume of traffic. There is no traffic study other than what was done for all of Cinema Drive. Outstanding conditions include the loading zone as a requirement. The landscape plan addresses the requirement for a Type 2 buffer zone along Eastern Blvd. Analysis was done on storm water which indicated 65% covered. The applicant will be paying recreation fees for each of the residential units set in the agreement. Sewage planning was done as an exemption.

It was noted that the applicant will need to provide lighting on the plan for the next meeting.

B. LD-06-02 EBLW, Inc.

Jim Barnes, James Holley & Assoc.

The property is located at 2525 Eastern Blvd. The applicant wishes to add a second story expansion and a lobby area addition to meet ADA requirements.

The plan does not contain substantially all of the information required by the Springettsbury Township Subdivision and Land Development Ordinance. Staff recommends the Planning Commission find the plan has not been duly filed.

Mr. Barnes stated that plans were submitted yesterday, a day after the submission deadline, which addressed comments provided to them at the Staff meeting.

Att. McNeal indicated she recommended a 30 day extension noting that the time period expiration for the application is 6/22. Her recommendation was based on the fact that due to the new plans submitted after the submission date, the Planning Commission nor the Engineer would have had time to review the new plans.

Mr. Barnes agreed with the 30-day extension. He offered explanation that the proposal is to expand the second floor of the existing building at 2525 Eastern Blvd. It is a 30x120 addition to provide additional office area. Waivers will be requested because of the fact that the building was built in 1976 and current ordinance standards will not apply, since they do not have adequate area. To the rear and north side of this site is the zoning boundary line between the commercial district and the commercial highway district. Consequently, the buffer yard requirement of a minimum of 15 ft. can not be accommodated from the standpoint that the curb line is only 5 ft. off of the property line and the paving line for the current Fat

Daddy's is only another five feet from that property line, resulting in 10 feet in that area. In addition, the building uses geothermal heating and cooling and two of the wells are along the north side of the property causing site constrain. The sanitary sewer line that serves properties along Eastern Blvd. lies within this property, so no plantings can be done in the sewer right of way, however, the Ordinance requires streetscape and screening along the front.

A portion of the parking is under the second floor addition which includes handicapped parking. The elevator will be in the lobby area.

MR. STETS MOVED TO TABLE LD-06-02 EBLW, INC. SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY PASSED.

5. ACTION ITEMS

A. LD-06-17 CHR Corp./Rutters

Eric Thomas, LSC Design, Project Engineer
Greg Creasy, Grove Miller Engineering

Chairman Maciejewski informed the residents in attendance the procedure for the discussion: The applicant will present the plan. The Board will ask questions regarding the plan. After obtaining clarification from the applicant, public comment would be invited. The spokesperson for a group will first address the Planning Commission. Then Chairman Maciejewski will entertain comments from the public. Comments will be limited to new subjects and 3 minutes in length. State name and address for the record. Mr. Maciejewski indicated it is preferred that questions not be directed to the representatives from Rutters Corp.

The property currently contains a vacant industrial building, and the applicant proposes a convenience store with fuel dispensing.

This plan was received on October 24, 2005, and was last revised on March 27, 2006. The following waivers have been requested in association with this project:

Current Code	Old Code	
SEC. 289-10.A.1	SEC. 22-304.1	Requirement for a Preliminary Plan
SEC. 289-23.A	SEC. 22-408	Requirements for Sidewalks south of southern driveway to access road to I-83
SEC. 289-23.A	SEC. 22-408	Requirements for Sidewalks north side of Industrial Highway
SEC. 289-26	SEC. 22-411	Landscaping and Buffer Yard Requirements
SEC. 289-32.J.3	SEC. 22-502.10.B	55 foot Diameter Cul-De-Sac Turnaround

The plan was presented for acceptance and action. Prior to approval or denial of the Rutter's Farm Store No. 11 Land Development Plan, a decision must be made regarding the previously mentioned waivers. The developer must make the case that the waiver's are warranted and in the best interest of the Township. Pending resolution of the required waivers for this project, the Planning Commission may take the following action:

- The Planning Commission may deny the developer's request for a waiver to Section 289-10.A.1 (old code 22-304.1) on the grounds that the proposed Rutter's Store No. 11 plan requires significant public improvements and it has been the Township's policy to require a Preliminary and a Final Land Development Plan for projects of this nature. In addition the creation of the extended portion of Industrial Highway will require a Final Subdivision Plan prior to being adopted and the Plan is currently only in the preliminary phase. As this plan is coming to the end

of the 90-day review period, the Planning Commission would have to deny the plan, unless an extension was granted by the Developer. Or;

- The Planning Commission may grant the developer's requested waivers and accept the plan with the outstanding issues. The Planning Commission may then make a recommend to the Board of Supervisors.

Motions made should then be made at the determination of the Planning Commission on the previously mentioned actions.

Mr. Thomas stated they were before the Board of Supervisors on December 8 for the sketch plan review. They have been working with the staff to review the plan.

Mr. Thomas gave a description of the plan indicating that the site is an existing vacant industrial building. CHR is planning to demolish the building and construct a convenience store. In addition, part of the settlement agreement is to extend Industrial Highway on the western side of North Hills Road which is the location of the north access, noted by a cul-de-sac. There will be a center left turn lane on to that proposed extension, as well as a northbound and southbound turn lane. They will upgrade the intersection to address traffic problems. There was consideration for a concrete median that would run from the intersection down to Wallace Street intersection, with the Rutters center drive lining up with Wallace St. They are also proposing a right-in, right-out driveway approximately in the middle of the gas dispensing area. PennDOT requested removal of the right-in, right-out driveway, as well as the removal of the proposed concrete median, consequently that is no longer being presented. There are parking spots for four trucks in the store lot. Mr. Thomas stated the convenience store will not serve as a truck stop, as there are no fueling areas proposed for tractor-trailer trucks. They are proposing 9 fueling stations, one of which is for diesel fuel, not for tractor-trailers but only pick-up trucks.

Discussion was held regarding addition of landscaping. The existing pavement near the road along with the currently building will be removed and a landscape buffer will be installed across from the residential properties. They are developing a landscape berm wall to protect against headlights on the convenience store lot. They are not planning to do any improvements on the southern lot, except for cleaning up the overgrown shrub. This will remain a wooded buffer to protect from noise from I-83.

Discussion was held regarding the traffic study which was performed by Mr. Creasy, who indicated that the average daily traffic on North Hills Road, currently is 19,500 according to PennDOT's estimates from their website. He noted they analyzed that intersection from a level of service standpoint, from the time of the store opening and then ten years past. Mr. Creasy stated that at the time of store opening the driveway will be expected to operate at level of service "C" in the AM peak hours and a level of service "D" in the pm. Projecting to the 10 years which is 2016, the level of service in the AM peak hours it is expected to be "C" and in the PM it would be a level of service "E". Between D and E the cut off is 35 sec of delay for average of vehicle. In the 10-year projection the PM peak hour the level of service E is 36.5 seconds of delay, which is 1.5 seconds over the cut off point of being a level of service D.

Mr. Creasy explained the traffic pattern for the center left hand turn lane, noting that currently through the intersection of North Hills Road it is one lane in each direction across Wallace Street. As part of the proposed improvements, both begin a center left turn lane pattern 75 feet south of the intersection.

Discussion was held regarding the possibility to restrict left hand turns Monday through Friday from 3 PM to 6 PM out of the south driveway. It was determined by the Planning Commission to obtain evaluation from the Springettsbury Township Police Department, State Police and PennDOT on this issue.

Discussion was held regarding the proposed cul-de-sac area on Industrial Highway, which was one of the requested waivers. Mr. Thomas stated that in a industrial commercial subdivision land development the requirement for a cul-de-sac turn around radius is 55 ft. The situation is there is limited room due to the train tracks to the north, since the Rutters property is up against the right of way. There is also also a high tension power line pole, consequently they are restricted in that area. He noted this was discussed with the Board of Supervisors, who indicated they did not have a problem with a modification as long as trucks could still turn around. Mr. Thomas indicated that they completed a truck template, shown on plan sheet LD-8, which illustrates that a truck can get through and turn around to get back out. Therefore, they are requesting a reduction and are requesting a cul-de-sac with a radius of 45 ft.

Att. MacNeal stated her concern with the proposed 45 ft. cul-de-sac that it would not meet the requirement for liquid fuels and, therefore, the Township would not be eligible for state funds to maintain it. Mr. Thomas stated that although it will be offered for dedication from their discussion with the Board of Supervisors, they assume that it will not be accepted and Rutters would be responsible for the maintenance; it would be considered an extended access drive for Rutters.

Discussion was held regarding the waiver request for the sidewalks on the north side of Industrial Highway and the southern driveway. This would be a modification request for the sidewalks to be installed upon a six-month notice. Discussion was held regarding the sidewalk from the access road to I-83 up to the store. It was noted there are no sidewalks proposed for the opposite side of the entrance ramp. Mr. Thomas stated the reason for that was to discourage people from walking down across an entrance ramp to a restricted highway.

Concern was expressed about not having the sidewalks since there are houses down beyond North Hills Road and there is no sidewalk for pedestrians on either side of the street.

Discussion was held regarding the waiver for modification on landscape and buffer yard requirement. Mr. Thomas stated a landscape bermwall is proposed across from the residential properties, which is 40" high on the back side and 10" high on the street side, as required by the ordinance.

They are requesting the modification in the area across from the business of Gohn & Stambaugh. However, they are still putting in the required amount of trees and there will also be a berm, but not a wall.

It was noted the applicant is also requesting a waiver which was submitted on April 13 regarding property monuments planned along the property except along the slope to I-83 which they are planning to mark with steel pins. Because the ordinance requires monuments, it was suggested they apply for the waiver, which is noted as §22-402.1.

Mr. Thomas noted the other waiver request was the requirement for preliminary plan. Ms. MacNeal indicated that this was discussed with the engineer who determined the issue was resolved, since the plan contains all the information of a final plan. Consequently the waiver would be considered a formality.

Discussion was held regarding off street parking. Mr. Thomas stated the parking spaces extend into the industrial zone. He noted the Board of Supervisors indicated even though it extends into the industrial zone they would consider treating it as a commercial zone.

Ms. MacNeal stated that upon discussion with the Township Solicitor the discussion at the Board of Supervisors meeting was that they would request a modification for a berm wall adjacent to those parking spaces.

Discussion was held regarding the comment of Norfolk Southern to the proposed road improvements at North Hills Road relating to the creation of the right hand turn lane and the signal light configuration

Mr. Thomas stated they talked to Norfolk-Southern about obtaining right-of-way and were turned down. At that time Mr. Thomas indicated it was mentioned that there was going to be an additional left turn and they did not comment. They also did not have any comment on additional traffic and the train signalization.

Chairman Maciejewski opened the floor to comments from representatives of the neighborhood.

Comments from Att. William Hoffmeyer

Mr. Hoffmeyer indicated he was retained by the East York neighborhood.

He expressed the following concerns:

- the Rutters Convenience store is not conducive to tractor-trailer parking.
- Trucks traveling south would not have the visibility to determine whether one of those four truck parking spaces is available. There could be a line of trucks stacked up in the back of this property. The only way they could get out is from the southern entrance on North hills Road.
- There should be no left hand turn out of the south entrance under any circumstance.
- The parking spaces as shown in the professional office areas - there is a stipulation on record in court by which the applicant stated "CHR agrees to limit the construction related to the use to the portion of the property currently zoned industrial. Those 7 parking spaces are in the professional office zone. It is contradictory to the stipulation which CHR signed and was filed in 2004 SU2943-Y08 in the Court of Common Pleas of York County by order of Judge John Kennedy November 23, 2004. If the parking spaces can not be permitted, this site does not have sufficient parking as long as they have the truck parking spaces there. They would have to eliminate the truck parking spaces and convert them into vehicular parking spaces.
- The elimination of the landscaping berm along the side of North Hills Road which will allow lights from the cars affecting those homes on the eastern side of North Hills Road.
- Eliminating the sidewalks because of the concept that they don't want people to walk south of the I-83 ramp.

Tom Shaffer – 138 N. Keesey St.

Mr. Shaffer stated that he spoke to a police officer who indicated that the traffic count was 216,000 cars / day.

David Fernandez – 1843 Wallace Street

Mr. Fernandes commented on diesel fuel. Concerned about diesel fuel service for tractor-trailer trucks in the future, which would give off odor and fumes.

George Whare – 129 North Hills Road

Mr. Whare expressed concern about the speed of traffic and general traffic concerns.

Debbie Count – 136 North Manheim Street

Ms. Count was concerned with safety of her 5 children due to cars cutting through her street. Referred to a traffic study done back in November 2005 on North Manheim Street. Average day 200 cars go down her street. There are no speed limit signs on her street. Also mentioned concern about school bus stops on Philadelphia Street.

Susan Robertson – 41 North Vernon Street

Ms. Robertson questioned about the railroad company having no comment about what is happening other than the right of way. She asked if the Township was obligated to look into this matter to make sure the numbers are accurate.

Mr. Maciejewski stated that the Township Engineer reviews the traffic study and if there is anything that appears abnormal it is questioned. PennDOT would comment on the plan if something was incorrect. At this point it is an open issue because the explanation is that PennDOT said it is okay. Regarding Norfolk Southern, the Township has experience with other rail crossings in the Township so the Township engineer is familiar with what they would look at. It was determined that Norfolk Southern would indicate if they wanted more information.

Tracy Kaufman – 118 N. Manheim Street

Ms. Kaufman stated there were no speed limit signs in her neighborhood, and that the public uses the road as a cut through to Market Street. A traffic study was conducted on her road, which has approximately 30 homes on her street. From 3:30-5:00 there are 200 cars per day.

Joe Pano – 141 N. Marshall Street

Mr. Pano disputed the drawing as to whether it was a true scale. He also expressed concern about trucks being able to get in and out of the parking area. Also safety issues.

John Wensky – 2121 N. Philadelphia Street

Mr. Wensky stated according to his calculations there is a car going by Wallace Street every 5 seconds.

Gilbert _____ 2125 E. Philadelphia Street

Stated his concerns regarding selling fuel to tractor-trailers.

Dawn Archer – North Marshall Street

Ms. Archer expressed concern about tractor-trailers parking along the roads.

Janet Shaffer 138 N. Keesey Street

Ms. Shaffer asked about the ownership of the property. She was informed it is currently owned by the Wolfe organization. CHR has a sales agreement. They are not obligated to purchase the property if for some reason they can not build on it.

Denny Heffern – 143 N. Rockburn

Mr. Heffern expressed concern about amount of traffic on Rockburn Street affecting the quality of life and safety for children at the playground in that area.

Keith Wire – 100 N. Manheim Street.

Mr. Wire stated his concern about storage of equipment in the cul-de-sac.

Ray Smith – 157 N. Oxford Street

Mr. Smith's concern was light pollution in the neighborhood from the convenience store.

Mr. Smith was informed that the Township would conduct a study to measure how much candlepower will be spilling over into the neighborhood.

Julian Dunning – Canterbury Lane

Mr. Dunning indicated he lives in back of another Rutter's store in Springettsbury Township. He pointed out the occurrence of accidents due to increased volume of traffic. He also expressed concern about diesel fuel being sold and potential development by Rutters of the green area.

Mr. Maciejewski assured that Rutters would not be able to develop that area because it is covered by the development plan.

Katie Dolan – 2252 Dixie Drive

Ms. Dolan expressed her concern about noise pollution, litter in the area and air pollution.

Julie Amberg – 108 N. Vernon

Ms. Amberg pointed out the baseball league games and practices that occur on the field behind the Saturn car dealership every year between March and July, which adds a tremendous amount of traffic.

Jerry Shehan – 21 North Marshall

Mr. Shehan talked about Philadelphia Street being a dangerous road every day due to the consistent back up from cars on I-83 northbound exiting off the Market Street exit.

Jim Lease – Wallace Street

Mr. Lease stated his opinion that another Rutters was not needed at this location.

Att. John Countess, Representing Rutters

Mr. Countess asked to clarify some points based on the residents' comments. He indicated that the stipulation signed by Judge Kennedy had a plan attached to it which showed the parking spaces in the area zoned A-O. Mr. Countess also pointed out that that the property is zoned industrial and in the Zoning Ordinance a truck terminal is an allowed use which means a truck terminal would be allowed to have diesel fuel dispensing pumps. He noted that North Hills Road is a PennDOT road and traffic control is subject to their approval. Mr. Countess stated that the plan stipulates no overnight truck parking will be permitted. They have proposed to put a curb along the A-O zone to the entrance ramp for I-83 which will prohibit the trucks parking along the side of the road.

George Trout – 33 N. Manheim Street

Mr. Trout expressed concern about the safety of the 74 children who live on Manheim Street.

Mr. Maciejewski announced the closure of the public comment portion of the discussion. He thanked everyone who spoke and noted the Planning Commission would take their recommendations under consideration.

The following issues were reviewed as a result of the discussion;

- Restricting the access to tractor-trailers on the site.
- Restriction on the sale of diesel fuel.
- Discussion about the cul-de-sac.
- Sidewalks on the west side of North Hills road from the I-83 ramp to the store.
- Discussion about landscape and buffer yards being extended down to the corner as opposed to stopping it at a certain point.
- Discussion about restricting left hand turns out of the North Hills Road entrance.
- Traffic study - PennDOT must complete the traffic impact study.

Chairman Maciejewski called for a motion.

MR. STETS MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF WAIVER §289-10.A.1 - REQUIREMENT FOR A PRELIMINARY PLAN. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

MR. STETS MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS DENIAL OF WAIVER §289-23.A - REQUIREMENTS FOR SIDEWALKS SOUTH OF SOUTHERN DRIVEWAY TO ACCESS ROAD TO I-83. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

MR. STETS MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF WAIVER §289-23.A - REQUIREMENTS FOR SIDEWALKS NORTH SIDE OF INDUSTRIAL HIGHWAY. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED. (It was noted that a six-month note was added to the plan.)

MR. STETS MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF MODIFICATION WAIVER §289-26 - LANDSCAPING AND BUFFER YARD REQUIREMENTS. SECONDED BY MR. ROBERTSON. MOTION DENIED (VOTE WAS 2 IN FAVOR, 2 OPPOSED) .

MR. STETS MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF WAIVER §289-32.J.3 - 55 FOOT DIAMETER CUL-DE-SAC TURNAROUND. SECONDED BY MR. ROBERTSON.

DISCUSSION: On previous waivers the 55 ft diameter was waived but in determining the roads the cul-de-sac dimension was specified on the modification waiver as a 55 ft. curbed cartway with a 65 ft right of way. The applicant is asking for one waiver, but it is two provisions since they are not providing a 55 ft paved area and not providing a 65 ft. right of way. The dimension of the turn around is not symmetrical. The radius of the bulb is about 38 ft out of the Rutters property. The waiver request is based on what has currently been submitted.

MOTION DENIED. (VOTE WAS 2 IN FAVOR, 1 OPPOSED, 1 ABSTENTION)

MR. STETS MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF MODIFICATION WAIVER OLD SECTION 22.402.1 MONUMENTS TO BE INSTALLED IN CONCRETE EXCEPT THOSE ALONG I-83 WHICH WILL BE SET AS PINS. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

MR. STETS MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF LD-05-17 CHR CORP/RUTTERS WITH THE FOLLOWING CONDITIONS:

- **TEMPLATE MUST BE PROVIDED TO THE ENGINEER TO REVIEW ON SITE TRACTOR TRAILER MOVEMENTS**
 - **LETTER OF ASSURANCE FROM NORFOLK-SOUTHERN THAT THEY ARE IN AGREEMENT WITH THE RIGHT OF WAY ISSUES,**
 - **SUBJECT TO PENNDOT HOP APPROVAL,**
 - **SUBJECT TO A NOTE PLACED ON THE PLAN TO MAINTAIN THE EXTENSION TO INDUSTRIAL HIGHWAY.**
 - **SUBJECT TO RIGHT-IN, RIGHT-OUT RESTRICTION AT THE SOUTHERN ENTRANCE AT NORTH HILLS ROAD PROHIBITING LEFT HAND TURNS,**
 - **SUBJECT TO THE COMPLETION OF A TRAFFIC IMPACT STUDY,**
 - **SUBJECT TO LETTER OF ADEQUACY FROM CONSERVATION DISTRICT T&S PLAN, SURETY BOND, ESCROW ACCOUNT FOR PROPOSED PROJECT,**
 - **OFF STREET PARKING LOT SHALL NOT PROJECT INTO REQUIRED YARD SPACE TO BE DISCUSSED,**
 - **SUBJECT TO REQUIREMENT FOR SIDEWALKS ALONG THE SOUTHERN DRIVEWAY TO ACCESS OF I-83 INTERCHANGE,**
 - **SUBJECT TO FULL LANDSCAPE AND BUFFER YARD REQUIREMENT,**
 - **SUBJECT TO THE 55 FT WIDTH CUL-DE-SAC BEING PROVIDED,**
- SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.**

B. LD-05-21 York County Substance Abuse Treatment Facility

Tom Englert, CS Davidson

The Applicant wishes to construct a Substance Abuse Treatment Center Facility; associated truck delivery/dock areas; and service drive improvements.

This plan was received December 27, 2005 and was previously presented as a briefing item.

Staff recommends approval of the plan with the following conditions:

- ♦ provide letters from all affected public utilities;
- ♦ provide a clear status of Heindel Road;
- ♦ provide a feasibility study and report concerning sewer and water facilities from the local office of the Pennsylvania Department of Environmental Protection and the Township;
- ♦ provide a traffic study for the proposed development. The traffic study should specify how additional traffic patterns will be addressed by the possible abandonment of Heindel Road;
- ♦ provide a financial security for public improvements in an amount approved by the Township Engineer;
- ♦ showing crowns on cartways of the proposed Commons Drive.

Mr. Englert stated that all of the items listed as outstanding have been provided with the exception of the Developer's Agreement. The Township will provide that to the County this week so it can be on the next agenda for the Board of Supervisors. As a result of meetings regarding the Developer's Agreement, the developer is going to contribute \$6500 towards the Township's Comp Plan. They are also going to contribute 50% of the engineering, legal and traffic impact study fees for the proposed rail crossing of Davies drive to make it go all the way through to Market Street. They will also provide an inter-municipal agreement that turns Heindel Road over from the Township to the County.

Discussion was held regarding the issues surrounding Heindel Road.

Mr. Englert indicated they discussed the idea of the house with the County and they indicated they are not interested in pursuing that property.

Mr. Englert stated that the waiver requests have been reworded to reflect what actually is being proposed on the plan as requested by the Planning Commission at the last meeting.

Mr. Englert was asked to explain their proposal for a 24 ft wide roadway when the Township requires a 26 ft. width. He explained that this is due to limited space. They will be providing curbing and sidewalk on the south side, and curbing on both sides. The roadway would extend approximately 70 ft past the access drive into the treatment facility, then taper back to 18 ft. wide. Mr. Englert indicated they would change the width to the 26 ft.

Upon reviewing conditions for the plan, discussion was held regarding a condition that Heindel Road be turned over to the County and that Heindel Road be made one-way east.

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

MR. SWOMLEY MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING WAIVERS FOR LD-05-21 YORK COUNTY SUBSTANCE ABUSE TREATMENT FACILITY:

- **22-304.1 – PRELIMINARY PLAN – THE OWNER AGREES TO SUBMIT PLANS AS PRELIMINARY/FINAL TO AVOID SEPARATE PRELIMINARY SUBMITTAL.**
- **22-407.1 – CURBS AND GUTTERS – THE OWNER AGREES TO CONSTRUCT CURBS ON BOTH SIDES OF HEINDEL ROAD TO THE EXTENT SHOWN ON THESE PLANS ONLY (FROM THE INTERSECTION OF HEINDEL ROAD AND DAVIES DRIVE WEST TO APPROXIMATELY 70’ PAST THE CENTERLINE OF THE ACCESS DRIVE FOR THE PROPOSED REHABILITATION CENTER).**
- **22-408.1 – SIDEWALKS ON BOTH SIDES – THE OWNER AGREES TO:**
 - A. CONSTRUCT SIDEWALK ON THE NORTH SIDE OF THE COMMON DRIVE SHARED WITH THE 911 CENTER TO THE EXTENT SHOWN ON THESE PLANS (FROM DAVIES DRIVE WEST TO THE OPPOSITE SIDE OF THE ACCESS DRIVE TO THE PROPOSED REHABILITATION CENTER).**
 - b. CONSTRUCT SIDEWALK ON THE WEST SIDE OF DAVIES DRIVE TO THE EXTENT SHOWN ON THESE PLANS (FROM THE COMMON DRIVE WITH 911 CENTER NORTH TO THE INTERSECTION OF DAVIES DRIVE AND HEINDEL ROAD.**
 - c. CONSTRUCT SIDEWALK ON THE SOUTH SIDE OF HEINDEL ROAD TO THE EXTENT SHOWN ON THESE PLANS ONLY (FROM THE INTERSECTION OF DAVIES DRIVE AND HEINDEL ROAD WEST TO APPROXIMATELY 70’ PAST THE CENTERLINE OF THE ACCESS DRIVE FOR THE PROPOSED REHABILITATION CENTER).**
- **22-502.1.D – PRIVATE STREETS IMPROVED TO PUBLIC STREET STANDARDS – THE OWNER AGREES TO CONSTRUCT ALL ACCESS DRIVES SHOWN ON THIS PLAN TO THE EXTENTS SHOWN. ALL DRIVES WILL BE 26’ IN WIDTH. NO IMPROVEMENTS TO HEINDEL ROAD, OTHER THAN THOSE SHOWN, ARE PROPOSED BY THIS PLAN. THIS WAIVER IS BASED ON A DEVELOPER’S AGREEMENT BETWEEN THE OWNER AND SPRINGGETTSBURY TOWNSHIP SUPERVISORS.**

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

MR. SWOMLEY MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF LD-05-21 YORK COUNTY SUBSTANCE ABUSE TREATMENT FACILITY WITH THE FOLLOWING CONDITIONS:

- ♦ **PROVIDE LETTERS FROM ALL AFFECTED PUBLIC UTILITIES,**

- ♦ **RECOMMENDATION THAT HEINDEL ROAD BE TURNED OVER TO THE COUNTY AND CHANGED TO ONE WAY EAST FROM CONCORD ROAD TO THE EXISTING PRIVATE PROPERTY,**
- ♦ **PROVIDE A FINANCIAL SECURITY FOR PUBLIC IMPROVEMENTS IN AN AMOUNT APPROVED BY THE TOWNSHIP ENGINEER,**
- ♦ **ADDING ALL TRAFFIC CONTROL DEVICES TO THE DRAWINGS,**
- ♦ **ADDING SIDEWALK FOR POSSIBLE BUS RELOCATION,**
- ♦ **FINALIZING DEVELOPER'S AGREEMENT**

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

6. VARIANCES AND SPECIAL EXCEPTIONS - none

7. OLD BUSINESS - None

8. NEW BUSINESS - None

9. ADJOURNMENT

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 9:55 P.M.

Respectfully submitted,

Secretary

/ses

Approved

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
MARCH 16, 2006**

MEMBERS: Alan Maciejewski Present
Mark Robertson Present
Larry Stets Present
Randy Meyerhoff Present

ALSO PRESENT: Harish Rao, Director of Community Development
Kristi Reese, Community Development Coordinator
John Luciani, First Capital Engineering
Stacey MacNeal, Solicitor
Susan Sipe, Stenographer

ABSENT: Mark Swomley

1. CALL TO ORDER:

A. Pledge of Allegiance

Chairman Maciejewski called the meeting to order at 5:30 p.m. and led the Pledge of Allegiance.

2. ACTION ON THE MINUTES:

A. February 16, 2006

MR. STETS MOVED FOR APPROVAL OF THE MEETING MINUTES OF FEBRUARY 16, 2006 AS PRESENTED. MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.

3. NEW BUSINESS

A. Draft Comprehensive Plan Presentation by Kise, Straw & Kolodner

Marian Hull gave a presentation on the Comprehensive Plan, which was developed as a policy foundation for local planning decisions to determine community vision and goals including:

- How and where development will occur
- How to most efficiently use your transportation systems within limits
- How to provide affordable housing
- How to house current population
- How to enhance the character of the community
- Determine future needs for open space and environment.

Ms. Hull stated the project began approximately 1½ years ago with background analysis and data collection, along with a public process to develop goals and objectives. A draft plan was produced which was presented to the community at an open house. Based on that feedback, the plan was refined and an implementation strategy was developed, resulting in a final draft of the plan to be ready to go through the adoption process. Pending the Planning Commission's comments, final revisions will be made to prepare it for the 45-day review period to the school districts, surrounding municipalities and the public for comment. This is the official notification required under the Municipal Planning Code. Once the plan is adopted in May or June of this year, work will begin on revising the ordinances.

The plan has been overseen by a Comprehensive Plan Committee made up of Planning Commissioners, Township Supervisors, residents and various interest groups in the Township.

Data collection conducted stakeholder interviews, business representatives, neighborhood representatives, as well as department directors. Ms. Hull gave the results of a community survey that was distributed in the Township newsletter, which resulted in 220 surveys being returned. Half of the surveys were completed by residents 60 years plus.

- 60% of responders have lived here for 20 years or more for the reasons of good schools, near work, and enjoy the suburban character of the community.
- 51% think the Township has become too developed.
- 25% believe it has improved for the better.
- 60% felt that they would be less satisfied 10 years from now if the current development patterns continued.
- Key issues – managing congestion, managing growth and development, preserving the open space, protecting natural resources, and improving roadway conditions.

Key findings in the technical analysis that was done include:

- Population growing by 10% since the 1980's. It is projected to continue between now and 2020.
- Median age 42 years. Median incomes are higher than state and county averages but have not kept pace with inflation. Manufacturing jobs are holding steady.
- Housing trends – division of housing stock more than 40% are 45 years or older. Major maintenance will be needed to keep them relevant for the market and to keep them in good condition. Code enforcement will be important.
- Ms. Hull expressed the importance of adding some flexibility to the zoning ordinance to allow changes to homes so that an aging population would be able to continue to live in their homes without changing the character of the neighborhood.
- Not a lot of options for senior housing.
- Environmental and natural features include floodplains, wetlands, slope areas. Some agricultural security areas.
- Need to review to see what kinds of protections are needed going forward to limit things such as increasing storm water.
- Need to look at storm water management in terms of system retrofits.
- Largest land use today is about 40% for residential development. Second most is rural land use, i.e., open space or agricultural.
- Excellent community services as far as police protection and investment in community policing. Fire protection is mixed between volunteer and paid. Continue to pursue sharing fire protection service with neighboring municipalities.
- The Township is in two school districts.
- Township parks are heavily utilized and in some cases over utilized by formal programming. Need to look at that situation in the parks master plan beginning this month.
- Transportation – congestion is bad and getting worse with local traffic and regional pass-through traffic. Need to have a transportation system that can accommodate both. There are capacity limits in the Township. Connectivity is limited so you have to be on the major streets to get from place to place.
- Frequent curb cuts on commercial streets which decrease the efficiency of the travel lanes.
- In some cases poor intersection alignment which is also cutting into capacity with hard to see, inadequate turning gaps, creating difficulty in coordinating traffic signals which would increase the capacity of the road through managing the traffic.

Ms. Hull reviewed comments from the public meetings:

- Concern from residents about how to address development going forward.

- Opportunities to reuse and redevelop under-utilized properties, particularly commercial properties and industrial properties in the Township and improving the appearance of main commercial strips.
- Idea of establishing a town center.
- Reducing traffic congestion.

Ms. Hull addressed what the plan recommends based on the analysis and what was heard from citizens in the community:

- Strengthening productions for existing residential neighborhoods.
- Looking closely at zoning to determine how to support those neighborhoods going forward.
- Focusing on changes to land use and character in commercial and industrial land with the recognition that there are under-utilized lands in this category.
- Increasing mixed use helps support a senior population. Determine how to incorporate commercial corridors and apartment office areas to integrate them into a mixed use.
- Increasing protection of natural resources.
- Streetscaping improvements and design guidelines to enhance the appearance of commercial development.
- Improving street connectivity to manage congestion paired with traffic calming.
- Complete strategic transportation capacity improvements.

Ms. Hull addressed future land use stating they are proposing a set of changes guided by the land use goals and objectives or the overall plan goals and objectives:

- Key is reinforcing the residential character of the neighborhoods in the Township through zoning code and enforcement and incentives for reinvestment in properties.
- Targeting changes in commercial – industrial districts reflecting the need to stay current with the market.
- Reinforcing retail areas with village style development that will support concept of mixed-use neighborhoods.
- Implementing design guidelines for public improvements and commercial areas and mixed-use areas to help create a town center environment.
- Recommendations for rural areas in the Township, with the policy being that infrastructure extensions would be limited in the rural area, looking at low-density development patterns.
- Protection for natural resources through zoning overlays.

Economic development:

- New tools to pursue revitalization of under utilized sites; an approach that balances business development and reinvestment with community needs.
- Community services
- Parks master plan starting later this month – first meeting of the committee is April 10.

Next steps – Incorporate comments from this meeting. Upon final draft of the plan begin the 45-day review process as required under the MPC. A public hearing will be held at the Board of Supervisors meeting in May with adoption in May or June. Subsequently, work will begin on the zoning and subdivision ordinances.

Chairman Maciejewski called for a motion.

Motion made by Mr. Meyerhoff to recommend that the draft Comprehensive Plan be issued for a 45-day review process as required by the MPC. Seconded by Mr. Robertson. Motion unanimously carried.

4. Briefing Items

A. LD-05-21 York County Substance Abuse Treatment Facility

Tom Englert, C.S. Davidson

The Applicant wishes to construct a Substance Abuse Treatment Center Facility; associated truck delivery/dock areas; and service drive improvements.

Staff recommends approval of the plan with the following conditions:

- ♦ Provide letters from all affected public utilities;
- ♦ Provide a clear status of Heindel Road;
- ♦ Provide a feasibility study and report concerning sewer and water facilities from the local office of the Pennsylvania Department of Environmental Protection and the Township;
- ♦ Provide a traffic study for the proposed development. The traffic study should specify how additional traffic patterns will be addressed by the possible abandonment of Heindel Road;
- ♦ Provide a financial security for public improvements in an amount approved by the Township Engineer;
- ♦ Showing crowns on cartways of the proposed Commons Drive.

Mr. Englert stated that they are still in the negotiation stages with the Board of Supervisors on the Heindel Road issue, which will be addressed through a developer's agreement and discussed at the next Supervisors meeting.

Mr. Englert distributed copies of the Heindel Road plan, noting that the plan calls for Heindel Road to extend from the intersection of Concord Road back to a point near a private residence that is situated in the middle of the path of the projected road. He stated they are negotiating with the Supervisors to discuss options as to how to proceed with Heindel Road.

Discussion was held regarding the following issues:

- Possibility that Heindel Road would be kept open as a municipal road or become a private road.
- Discussion was held regarding the private residence, with the possibility of buying the house.
- Flow of traffic from the facility. As part of the developer's agreement a traffic study will be done on Davies Drive to look at both ends of Davies where it intersects with Market Street and Concord. This will be the first formal proposal and it will be tied to the agreement for the rail crossing.
- Signalization at Davies and Concord – one item of the developer's agreement is going to be 50% sharing between the Township and County of the engineering design fees and construction fees of the railroad crossing to connect Davies and 50% sharing of the traffic impact costs.
- Four page EIS study analyzing the trip generation.

Mr. Englert stated they received the letters from the public utilities and DEP. He noted they revised the driveway that was part of the 911 Center that shared the cross sloped road to show crown and the only outstanding item is the bond estimate and the developer's agreement.

In regards to the plan for Heindel Road, Attorney MacNeal stated that the preferred plan is that the Township would turn over to the County Heindel Road from Concord Road to Davies Road. At the location of the house that would become a County road. The County would restrict westerly traffic on the road from the house west of Concord and there would not be a cul-de-sac.

Mr. Englert added that Heindel Road would be improved to its full required width with curb on both sides and sidewalk on the south side across the front of the treatment center's facility to the entranceway.

Mr. Maciejewski indicated that for the meeting next month, the applicant will need to provide a list of modification waiver requests, developer's agreement and direction on traffic.

It was decided to move the date of the next Planning Commission meeting to Tuesday, April 25, 2006.

5. **ACTION ITEMS** - None

6. SKETCH BRIEFINGS

A. SP-06-02 YBC/Caldwell Development of Former Caterpillar Plant

Paul Brassler

Peter Miller, Caldwell Development Partner

Doug Gossick, Michael Brill, Engineering

Mr. Brassler reported that the developers of the Caterpillar property are proposing a large retail grocery store at the Caterpillar site accessing off Memory Lane. A sketch plan was submitted to obtain feedback from the Planning Commission on the project. The applicant met with their traffic consultant to discuss the Haines Road / Memory Lane master plan and traffic impact.

Mr. Gossick referred to the concept plan presented to the Board, addressing the issue of traffic. As an overview, he indicated that demolition of 260,000 sq. ft. of building on the west side of the York Business Center would be replaced with a new Giant Food Store, which is the biggest prototypical Giant food store. He provided pictures of the amenities of the store, including a daycare facility for mothers who are shopping with children, expanded prepared foods including an Italian Grill and other types of in store restaurants. They would also be proposing a Giant fueling facility as part of this development.

Mr. Gossick noted they are proposing to maintain access off of Memory Lane through Butterfly Boulevard. That access would also extend back into the residual York Business Center property to allow passenger vehicles to continue to utilize that driveway. They are proposing to maintain an existing drive further north, to be a right-in, right-out only to relieve pressure off Butterfly Blvd. access. This will be addressed at a future time as the parking study expands and is completed.

In regards to storm water, Mr. Gossick stated that they are planning to remove a significant amount of impervious coverage, due to this plan. They will be required to infiltrate the two year storm in accordance with NPDES permit requirements, and anticipate requesting waivers for storm water management.

Other items discussed included:

- Parking on the site to meet Ordinance requirements
- Landscaping, buffer yards
- The retail space would be constructed at the time the Giant is constructed. It would not be Giant occupied; it would be a separate in- line retailer.
- New truck travel on Memory Lane. Currently all truck traffic exits and entrances on Memory Lane while all “B” traffic comes off of Concord and Mt. Zion. Will divert all of the truck traffic in the ‘B’ on the western building back to Concord and not exit or enter on Memory Lane.
- Signalization
- Railroad Crossing in regards to Norfolk Southern

7. **VARIANCES AND SPECIAL EXCEPTIONS** - None

8. OLD BUSINESS

A. Gabriel Brothers Plaza Landscaping

Charles Courtney

Mr. Courtney presented a landscaping plan consisting of two sheets showing landscaping detail to scale and an overview as to where the planting beds are located.

The Planning Commission requested that the landscape architect provide additional information in the form of a schedule with the plant count, size and names, in order that the Township has a way to monitor what is being planted on the site.

Attorney MacNeal suggested that a memorandum agreement for the plan be put on file in the recorder's office in the event a new owner would take possession of the property.

It was also noted that a verification signature is needed on the plan.

9. NEW BUSINESS - None

10. ADJOURNMENT

Chairman Maciejewski adjourned the meeting at 7:40 p.m.

Respectfully submitted,

Secretary

/ses

Approved

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
FEBRUARY 16, 2006**

MEMBERS:	Alan Maciejewski	Present
	Larry Stets	Present
	Mark Robertson	Present
	Randy Meyerhoff	Present

ALSO PRESENT: Harish Rao, Director of Community Development
Kristi Reese, Community Development Coordinator
John Holman, Township Manager
John Luciani, First Capital Engineering
Stacey MacNeal, Solicitor
Susan 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. JANUARY 19, 2006

MR. STETS MOVED FOR APPROVAL OF THE MEETING MINUTES OF JANUARY 19, 2006 AS PRESENTED. MR. MEYERHOFF SECONDED. MOTION UNANIMOUSLY CARRIED.

3. ACCEPTANCE ITEMS

A. LD-05-20 Heritage Hills Associates

John Runge, Gordon Brown Associates

The applicant wishes to construct a pavilion at existing recreational area adjacent to the golf course. Staff recommends the application be forwarded to the Township Board of Supervisors with the following waivers and modifications:

- §22-411 - Modification on all landscape and buffer yards,
- §22-304 - A waiver for preliminary plan filed separately and not concurrently with a final plan;
- §22-305.2.S - All existing streets on, adjacent to, or within 400 feet of any part of the tract should be included and show the name, right-of-way, width and cartway width of said streets,
- §22-305.3.A - A waiver for the feasibility study on sewer and water facilities.

Staff recommends the following conditions:

- §22-305.2 Plans are provided in digital form, modification for landscaping,
- §22-305.2.P The names of owners of adjacent properties and existing or proposed land development adjacent, and the location and dimensions of any streets or easements shown thereon which abut the land to be developed,
- §22-304.1.A.4 A letter from the utilities is provided,

- §22-410 A letter from the Township fire authority is provided.

Mr. Runge stated they evaluated the comments from the briefing last month and reviewed the major items, which were the lighting and buffering. He noted that on the revised set of plans for the pavilion recessed lighting will be added in the area over the balcony area. There will be two coach lights at the main entrance-way that fronts the parking area.

Mr. Runge noted that in regards to concern about complaints from an adjoining property owner, he took photos which he presented to the Board. The photos were taken from the first elevation as to where the first floor is going to be. Mr. Runge noted there will be a pine tree and shrubbery screening. He confirmed that the pavilion will be glassed in.

Discussion was held regarding electrical. Mr. Runge confirmed that Met Ed has indicated they will be upgrading their service because of the load demand. A note was added to the plan to reflect that upon getting a service agreement from Met Ed for the increase in service a letter will be provided.

Mr. Runge noted that in regards to the fire hydrant issue, there is a fire hydrant across the street within 500 feet of the site, which is represented on the revised 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 TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF LD 05-20 HERITAGE HILL ASSOCIATES WITH THE FOLLOWING MODIFICATION AND WAIVERS:

- §22-411 MODIFICATION ON ALL LANDSCAPE AND BUFFER YARDS,
- §22-304 A WAIVER FOR PRELIMINARY PLAN FILED SEPARATELY AND NOT CONCURRENTLY WITH A FINAL PLAN;
- §22-305.2.S ALL EXISTING STREETS ON, ADJACENT TO, OR WITHIN 400 FEET OF ANY PART OF THE TRACT SHOULD BE INCLUDED AND SHOW THE NAME, RIGHT-OF-WAY, WIDTH AND CARTWAY WIDTH OF SAID STREETS,
- §22-305.3.A A WAIVER FOR THE FEASIBILITY STUDY ON SEWER AND WATER FACILITIES.

SECONDED BY MEYERHOFF. MOTION UNANIMOUSLY CARRIED.

MR. ROBERTSON MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF LD 05-20 HERITAGE HILL ASSOCIATES WITH THE FOLLOWING CONDITIONS:

- §22-305.2 PLANS ARE PROVIDED IN DIGITAL FORM, MODIFICATION FOR LANDSCAPING,
 - §22-305.2.P THE NAMES OF OWNERS OF ADJACENT PROPERTIES AND EXISTING OR PROPOSED LAND DEVELOPMENT ADJACENT, AND THE LOCATION AND DIMENSIONS OF ANY STREETS OR EASEMENTS SHOWN THEREON WHICH ABUT THE LAND TO BE DEVELOPED,
 - §22-304.1.A.4 A LETTER FROM THE UTILITIES IS PROVIDED,
 - §22-410 A LETTER FROM THE TOWNSHIP FIRE AUTHORITY IS PROVIDED.
 - §22-414.3 THE PROPOSED LAND DEVELOPMENT SURETY USE SECURE
- SECONDED BY MR. STETS. MOTION UNANIMOUSLY PASSED.**

4. ACTION ITEMS

- A. LD-05-13 Eastern Boulevard Medical Center**

Eric Hoover,
Tim Beiber, NuTec Design

The applicant wishes to construct a 30,800 S.F. two-story medical office building, parking area, and associated site improvements.

This plan was received November 21, 2005. Time extension was granted until March 23, 2006.

Staff recommends this application be forwarded to the Township Board of Supervisors with the following waivers:

- §22-304 File a preliminary plan separately and not concurrently with the final plan,
- §22-305.2.J 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, should be on the plans,
- §22-307 The final land development plan shall be at a scale of either one inch equals fifty feet, or one inch equals 100 feet,
- §22-309.F A traffic study shall be provided for the proposed land development,
- §26-107.B Predevelopment ground cover conditions shall be assumed to be meadow as defined in "Urban Hydrology for Small Watersheds."

Staff recommends the follow conditions:

- §22.305.2 Plans shall be drawn on linen or Mylar,
- §22-305.2.J The existing sanitary sewer lateral which connects to the sewer main on South Russell Street should be identified by type and an invert where it enters the proposed building as well as the pipes slope should be shown on the plan. A new cleanout should also be shown on the plans,
- §22-306.6 A The plan requires connection to the storm sewer on East Market Street, a Highway Occupancy Permit shall be required,
- §27.2011.1 Outdoor trash/rubbish collection areas shall be located with emphasis upon shielding the sight from public view and attempting to landscape the area near the site to minimize any detrimental effects upon the neighboring properties,
- §26-107.G The minimum slope for all detention basins shall be 4% within unpaved areas and 1% within paved areas. The bottom slope of the detention basin is to be 0%.

Mr. Hoover indicated he was representing Royal Street Associates with the Eastern Blvd. Medical Office. Concerns from last month included landscaping during the winter months, lighting of the rear exit doors, traffic and screening of the dumpster pad. Mr. Hoover indicated they met with staff and resolved most of the comments with a few conditional items.

It was noted that the screen for the dumpster is a wood enclosure with trees in front. Landscaping includes white pine and spruce trees to help shield the dumpster from view.

A light was added to the plan, however, Mr. Hoover noted they at this point they are unsure of what the mechanical and electrical systems would be.

Mr. Hoover also noted that streetlights would be added to the plan.

Discussion was held regarding the traffic calming plan. Mr. Beiber indicated that they are going through the process of working out the developer's agreement regarding the traffic calming. He noted a ITE trip generation was done for the site which indicated that 30,900 sq. ft. would generate over 1100 cars a day. Mr. Beiber broke down the number of trips to compare the numbers with the rest of the traffic in the area.

Mr. Luciani confirmed that the Township has begun the first phase of the traffic calming plan at the entrance to Market Street and Eastern Blvd. The goal is to reduce traffic speeds and volume by a percentage. The goal is to preserve this neighborhood and avoid traffic cutting through on Eastern Blvd.

Discussion was also held regarding preserving the historical nature of the district.

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

MR. STETS MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF LD 05-13 EASTERN BOULEVARD MEDICAL CENTER WITH THE FOLLOWING WAIVERS:

- **§22-304 FILE A PRELIMINARY PLAN SEPARATELY AND NOT CONCURRENTLY WITH THE FINAL PLAN,**
- **§22-305.2.J 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, SHOULD BE ON THE PLANS,**
- **§22-307 THE FINAL LAND DEVELOPMENT PLAN SHALL BE AT A SCALE OF EITHER ONE-INCH EQUALS FIFTY FEET, OR ONE INCH EQUALS 100 FEET. (THE FINAL LAND DEVELOPMENT PLAN SCALE SHALL BE ONE INCH EQUALS 30 FEET.)**
- **§22-309.F A TRAFFIC STUDY SHALL BE PROVIDED FOR THE PROPOSED LAND DEVELOPMENT,**
- **§26-107.B PREDEVELOPMENT GROUND COVER CONDITIONS SHALL BE ASSUMED TO BE MEADOW AS DEFINED IN “URBAN HYDROLOGY FOR SMALL WATERSHEDS.”**

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

MR. STETS MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF LD 05-13 EASTERN BOULEVARD MEDICAL CENTER WITH THE FOLLOWING CONDITIONS:

- **§22.305.2 PLANS SHALL BE DRAWN ON LINEN OR MYLAR,**
- **§22-305.2.J THE EXISTING SANITARY SEWER LATERAL WHICH CONNECTS TO THE SEWER MAIN ON SOUTH RUSSELL STREET SHOULD BE IDENTIFIED BY TYPE AND AN INVERT WHERE IT ENTERS THE PROPOSED BUILDING AS WELL AS THE PIPES SLOPE SHOULD BE SHOWN ON THE PLAN. A NEW CLEANOUT SHOULD ALSO BE SHOWN ON THE PLANS,**
- **§22-306.6 A THE PLAN REQUIRES CONNECTION TO THE STORM SEWER ON EAST MARKET STREET, A HIGHWAY OCCUPANCY PERMIT SHALL BE REQUIRED,**
- **§27-2011.1 OUTDOOR TRASH/RUBBISH COLLECTION AREAS SHALL BE LOCATED WITH EMPHASIS UPON SHIELDING THE SIGHT FROM PUBLIC VIEW AND ATTEMPTING TO LANDSCAPE THE AREA NEAR THE SITE TO MINIMIZE ANY DETRIMENTAL EFFECTS UPON THE NEIGHBORING PROPERTIES,**
- **§26-107.G THE MINIMUM SLOPE FOR ALL DETENTION BASINS SHALL BE 4% WITHIN UNPAVED AREAS AND 1% WITHIN PAVED AREAS. THE BOTTOM SLOPE OF THE DETENTION BASIN IS TO BE 0%.**

SECONDED BY ROBERTSON. MOTION UNANIMOUSLY CARRIED.

5. BRIEFING ITEMS

A. SD-05-13 Market Street Commons - Lot 5

Chris Evans, Stahlman & Stahlman

The purpose of this plan is to reverse subdivide the western portion of Stoneridge Road adjacent to Lot 5 of the Market Street Commons Development and Lot 5. The improvements to this lot are indicated on the approved plan for the Market Street Commons development. No additional improvements are required at this time.

This subdivision plan was initially submitted by Stahlman & Stahlman in October 2005 as part of a larger Subdivision /Land Development Plan. The scope of the plan was revised and this plan was received January 23, 2006. The plan was reviewed by the Township Engineer and the most of the outstanding issues were resolved, with the exception of: Item No. 1 “(§22-307.1.E) Name, seal, and signature of registered surveyor responsible for any property line or monument location on all subdivision plans and/or name and signature or registered professional engineer as required by Pennsylvania statute.”

Staff recommends this application be accepted as duly filed by Planning Commission and the plan be moved to a Briefing Item.

Mr. Evans indicated that the plan deals with Lot 5 which is a single lot adjacent to the abandoned portion of Stone Ridge Road and now connects into Cinema Drive. This plan serves to combine the western portion of Stone Ridge Road with Lot 5. It is a revision to the original Lot 5 that was part of the 50-lot subdivision of Market Street commons.

Ms. MacNeal indicated that there is one condition that is requested on the plan. The Board of Supervisors is asking for an indemnification from the developer at time of abandonment to work out an agreement with the property owner to make sure they are indemnified for any damages that the adjacent property owner may request.

Mr. Evans indicated that the utilities are in place in Cinema Drive.

MR. ROBERTSON MOVED TO RECOMMEND THAT SD-06-01 MARKET STREET COMMONS - LOT 5 BE MOVED FROM A BRIEFING ITEM TO AN ACTION ITEM. SECONDED BY MR. STETS. MOTION UNANIMOUSLY APPROVED.

MR. ROBERTSON MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF SD-06-01 MARKET STREET COMMONS - LOT 5 WITH THE FOLLOWING CONDITIONS:

- EXECUTE AN INDEMNIFICATION AGREEMENT WITH THE TOWNSHIP,
 - §22-307.1.E NAME, SEAL AND SIGNATURE OF REGISTERED SURVEYOR RESPONSIBLE FOR ANY PROPERTY LINE OR MONUMENT LOCATION ON ALL SUBDIVISION PLANS AND/OR NAME AND SIGNATURE OR REGISTERED PROFESSIONAL ENGINEER AS REQUIRED BY PENNSYLVANIA STATUTE.
- SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY APPROVED.**

6. VARIANCES AND SPECIAL EXCEPTIONS - None

7. OLD BUSINESS - None

8. NEW BUSINESS

A. Gabriel Brothers Plaza Landscaping

Charles Courtney,

Joe Derrin,

Ray Capela, Brickman Group

Mr. Courtney indicated that the center was previously owned by Gabriel Brothers and fell into disrepair over the years. It is an under utilized center, and the new owners are attempting to revitalize the area with plans for a movie theater. There have been some physical improvements on the site, such as painting and replacement of HVAC units.

Mr. Courtney stated that the pear trees removed had not been maintained which shortened their life and were in a state of dying; consequently, the trees were removed. It was noted that the Township was not consulted regarding the process of removal.

Mr. Courtney related the plan in regards to the replacement landscaping. He provided a plan to review the detail and described the plantings noting location, numbers and sizes. Mr. Courtney stated they are proposing landscaping at all entrances with plant material, such as 50 Little Princess Holly, which are an evergreen with red berries, and remain green all year long. They added 210 perennials consisting of daylilies, black eyed Susans, Russian sage, and perennial grass, as well as flowers at all the entrances. He noted that plantings will be at all five entrances, as well as the two islands through the center of the facility where they have planted 500 daylilies. Approximately 250 shrubs have also been planted. Trees will be added to the crown vetch at the bottom of Camp Betty Washington Road consisting of flowering dogwoods and evergreens; 12 additional trees will be planted from the Camp Betty Washington Road entrance up to the first center island. The size is 2-2½” which translates to 14-16 feet in height when they are first planted. The islands will be replanted with cherry trees. Apple trees and Flowering Dogwoods will be planted up the center, since they will not get as high as other trees which will prevent sign blockage in the future and will not interfere with the roadway. Mr. Courtney also noted that Locust trees will be replaced with Cherry trees.

Discussion was held regarding the growth rate of the trees.

Mr. Courtney confirmed that the replacement ratio for the removed trees is 1 to 1. He stated that they are proposing \$80,000-\$100,000 in replacement landscaping, which is substantially greater than the landscaping required by the Ordinance.

Discussion was held that the owner will need to submit a new landscape plan signed and sealed by a landscape architect to the Board for approval. It was noted that the plans would need to be on file so that a potential future owner would know what landscaping is required for the site, in order to avoid removal or changing of the landscaping without Township approval.

The owner confirmed they will submit an as-built landscaping plan in time for the March meeting.

B. Comprehensive Plan Report

Att. MacNeal indicated that the Committee hopes to have the Comprehensive Plan ready for final review at the March Planning Commission meeting. Several items were also discussed in regards to the proposed land use in the area north of Pleasant Valley Road, as to whether it should be zoned commercial vs. mixed use, apartment-office or residential. There was also discussion regarding minimum lot size in Druck Valley, which will be defined by the Zoning Ordinance.

In anticipation of the Comprehensive Plan review at the next meeting, it was decided to start the March 16 meeting at 5:30 p.m.

9. ADJOURNMENT:

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 7:45 p.m.

Respectfully submitted,

Secretary

/ses

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
JANUARY 19, 2006**

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

ALSO PRESENT: Harish Rao, Director of Community Development
Kristi Reese, Community Development Coordinator
John Holman, Township Manager
John Luciani, First Capital Engineering
Stacey MacNeal, Solicitor
Susan Sipe, Stenographer

1. CALL TO ORDER:

A. Pledge of Allegiance

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

B. Election of Officers

MOTION WAS MADE BY MR. MEYERHOFF TO ACCEPT THE FOLLOWING SLATE OF OFFICERS FOR 2006:

**CHAIRMAN - ALAN MACIEJEWSKI
VICE CHAIRMAN - LAWRENCE STETS
SECRETARY - MARK ROBERTSON**

MR. STETS SECONDED. MOTION UNANIMOUSLY CARRIED.

C. Introductions

Chairman Maciejewski introduced and welcomed Mr. Harish Rao as the new Director of Community Development. Kristi Reese was also introduced and welcomed as Community Development Coordinator.

2. ACTION ON THE MINUTES:

A. November 17, 2005 and August 18, 2005

MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF NOVEMBER 17, 2005 AS AMENDED. MR. STETS SECONDED. MOTION UNANIMOUSLY CARRIED.

MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF AUGUST 18, 2005 AS PRESENTED. MR. STETS SECONDED. MOTION UNANIMOUSLY CARRIED.

3. ACCEPTANCE ITEMS

A. LD-05-20 Heritage Hill Associates - Mt. Rose Avenue

John Runge, Gordon Brown Associates
Matthew DeRose

Mr. Runge stated that the applicant is proposing to construct a pavilion at the existing recreational area adjacent to the golf course. During the summer months a tent is erected at that area as a temporary use pavilion. The proposed pavilion will act as a gathering area and a lower level will be a cart storage area for the electric golf carts. The work is being done in Springettsbury Township. They have also submitted the proposal to York Township Planning Commission and received approval for the project. The roof water is being conveyed into the existing storm sewer system in the parking area, which is in Springettsbury Township but is being conveyed to the pond in York Township. They submitted a storm water report to the York Township Engineer which was approved.

MOTION WAS MADE BY MR. MEYERHOFF TO ACCEPT LD-05-20 HERITAGE HILLS ASSOCIATES AS DULY FILED AND MOVED TO A BRIEFING ITEM. SECONDED BY MR. STETS. MOTION UNANIMOUSLY CARRIED.

Discussion was held regarding the ramifications of noise to the surrounding area coming from the pavilion during an event

In discussing landscaping plans, Mr. Runge noted the they have positioned the proposed pavilion working with Heritage Hill Associates and their architects, to best utilize existing trees and also tried to maximize existing foliage and supplement plantings to create a cover from surrounding homes in that area.

Mr. Maciejewski requested that the applicant supply photos with views from west to east and east to west to accompany the landscaping plans on the drawing for next month, in order to provide the best visualization of the plans.

Discussion was also held regarding parking to serve the pavilion area and exterior lighting.

The applicant is requesting waivers for preliminary plan and feasibility report for sewer and water, as well as landscaping and buffer yards.

County comments will be addressed.

B. LD-05-21 York County Substance Abuse Treatment Facility

John Klinedinst, VP CS Davidson

The applicant wishes to construct a Substance Abuse Treatment Facility, with an associated truck delivery/dock area and service drive improvements. It is 16,500-sq. ft. structure at the southwest of Heindel Road and the proposed Davies Drive.

Upon review by Township Staff it was noted that the plan does not contain all of the information required by the Springettsbury Township Subdivision and Land Development Ordinance. Staff recommends the Planning Commission determine the plan has not been duly filed, or the applicant grant additional 60-day time extension for review.

Mr. Klinedinst stated that he is authorized by the applicant to grant a 60 day time extension to allow the Township further review.

MOTION MADE BY MR. ROBERTSON THAT LD-05-21 YORK COUNTY SUBSTANCE ABUSE TREATMENT CENTER BE CONSIDERED DULY FILED CONTINGENT UPON SATISFACTORY COMPLETION OF THE 60 DAY TIME EXTENSION. SECONDED BY MR. STETS. MOTION UNANIMOUSLY PASSED.

Arrangements for a procedural meeting with the Township Staff will be made for the next meeting.

C. LD-05-13 Eastern Boulevard Medical Center

Tim Beiber, and Eric Hoover, Nutech Design Associates

Mr. Beiber stated he is representing Royal Street Associates with the land development of the former Ohev Shalom Synagogue at 2251 Eastern Blvd. They are proposing a 31,000-sq. ft. two-story medical office building with off street parking. They will manage the storm water through underground chambers which will discharge down to Market Street's existing storm sewers. The access to the site will be off of South Royal Street to the site. There will be a buffering yard around the three frontages.

MOTION WAS MADE BY MR. MEYERHOFF TO ACCEPT LD-05-13 EASTERN BOULEVARD MEDICAL CENTER AS DULY FILED AND MOVED TO A BRIEFING ITEM. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

It was noted that the current structure is in the process of being demolished to make way for the new structure.

Mr. Luciani indicated the application requested several waivers including traffic study. Staff has recommended that the applicant align their driveway width to the shopping center across the street which the applicant has done. He noted there is a official plan for Eastern Blvd. traffic calming which involves islands going from Market Street extending down to Haines Road, as a second phase of the plan. Staff is working with the developer on the details of Phase Two. Mr. Luciani also noted that, since the buffer yard is narrower than the minimum of 15 feet, this would require them to put up a wall and they are asking for a modification from that requirement by supplementing plants.

4. ACTION ITEMS - None

5. VARIANCES AND SPECIAL EXCEPTIONS - None

6. SKETCH BRIEFINGS - None

7. OLD BUSINESS

A. Comprehensive Plan Report

Mr. Maciejewski reported the committee met in December and discussed the public comments from the November meeting. He noted that Mr. Holman provided an update on the wastewater study and the recreation study. Discussion centered on traffic as a result of the public hearing. The committee will be moving forward on the draft of the plan.

Mr. Holman announced that the State has approved the award to Kise, Straw & Kolodner for the recreation plan and the subdivision of the comp plan. He noted they met with the PUC, Mr. Luciani and Township attorneys and reviewed the Concord Road rail crossing, which is on schedule and should be completed by October 2006. Mr. Holman further noted that based on estimates, approximately \$11 million has been allocated for traffic and road transportation improvements in the Township during 2006.

8. NEW BUSINESS

Mr. Maciejewski announced that the February meeting would begin at 5:45 p.m. in order to discuss procedural guidelines.

9. ADJOURNMENT:

Chairman Maciejewski adjourned the meeting at 7:35 p.m.

Respectfully submitted,

Secretary

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