

APPROVED

**SPRINGETTSBURY TOWNSHIP  
PLANNING COMMISSION  
MAY 19, 2016**

**MEMBERS IN**

**ATTENDANCE:** Alan Maciejewski, Chairman  
Mark Robertson  
Charles Wurster  
Charles Stuhre  
Tim Staub

**ALSO IN**

**ATTENDANCE:** John Luciani, First Capital Engineering and Acting Zoning Office  
Christopher King, Solicitor  
Jean Abrecht, 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 21, 2016**

**MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF APRIL 21, 2016 AS AMENDED. MR. STUHRE SECONDED. MOTION UNANIMOUSLY CARRIED.**

**3. BRIEFING ITEMS**

**A. LD-16-03 White Deer Facility Expansion**

Chad Peters, C.S. Davidson  
Evan Laub, C.S. Davidson

Project Narrative: This plan proposes to expand and renovate the size of the existing facilities.

Plan Background: Staff has met with the applicant to discuss aspects of the proposed design. First Capital Engineering has completed a first review of the project. These comments are attached. Once input from the Commission members is received, a full evaluation of the project will be provided by staff for action at the next Commission meeting.

Waivers:

- 1.) Traffic Impact Study (289-21) The ordinance requires that the preliminary plan be submitted with a traffic impact study that is prepared to guide the design of site access

and provide Springettsbury Township with information that can be used to assist the Township in planning needed off-site improvements. The applicant has requested a waiver of this section due to the project size.

Mr. Laub indicated the project consists of a 13,800 sq. ft. building addition to the existing facility which is approximately 11,600 sq. ft. Approximately 5,000 sq. ft. of the existing building is used as the methodone clinic. He noted there will be no change to the use of the facility for the methodone clinic and the number of patients will not increase. The addition will be for the rehab and detox portion of White Deer Run's treatment, which will add 65 additional beds for a total of 85 beds. There is also approximately 2,600 sq. ft. of the existing building within the White Deer's occupancy that will be renovated. Additional parking will be for staff. Patients at this facility usually are not able to drive themselves to the facility and are dropped off at the facility by family, friends, public transportation or sheriff's office. Mr. Laub indicated a parking study was done which showed the increase to be approximately 30 additional parking spaces needed for this expansion.

Mr. Peters pointed out the existing facility on the plan with the current parking, and the driveway entrances on the plan. He noted both accesses will be maintained off of Heindel Road for the emergency center. In the new layout the expansion to the structure would include the realignment of that expansion of the drive which is the second entrance off Heindel Road for the facility. To the west they are providing the additional parking. For a facility of this use and number of beds the zoning ordinance requires 81 stalls. They are proposing a total of 103. In order to make the alignment flow effectively, they eliminated small stalls in the existing parking facility on the southern end and added new stalls which will be part of the total of 103 – 5 of which will be the handicapped stalls.

Mr. Peters indicated they are working on the phasing for construction for an entrance to the 911 facility to assure full access.

Discussion was held regarding the following:

- Entrance to the facility for drop-offs. The entrance is only one way in. Mr. Laub indicated they do not encourage drop-offs, but encourage the driver to park and escort the person into the facility.
- Bus routes and what additional accommodations will be made for people dropped off and picked up by bus. Mr. Laub indicated there has not been discussion with Rabbit Transit since they have not determined if the addition would create a substantial increase in bus traffic.

Michelle Hovis – Executive Director for York County Health Services

Ms. Hovis indicated one of their departments is funding this expansion and noted one of the other functions they have in the county is to oversee the medical assistance transportation for Rabbit Transit. She stated they would be willing to have a conversation with them with regard to any transportation needs or problems with transportation. She also noted usually people coming to detox or rehab are typically being transported by family members and stay 3-5 days in detox and additional weeks in rehabilitation.

- The applicant was advised to address the transportation issue as well as emergency access in and out of the facility.
- Reference was made to a section in the lower left hand corner of the expansion. Mr. Laub stated it is a potential future access road to connect the existing youth and development center

parking lot to the parking lot of this facility. It is not to be constructed as part of this project but is there for the County to be able to access the parking lots of these facilities with their plow trucks. He noted it would be gated and only opened by the county staff whenever necessary and not open for public access. It was noted by the Planning Commission if it is not going to be built it should not be on the plan.

- Architectural rendering – Mr. Laub stated the proposed fence shown on the plan will be a hardwall fence 6 ft. tall with a 2 ft. fence on top. Another portion of fence along the other side is planned to be an 8 ft. tall fence which will have landscaping on the inside to provide a visual screen into the center courtyard utilized for patients. The fence is proposed to be an aluminum similar to the fencing at the facility now.
- It was noted patients having outside activities is a change from the original plan. Public concern was expressed regarding safety and security in the neighborhood. Mr. Laub indicated currently there is an outside space where patients are permitted with a basketball court. He noted it is a fenced in secured area. There is some emergency egress from this area from a building code standpoint, with an 8 ft. fence and screening.
- Ms. Hovis stated the use of the outside space is not meant to be any different than what it is currently. The fence around there is meant to be for the privacy of the patients. The outside space is important due to their length of stay. The intent is to provide a peaceful well-appointed outside space.
- Mechanical units on top of the roof - Mr. Laub stated from the south side view of the rendering is showing the mechanical units on the roof which would be viewed mostly from the 911 Center. There is a parapet wall approximately 42 inches above the flat roof.
- The Planning Commission asked that the applicant submit a more detailed depiction of the facility. Mr. Laub indicated the material on the current facility is brick. The proposed addition will also have brick veneer portions as well as a metal panel siding.
- The applicant submitted a lighting plan and a small storm water plan.
- The hours of operation would not be changing as it is currently a 24/7 operation.
- In regards to where clients are coming from, Ms. Hovis explained they are primarily from York and Adams County. She indicated their funding for this project is Y/A money and the requirement by the provider is to make this a York and Adams facility. There are times when they do admit people from outside of Y/A. There is a combination of funding for patients.
- Buffer yard and street lighting will be reviewed prior to the next meeting.

#### **4. ACTION ITEMS**

##### **A. LD-16-01 Misericordia Expansion**

Craig Smith, RGS Associates

Project Narrative: This plan proposes to expand the size of the existing facilities.

Plan Background: Staff has met with the applicant to discuss aspects of the proposed design. First Capital Engineering has completed a second review of the project. These comments are attached. This project is before you as an action item.

SALDO Waivers:

- 1) Final Plan; Specifications (289.13.A.) Plan Scale. The final plan shall be drawn in ink on Mylar sheets (sheet size 24 inches by 36 inches) at a scale of either 50 feet to the inch or 100 feet to the inch and shall be submitted electronically in a PDF format. The plan is currently shown at a scale of 30 feet to the inch.
- 2) Buffer Yards (289.35.C.) Buffer yard illustrations 1 through 6(1) depict the buffer yards required between two zones. The property appears to sit on the border of the R-7 and M-U. This requires a Type 4 Buffer Zone along the southern property line.
- 3) Buffer Yards (289.35.C.) Buffer yard illustrations 1 through 6(1) depict the buffer yards required between two zones. The property borders a major arterial roadway (interstate 83) and requires a Type 1 Buffer Yard along the western property line.

Stormwater Waivers:

- 1) Loading Ratios (281.15.C.[a].) Maximum impervious loading ratio of 5: 1 relating impervious drainage area to infiltration area.
- 2) Loading Ratios (281.15.C.[b].) A maximum total loading ratio of 8: 1 relating total drainage area to infiltration area.

Mr. Smith indicated they presented in March as a briefing. He provided an overview of what is being proposed as displayed on the rendering, noting there are two building additions proposed on the north side of the property of the existing building. These are to accommodate semi-private rooms and also add some common living space with amenities. There are also patios proposed as part of the project. There are currently 50 beds. Eight additional parking spaces are proposed and shown on the plan. He noted they meet the parking requirements. The extra parking spaces planned as part of the land development is to accommodate larger visitor events.

In regards to storm water management Mr. Smith stated there is an existing detention basin in this location. They are proposing to construct a new basin which will discharge to a level spreader down to the corner of the property and then across Rt. 83.

Mr. Smith indicated a new porte-cochere is proposed to replace the current one, which will be approximately 14 ft. high. Discussion was held as to whether fire apparatus would be able to safely pass under it including allowing for snow. It was noted a rendering is needed to determine the height.

The waiver requests were reviewed from Mr. Luciani's letter dated May 2, 2016. Mr. Smith noted they are requesting a waiver for preliminary plan since the criteria listed in the Ordinance does not apply to their plan.

Waiver for plan scale - the ordinance requires 50 ft. or 100 ft. to the inch or 100. Mr. Smith indicated the applicant is providing 30 ft. to the inch for legibility so they are exceeding the requirement.

Mr. Smith indicated there are two buffer yard waivers – the first relates to the buffer along Rt. 83 which is an arterial road. Due to the widening of Rt. 83, PennDOT will be building a sound wall with construction to begin by the end of the summer. The property will have a right of way on

either side of the sound wall which will be reflected on the PennDOT plan.

The other buffer is between the residential and commercial zone. It was noted there is a buffer requirement between due to the change in zone and a 20 ft. easement for York Water Company in that area.

Mr. Smith noted there is also a swale and utilities on the perimeter. He noted they are proposing to put in a buffer at the location of the improvements, which would be more appropriate.

In regards to storm water, Mr. Smith stated there are two waivers for loading ratios.

Mr. Luciani referring to the ordinance in regards to curbing requirements. He pointed out the parking spots on the plan, noting it would not make sense to put curbing around those spaces so they discussed defining the entrance to the parking lot where there is no existing curbing. He noted a condition for the curbing would be in order to extend and define the entrance to the facility, which will be reflected on the new plan submitted.

Discussion was held regarding a lighting plan. Mr. Smith reviewed the current lighting on the property, noting there is a lighting fixture on both sides of the entrance. There is also a light fixture at the location of the island. Off-site there are two light fixtures for Kmart. Mr. Smith indicated they will provide a lighting plan, but noted it would not meet the current ordinance, since the ordinance requires 3 foot candles on average and minimum of 1.5 foot candle. He noted in order to meet those requirements it would require numerous improvements to achieve 3 ft. candles which would not be practical for the Misericordia property. As an alternative they are proposing updating two fixtures from a 17 ft. pole to a 25 ft. poles with a down lighting LED fixture to improve the lighting situation. He noted currently the perimeter of the lighting shows approximately .1 or .2 foot candles.

Discussion was held regarding the loading ratio. Mr. Smith stated the overall loading ratio is 15:1 and the impervious is approximately 10:1. He noted they are assessing that ratio to determine what is getting to this detention basin. The area is approximately an acre. In a 100 year storm the storage of the depth of the water in the basin is a little over 2 ft. He noted they are showing for stormwater calculations the overall total is 15.8 to 1 and 10.4 to 1 is the impervious.

Mr. Luciani noted the loading ratio numbers came from is DEP and the applicant will need an approval from the Conservation District. They are working with the Conservation District for the NPDES permit.

Chairman Maciejewski asked if there was any public comment. Hearing none he called for a motion.

**MR. ROBERTSON MOVED IN THE CASE OF LD-16-01 MISERICORDIA EXPANSION TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL FOR WAIVERS:**

**§289-10 – PRELIMINARY PLAN PROCEDURE**

**§289-13.A - FINAL PLAN SPECIFICATIONS, PLAN SCALE, BUFFER YARDS**

**§289-35.C - BUFFER YARD REQUIREMENT BETWEEN THE BORDER OF R-7 AND M-U REQUIRING A TYPE 4 BUFFER ALONG THE SOUTHERN PROPERTY LINE**

**§289-35.C - WAIVING THE BUFFER ALONG RT. 83 DUE TO CONSTRUCTION OF A SOUND WALL**

**§281-15.C.(A) - LOADING RATIOS - MAXIMUM IMPERVIOUS RATIO OF 5.1 WILL BE 10.4**

**§281-15.C.(B) - LOADING RATIOS - MAXIMUM TOTAL LOADING RATIO OF 8:1 WILL BE 15.8.**

**SECONDED BY MR. STAUB. MOTION UNANIMOUSLY PASSED.**

**MR. ROBERTSON MOVED IN THE CASE OF LD-16-01 MISERICORDIA EXPANSION TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL WITH THE FOLLOWING CONDITIONS:**

- 1. CURBING ON THE ENTRANCE TO THE DRIVEWAY**
- 2. PROVIDING A LIGHTING PLAN**
- 3. APPROVAL LETTER FROM THE YORK COUNTY CONSERVATION DISTRICT**
- 4. REVIEW OF THE CANOPY HEIGHT (INSURE EMERGENCY VEHICLES CAN PASS THROUGH)**
- 5. OUTSTANDING NPDES COMMENTS**
- 6. GENERAL COMMENTS 1-7 LISTED ON PAGE 3 OF MR. LUCIANI'S LETTER DATED MAY 2, 2016**

**MR. STUHRE SECONDED. MOTION UNANIMOUSLY PASSED.**

**5. WAIVER RECOMMENDATIONS - None**

**6. OLD BUSINESS – None**

**7. NEW BUSINESS**

**A. Rezoning of the NE quadrant of the intersection of Mt. Zion and E. Market Street**

Mr. Luciani indicated at the last the Board of Supervisors meeting the Board authorized the Township to formally request the York County Planning Commission rezone an area at the corner of Mt. Zion Road and East Market Street. They asked the Planning Commission to take a comprehensive look at that tract to evaluate the zoning in that area. Mr. Luciani indicated this area is under consideration for the Town Center Overlay. He noted the commercial district begins at Market Street. He pointed out recently a developer presented the concept of building in this area consisting of 80 apartment buildings and a small retailer.

Mr. Luciani indicated the Planning Commission is charged with looking at the boundaries that were established and determine what is appropriate zoning for that area. He noted there are three options; Neighborhood-Commercial (N-C), Mixed Use (MU) and Highway-Commercial (H-C). He noted Open Space would not appropriate since it would deter development. It also would not be appropriate for Residential since that would allow single family homes.

Mr. Luciani stated he discussed this with Mike Shaffer who is the Township representative at YCP and he noted YCP has not voted on it yet.

Mr. Luciani pointed out that Mixed Use anticipates retail on the first floor, offices on the second floor and apartments on the third floor. He noted several key issues for this site include the commercial development adjacent to the residential and how to buffer that area. The Town Center Overlay requires submission of a master plan first.

Mr. Luciani showed a view of the area noting the developer had an L shaped piece which the Township extended all the way up to Industrial Highway. He noted there was discussion about spot zoning so there would be N-C which extends down to Mr. Burnside's house next to Maple Donuts. Mr. Luciani showed the area on the aerial map pointing out all the apartment buildings and noting the concerns about traffic in that area. He indicated discussion was held regarding the possibility of aligning the roadway with Bloomingdale and signaling the light to allow better access in that area. He noted the Department of Transportation typically allows lights at 1000 foot intervals.

Mr. Luciani indicated he would recommend the area be designated as Town Center Overlay in association with whatever zoning is deemed appropriate.

Discussion was held regarding the prospect of zoning all four corners with the same zoning. It was noted currently all four corners are zoned N-C. Consideration was expressed for Mixed Use zoning. Mr. Luciani read the principal permitted uses under Mixed Use. It was noted some of those uses would not be practical for this area. However, it was pointed out that with the designation of Town Center Overlay being added it would exclude many of those uses.

Mr. Luciani expressed his concern about multi-family residential being permitted in the mixed use. Mr. Robertson pointed out that there would be controls in place over how much high density housing could go in that area due to access which would be regulated by the county and/or state.

The following was discussed:

- A determination was to recommend to convert all four corners to Town Center Overlay and either maintain the N-C zoning currently in place or go to Mixed Use. Also to determine if the boundary is drawn incorrectly.
- Contemplation of C-H zoning in the area – it was noted across the street is R-1 and would not want to put C-H against R-1. Possibly having Mt. Zion Road zoned C-H but not Market Street. Question was raised as to where to make the cut, and it was recommended to review the property line in that area and determine taking it to the extent of Modenaire's property to the east or cutting it off just north of the Modenaire property since there is farmland behind it, and that is the more lucrative plot for commercial development as opposed to Market Street.
- It was discussed to leave the N-C and make that C-H with everything zoned as Town Center Overlay.

Mr. Luciani indicated if the Planning Commission makes a recommendation this evening he would mark up a map in addition to changing the zoning boundary and submit that as an exhibit with the recommendation.

Clarification was given as to the recommendation which is to apply the Town Center Overlay for all four corners, N-C along Market Street and Rt. 24 heading south towards Mt. Zion and then H-C moving towards Rt. 30.

**MR. STAUB MADE A RECOMMENDATION THAT THE INTERSECTION OF MARKET STREET AND MT. ZION ROAD BECOME TOWN CENTER OVERLAY ON ALL FOUR CORNERS, REMAINING N-C ON ALL FOUR CORNERS. THE CURRENT R-1 SECTION TO BE CHANGED TO H-C EXTENDING UP TO MT. ZION ROAD IN THE NORTHEAST CORNER WITH A BOUNDARY OF TRACT #34A AND EAST OF THAT WOULD BE N-C. THE EXISTING R-1 WOULD NOT BE INCLUDED AS PART OF THE TOWN CENTER OVERLAY. THE R-1 ZONING WOULD BE CONVERTED FOR THE APARTMENT COMPLEX TO C-H. MOTION IS CONDITIONED UPON EXHIBIT BEING PREPARED BY THE ENGINEER. MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY PASSED.**

**8. ADJOURNMENT**

**CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 8:30 P.M.**

Respectfully submitted,

Secretary

ses