

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
MAY 21, 2015**

MEMBERS IN

ATTENDANCE: Alan Maciejewski, Chairman
Mark Swomley
Charles Wurster
Charles Stuhre

ALSO IN

ATTENDANCE: Trisha Lang, Director of Community Development
John Luciani, First Capital Engineering
Christopher King, Solicitor
Sue Sipe, Stenographer

NOT PRESENT: Mark Robertson

1. CALL TO ORDER:

A. Pledge of Allegiance

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

2. ACTION ON THE MINUTES

A. APRIL 16, 2015

MR. SWOMLEY MOVED FOR APPROVAL OF THE MEETING MINUTES OF APRIL 16, 2015 AS PRESENTED. MR. STUHRE SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

A. LD-15-01 First Baptist Church LDP

Jim Barnes, James Holley & Assocs.

Project Narrative: This plan proposes to create a 6,000 square foot expansion for the existing church located on Druck Valley Road. This expanded area will be a multi-purpose space to accommodate social functions for the congregation. The project does not include any additional parking.

Plan Background: Zoning and Land Development Plan approvals were obtained for the existing church building. Staff has met with the applicant to discuss aspects of the proposed design. First Capital Engineering has completed a first review of the project. 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.

Mr. Barnes stated the proposed 6,000 sq. ft. addition will be located at the northeast corner of the church on 3375 Druck Valley Road. The building will be used for youth groups and special events. There will be

no change in parking since at the time of the plan the parking requirement is based on the number of seats and not square footage. There are 108 parking spaces.

Discussion was held regarding the following:

- Storm water requirements – there is a seepage pit on site.
- Uses for the addition to include church social functions.
- Traffic - the original traffic study that was approved included a 6,000 sq. ft. addition as a second phase. The proposed addition is less than the original traffic study.
- Site distance - issue with over hanging foliage on the property on the east side.
- Steep slopes more than 15% are manmade as a result of the construction of the church.

B. LD-15-02 U-Gro Learning Centre Expansion

Dave Madary, Derck & Edson Associates,
Phil Hollinger, U-Gro Learning Centre

Project Narrative: This plan proposes to consolidate the landholdings of York Container Company into a single parcel containing 31.40 AC. The project includes requests for four waivers from the Subdivision and Land Development Ordinance including street lights, buffer yards and plan scale.

Plan Background: The vacant parcels (18, 18A) are already owned by York Container Company. The proposed consolidation of these parcels into a single lot would allow the Company to evaluate expansion alternatives for their current operation. 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.

Mr. Hollinger indicated they are a family owned business in their 43rd year of operation, with 11 centers in the central PA area and serving approximately 1400 children daily. Originally built in 1996/1997, it was a partnership with Harley-Davidson and they provided child care for their employees. They now also serve the community. Mr. Hollinger stated they are looking to bring the York Learning Centre up to current standards with the renovation of the facility, with additional space for 12 toddler children and 20 preschoolers. They propose to increase their capacity from 115 children to 145 children. In addition to adding two education rooms they are proposing to add an indoor play space. All of their centers have indoor play spaces for inclement weather. Mr. Hollinger provided photos of their standard facility in Hershey and what they are looking to bring to the York facility. The main view is the indoor play space which is a two-story structure. In addition to improving the indoor play space they intend to improve the outdoor playground space including installing shade sails and other features to make it more attractive to their clients and a better environment for the children. Mr. Hollinger stated they also have an active pre and post school program, partnering with Stony Brooke Elementary and North Hills Elementary. School buses pick up in the morning and drop off at the end of the day.

Mr. Madary provided a rendering of the plan, and reviewed the features of the existing site and the proposed site improvements. He noting 9 additional parking spaces are proposed.

Mr. Madary provided an abbreviated parking trip generation count that shows the improvements should have a minimal traffic effect on the community road system.

Discussion was held regarding storm water management. Mr. Madary indicated the existing basin as shown on the plan will be enlarged. There is offsite stormwater that traverses through this property from several directions. The residential areas as well Eberts Lane drains down the slope and currently flows

down to the PennDOT right of way. They are also providing water quality facilities in the bottom of the basin which are not there currently.

Discussion was held regarding traffic concerns as it relates to the safety of children entering and exiting the facility. Mr. Madary stated they are planning to modify the parking lot and the school bus drop off spot to enhance their safety features. He noted the site is very secure with every parent having their own unique code for entering and exiting the site which is also logged.

Mr. Madary stated that the current exterior plastic fence covers all of the playground space. They are proposing to upgrade the fencing when the enhancements are made to the playground.

Mr. Hollinger indicated the basin will be fenced as well.

Discussion was held regarding the landscaping requirements. Mr. Madary indicated they try to keep shrubbery as small as possible close to the facility for security reasons.

Other discussion included:

- Waiver request for curbing on the access drive
- Sewer capacity - they received capacity confirmation
- Fire protection

C. SD-15-01 York Container Minor Subdivision Plan

David Koratich, LSC Design

Project Narrative: This plan proposes to consolidate the landholdings of York Container Company into a single parcel containing 31.40 AC. The project includes requests for four waivers from the Subdivision and Land Development Ordinance including street lights, buffer yards and plan scale.

Plan Background: The vacant parcels (18, 18A) are already owned by York Container Company. The proposed consolidation of these parcels into a single lot would allow the Company to evaluate expansion alternatives for their current operation. 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.

Mr. Koratich stated the facility is located at 138 Mount Zion Road on a 19 acre tract. He noted they own 2 lots south of that location, one consisting of 4 acres which is landlocked and another which has an 80 ft. frontage on Market Street. The applicant is proposing to combine the three tracts into one tract. A waiver is being requested due to the lot that has a double frontage and the other waiver is a modification to a landscape requirement to defer until such time as development occurs. Mr. Koratich indicated they started the initial process to rezone this property to flexible development zone, looking toward long term planning for possible future expansion. The 19 acre tract is zoned Flexible Development and the other two tracts are zoned High Density Residential.

Discussion was held regarding the potential for the narrow panhandle piece to become a west bound exit onto Market Street.

Discussion was held regarding the prospect of establishing a back road at the location of the residential strip along Mt. Zion Road that would allow residents to exit out to the signalized intersection onto Mt. Zion Road. Mr. Koratich indicated he would discuss this with York Container.

4. ACTION ITEMS – None

5. WAIVER RECOMMENDATIONS - None

6. OLD BUSINESS – None

7. NEW BUSINESS – None

8. ADJOURNMENT

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 7:05 P.M.

Respectfully submitted,

Secretary

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