

APPROVED

**SPRINGETTSBURY TOWNSHIP
ZONING HEARING BOARD
FEBRUARY 7, 2019**

MEMBERS IN

ATTENDANCE: Dale Achenbach, Chairman (late arrival)
David Seiler, Vice Chairman
Chris Shuttlesworth
Mark Bair

NOT PRESENT: Sande Cunningham, Secretary

ALSO IN

ATTENDANCE: Jessica Fieldhouse, Community Development Director
John Elliott, Solicitor
Sue Sipe, Stenographer

1. CALL TO ORDER:

A. Pledge of Allegiance

Vice Chairman Seiler called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance. He introduced the members of the Board.

2. ACTION ON THE MINUTES

A. JANUARY 3, 2019

THE MINUTES WERE TABLED FOR THE FEBRUARY MEETING.

Vice Chairman Seiler asked if the case was properly advertised. Ms. Fieldhouse responded that notifications had been made.

3. OLD BUSINESS – None

4. NEW BUSINESS

A. Case ZHB-19-01 Taco Bell

Attorney Ronald Perry, Katherine, Hein & Perry
Brian Cleary, Project Manager, The Pettit Group, LLC
Joe DePascale, Development Manager

All witnesses were sworn in.

Ms. Fieldhouse stated this is a variance to parking requirements submitted by the applicant. She noted a redevelopment plan was submitted for the site. The parcel includes Gyro Express behind Taco Bell. The applicant is proposing to demolish both buildings and rebuild a new Taco Bell in the same location. There will be another building with two users – a sub shop and a retail phone business, T-Mobile. Ms. Fieldhouse indicated the zoning ordinance requires a total of 68 parking spaces for all of the uses. The applicant is proposing to provide 56 parking spaces – a reduction of 12 spaces. Ms. Fieldhouse stated Staff has no issue with granting the variance.

Mr. Cleary indicated the Taco Bell site currently provides sufficient parking for the sub shop in that vicinity. The Taco Bell is required to have 41 spaces. They are showing 26 spaces which is a deficiency of 16 spaces. He noted Taco Bell's business is 60% drive-through which is increasing. Upon review of other Taco Bell restaurants they determined that 26 parking spaces is more than sufficient. There are also 10 stacking spaces in the drive-through. They anticipate different peak hours between the Taco Bell and T-Mobile business.

Discussion was held regarding a contingency plan if additional spaces were needed. Mr. Cleary stated they have cross access to the Giant Food Store driveways and someone could park there.

Discussion was held regarding if there were any issues with loading and unloading of trucks. Mr. Cleary indicated they use WB50 trucks. The truck turning radius is included on the plan. He confirmed there has been no issue with the loading which occurs after the drive-through closes. The hours of operation for Taco Bell are 7:00 AM to 11:00 PM. The drive-through is open until 2:00 AM. Mr. Cleary also noted traffic through the site has been evaluated with their traffic engineer and is part of the package. They are maintaining existing access.

Att. Elliott reviewed the requirements for a variance as found in S.325-190.B-3.

Att. Perry stated a review of the area indicates the use proposed by his client including the variance requested, is in compliance with the requirements. He also noted the proposed new building plan is required by the corporation of Taco Bell so they must comply with those standards.

Ms. Fieldhouse stated through the land development process the township engineer and Staff will be reviewing turning templates and are requiring loading and unloading areas.

Vice Chairman Seiler asked if there was anyone in attendance who wished to speak for or against the applicant.

Charles Stuhre

Mr. Stuhre stated as a member of the Planning Commission and Comprehensive Plan Review Committee they are in favor of reduction of parking spaces where ever possible. He noted the concern is to reduce asphalt in parking areas.

Vice Chairman Seiler called for a motion.

MR. BAIR MOVED IN THE CASE OF ZHB-19-01 THAT THE REQUEST FOR THE VARIANCE TO S.325-114.D BE APPROVED. SECONDED BY MR. SHUTTLESWORTH. MOTION UNANIMOUSLY PASSED.

5. ADJOURNMENT

VICE CHAIRMAN SEILER ADJOURNED THE MEETING AT 6:25 P.M.

Respectfully submitted,

Secretary

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