

APPROVED

**SPRINGETTSBURY TOWNSHIP  
PLANNING COMMISSION  
APRIL 18, 2019**

**MEMBERS IN**

**ATTENDANCE:** Tim Staub, Chairman  
Mark Robertson  
Charles Stuhre  
Paula Musselman  
James Tanzola

**ALSO IN**

**ATTENDANCE:** John Luciani, First Capital Engineering  
Jessica Fieldhouse, Community Development Director  
Raphael Caloia, Assistant Planner  
Ben Marchant, Township Manager  
Shane Rohrbaugh, Solicitor  
Sue Sipe, Stenographer

**1. CALL TO ORDER:**

**A. Pledge of Allegiance**

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

**2. ACTION ON THE MINUTES**

**A. MARCH 21, 2019**

**MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF MARCH 21, 2019 AS AMENDED. MR. STUHRE SECONDED. MOTION UNANIMOUSLY CARRIED.**

**3. BRIEFING ITEMS**

**A. SD-2019-03 East Prospect Subdivision**

Jason Wolf, C.S. Davidson

Ms. Fieldhouse indicated the Pleasant Acres Nursing Home and the annex was sold to Premiere Health. The sale was assisted by the completion and recording of a condominium plan. As a condition of the sale York County was responsible for facilitating a formal subdivision with Springettsbury Township. York County is proposing to subdivide out of approximately 130 acres, a new parcel of 31.78 acres. The subdivision plan has modifications specifically for curbing and

sidewalk. Because of the existing development conditions which include the location of mature trees and utilities, York County is proposing to install curbing and sidewalk along their private access drive to Heindel Road and then to Concord Road. This will include ADA accessible ramps, curbing, sidewalk and an analysis of stormwater management. They are also proposing a realignment of Heindel Road. The improvements were proposed as part of the developer's agreement with an improvement plan to be submitted at a later date, however Staff asked they submit everything at one time. Since that time C. S. Davidson has submitted the full subdivision plan with all improvements and profiles for the township engineer to review. The formal engineering review with the improvements is pending.

Mr. Wolf stated this is a 2-lot subdivision which will institutionalize the condominium plan already created by the County and Premiere. He indicated they will be adding curbs and sidewalks on one side of the road to provide connectivity from Pleasant Acres Road through the site to Heindel Road and to Concord Road. They will start the sidewalk from the parking lot. Mr. Wolf referred to the existing culvert along Heindel Road which they will be replacing. He noted they are proposing to make the road one-way from Concord Road past the house before Davies Drive.

Ms. Fieldhouse commented the County and the Township were in favor of that modification since it appears their application with the PUC and Norfolk-Southern which has a crossing at Davies Drive looks more promising. If that does come to fruition, they want Heindel Road to become one-way coming off of Concord Road to prevent traffic coming from East Market Street and making a left onto Heindel Road.

Mr. Wolf stated they are not proposing any new construction. He reviewed the following modifications and waivers:

- Article IV - Environmental Impact Study
- S.289-31 - Curb and Gutter - only adding curb on one side of the road
- S.289-32 Sidewalks –one side of the road
- S.289-35 Landscape and Buffer Yards – the area that requires it is between the G-I and R-10 which is an isolated lot which houses a stormwater basin.
- S.289-36 Streetlights – Discussion was held regarding lighting near signs to indicate the one-way street.
- S.289-41 Street Widening – due to the proposal for the one-way section of Heindel Road to maintain the existing width of 17-18 ft.
- S.289-41.J.8 Off Street Parking – Mr. Wolf noted there is some existing parking that encroaches on the right-of-way.

Discussion was held regarding traffic on Heindel Road with the change to a one-way road.

**B. SD-2019-02 Alyce & Richard Page Subdivision - 2751 Trout Run Road**

Bob Sandmeyer, Site Design Concepts

Mr. Sandmeyer stated this is a two-lot subdivision which is a total of 11 acres. The road splits the 11 acres; Lot 1 consisting of 7.3 acres will be located on the south side of Trout Run Road and Lot 2 which is 3.6 acres will be located on the north side, which is currently an undeveloped lot. Lot 1 is the site of the existing farmhouse and other facilities.

Ms. Fieldhouse indicated the only outstanding item is to determine suitable location for a septic system on Lot 1 since the existing location is a failing system. Lot 2 will need to have perc tests done and will need to determine where that system will be located. Ms. Fieldhouse noted Staff and the township engineer are agreeable this case could be moved to an action item if there is concurrence with the Planning Commission.

Discussion was held regarding the perc tests for Lot 2. Mr. Page indicated at this time he has no plans for development on that lot.

Chairman Staub called for a motion.

**MS. MUSSELMAN AND MR. TANZOLA WERE RECUSED SINCE THEY ARE ACQUAINTED WITH THE APPLICANT.**

**MR. ROBERTSON MOVED IN THE CASE OF SD 2019-02 ALYCE & RICHARD PAGE SUBDIVISION TO MOVE TO AN ACTION ITEM. SECONDED BY MR. STUHRE. MOTION PASSED. TWO ABSTENTIONS.**

**MR. ROBERTSON MOVED IN THE CASE OF SD 2019-02 ALYCE & RICHARD PAGE SUBDIVISION TO RECOMMEND APPROVAL OF THE FOLLOWING WAIVERS AS WELL AS OUTSTANDING COMMENTS FROM THE TOWNSHIP ENGINEER:**

**S.289-10 – PRELIMINARY PLAN**

**S.289-26 – CONCRETE MONUMENTS**

**S.289- 31 - CURBS**

**S.289-32 – SIDEWALKS**

**S.289-36 – STREET LIGHTS**

**SECONDED BY MR. STUHRE. MOTION PASSED. TWO ABSTENTIONS.**

**C. SD-2019-01 Stone Ridge Commons – Cinema Drive**

Jessica Byler, Woda Cooper

Bob Sandmeyer, Site Design Concepts

Mr. Sandmeyer stated this is a subdivision plan at the site of Cinema Drive – Market Street Commons site which was owned by Tim Pasch. Mr. Sandmeyer indicated his client purchased three lots which are in proximity to a residential house which was torn down. The applicant proposes to join together the four lots. To meet the requirements necessary for density for the future land development the Mary Stein property at the intersection of Eastern Boulevard and Stone Ridge Road was purchased. This is a .01-acre site that was split when Eastern Boulevard was developed. He stated they are also involving the existing retail building nearby. Due to issues from a former subdivision on Market Street Commons there is a piece of land owned by the retail shopping center which hinders the applicant from using their property to access driveways as well as utilities in that area. He indicated the retail owner has agreed to subdivide that remaining piece of land to his client. This will enable the applicant to own the entire corner

as well as the opposite side of the street to the south of Stone Ridge Drive resulting in one lot of 3.3 acres.

Mr. Sandmeyer reviewed the following waivers:

- Preliminary Plan
- Plan Scale
- Environmental Impact Study
- Concrete Monuments
- Curbs on either side of the street and frontage
- Sidewalks

He noted they are asking for a deferment of those items to the land development plan.

Discussion was held regarding the installation of sidewalks on the Mary Stein property to connect with the retail shopping site. Mr. Luciani cited the requirements of the ordinance in relation to this issue. Ms. Fieldhouse indicated she had a conversation with the applicant's attorney Don Graham in which Att. Graham contends there is case law which supports the applicant may not have to meet those requirements on that side of Eastern Boulevard. She noted the applicant's attorney and the township solicitor need to discuss is whether or not this section of Mary Stein's parcel is tied into this subdivision. She noted Staff is willing to let the two attorneys come to a decision.

Solicitor Rohrbaugh stated their office received a letter from Att. Graham today and they are in the process of analyzing the case.

Mr. Luciani stated he will need a traffic study for Cinema Drive to determine the classification of the roadway.

#### **D. LD-2019-01 Stone Ridge Commons – Cinema Drive**

Jessica Byler, District Manager, Woda Cooper  
Bob Sandmeyer, Site Design Concepts

Ms. Byler stated Stone Ridge Commons is proposed for a 32-unit, two building family rental property. There will be 18 – one-bedroom, 9 – two-bedroom units and 7 – three-bedroom units. The majority of the financing will be with the tax writer program in conjunction with Pennsylvania Housing Finance Agency. This is a workforce rental housing and all tenants must have means of paying rent. There will be a full-time, on-site property management staff. She indicated Stone Ridge Commons is privately owned and operated. Residents will be required to sign a lease and obligate them to living standards within the Commonwealth County of local codes. She noted they anticipate having land development approvals and permits completed by July and will begin construction immediately with a 12-month construction period with completion by September 2020.

Mr. Sandmeyer stated one of the two buildings will be located on the south lot (B Building) and then on the right-hand side is the north lot (A Building). The B Building will be 16 units which will contain the office. The A Building will have 18 units and is a 3-story building.

Mr. Sandmeyer noted the complex will have public water and sewer. They have applied for their permits and currently have the Erosion Plan in process. They will be installing sidewalks and streetlights. They will also be including tot lots and a community garden. Everything is ADA accessible on the site.

Mr. Sandmeyer stated in regard to stormwater management on the north side of the property will be underground stone chamber system holding all underground since the property was not controlled from stormwater in the original Pasch subdivision. The left side of the site has been accounted for in the stormwater detention by the Beck property.

Mr. Sandmeyer further noted the sewer system will be gravity.

Discussion was held regarding the following items:

- Proximity of the driveway entrance to the intersection - Mr. Sandmeyer stated it was determined that it was logical for that location rather than having it offset from the opposite driveways. He noted the driveway for the retail shopping center next to them is also close to the intersection.
- Public transportation - Mr. Sandmeyer indicated the property across the street has bus service.
- Proper turning radius for emergency vehicles – Mr. Sandmeyer stated this is outlined on the plan. He also noted the fire chief provided the most recent fire template for the new truck.
- Sidewalk connection along the north side to the retail shopping area - Mr. Sandmeyer indicated he will discuss this with the client and the owner of the retail shopping center.
- Concern about the 4-way stop at the intersection of Eastern Boulevard and Cinema Drive with regard to safe crossing for pedestrians at the school and the over 55 community.

**4. ACTION ITEMS - None**

**5. WAIVER RECOMMENDATIONS - None**

**6. OLD BUSINESS – None**

**7. NEW BUSINESS - None**

**8. ADJOURNMENT**

**CHAIRMAN STAUB ADJOURNED THE MEETING AT 7:15 P.M.**

Respectfully submitted,

Secretary

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