

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
JUNE 16, 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 Officer
Christopher King, Solicitor
Sue 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 19, 2016

MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF MAY 19, 2016 AS PRESENTED. MR. STUHRE SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

A. LD-16-02 Aldi Land Development

Richard Moller, Kimley-Horn

Project Narrative: This plan proposes to expand the size of the existing facilities at Aldi's located 280 N. Northern Way.

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. This project is before the Planning Commission as a briefing item. 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.

It was noted the applicant submitted a sketch plan as opposed to a typical briefing which provides more detail. Attorney King noted it is the applicant's responsibility to submit the plans as necessary according to the Township zoning ordinance to be sufficient for purposes of review and

discussion. Mr. Luciani indicated the applicant did submit a land development plan. He informed them because they are in the Town Center Overlay, they would be required to submit a town center master plan – sketch plan.

It was determined the submission will be considered a briefing item for the master plan.

Mr. Moller indicated they had submitted the land development plan and received comments back from Mr. Luciani stating they needed to meet some of the conditions for the Town Center Overlay. He noted they incorporated some of the items provided in the comment letter including landscaping, sidewalks, etc. It was then resubmitted for consideration for this meeting to obtain feedback from Planning Commission.

Mr. Luciani indicated the land development plan came in April 8, 2016. Their first round of comments noted they were in the Town Center Overlay. The master plan came in June 3, 2016. During staff review five pages of comments were created dated June 9 and included comments on building setbacks to be measured from the curb rather than the right-of-way line. He noted this property is a double frontage lot with two front entrances. The original plan submitted did not show sidewalk on Wolf Road.

Mr. Moller indicated the project is an expansion of the existing Aldi's. Aldi's proposes to remodel the entire building adding a 19 foot extension. This includes repaving the parking lot.

Mr. Moller indicated the applicant is aware of the Town Center Overlay requirements. He noted they have concerns regarding some of the requirements which are more geared toward new developments. Since this is an existing store, some of the requirements are hard to meet because of the existing conditions of the site. He reiterated they are trying to accommodate the requirements based on their meeting with Staff.

Mr. Moller indicated that once they submit the Land Development Plan they will submit waiver requests for the items they cannot accommodate. He noted they are working with the township engineer. He indicated they already had a meeting with Staff and went through the comments which outlined the general requirements of the Town Center Overlay District, and discussed which ones they thought they could meet. Mr. Moller stated this master plan is their attempt to meet the requirements provided by Staff. He noted this plan addresses all the Town Center Overlay requirements. He presented the concept which was submitted with Land Development Plan and explained the elevations and reviewed the façade.

The applicant was advised to change the name from sketch plan to master plan for the conditional use to include Town Center amenities, i.e., landscaping, benches, common area, and pedestrian pathways to be on the plan, as well as submit a rendering to show these items.

Mr. Moller confirmed the mechanicals are behind the parapet wall and on the roof.

Discussion was held regarding the town center requirement for a 500 sq. ft. plaza. Mr. Moller indicated the challenge there is a grade change from Northern Way to the parking lot. He noted they are proposing to place benches on Northern Way. Several options were discussed.

Discussion was held regarding adding a sidewalk connection on the back part of the store. Mr. Moller indicated the thought was there is an existing sidewalk that comes from the Social Security building which they hope to connect to in that area. It was noted there is concern about heavy pedestrian/bicycling activity in that area. Mr. Moller stated they are reviewing it and are

trying to provide connectivity.

Mr. Moller was advised to check turning radius for the tractor-trailers because of the building line being moved 19 feet forward as well as the loading dock coming forward. Mr. Moller indicated they have reviewed that and determined it will not cause an issue.

Discussion was held regarding the parking lot. Mr. Moller indicated Aldi's standard for minimum parking for a store this size would not be less than 85 spaces.

4. ACTION ITEMS

A. SD-16-01 Bensinger Subdivision

Clark Craumer

Project Narrative: This plan proposes to subdivide an existing parcel near the intersection of Trout Run Road and Lower Glades Road. The lots are to be used for residential purposes.

Plan Background: Staff has communicated 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.

Waivers:

SALDO Waivers

- 1) Preliminary Plan; Procedure (289-10)
- 2) Preliminary Plan; Specifications (289-11)
- 3) (289-13. A) 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 final plan shall include all specifications shown under 289-11 for preliminary plan, in addition to the following information:
 - a. (8.) Proposed use of land and existing zoning classification and proof of any variances or special exceptions that may have been granted.
- 4) Final Plans; Specifications (289-13. A. 13) sufficient data to determine readily the location, bearing and length of every street, lot and boundary line and to reproduce such lines upon the ground; such data to be tied into monuments as required.
- 5) Final Plans; Specifications (289-13. A. 15) All dimensions shall be shown in feet and hundredths of foot.
- 6) Final Plans; Specifications (289-13. A. 21) Location, dimensions and purpose of all easements.
- 7) Final Plans; Specifications (289-13. A. 22) Statement of owner dedicating streets and rights-of-way and any sites for public use which are to be dedicated.
- 8) Final Plans; Specifications (289-13. B)
- 9) Environmental Impact Study (289-17) Wetland impact study.
- 10) Environmental Impact Study (289-21) Traffic impact study.
- 11) Improvement Specifications (289-27) Streets and aprons.

- 12) Improvement Specifications (289-28) Sewage disposal.
- 13) Improvement Specifications (289-29) Water supply.
- 14) Improvement Specifications (289-30) Storm drainage
- 15) Improvement Specifications (289-31) Curbs and gutters.
- 16) Improvement Specifications (289-32) Sidewalks.
- 17) Improvement Specifications (289-34) Fire hydrants.
- 18) Improvement Specifications (289-35) Landscaping and buffer yards.
- 19) Improvement Specifications (289-36) Streetlights
- 20) Design Standards (289-41) Proposed street system.
- 21) Design Standards (289-45) Sewage disposal requirements.
- 22) Design Standards (289-46) Water supply requirements.
- 23) Design Standards (289-47) Storm drainage.
- 24) Design Standards (289-48) Utility easement.
- 25) Design Standards (289-49) Recreation dedication.

The applicant is requesting information from the Commission regarding their waivers. Once input from the Commission members is received, a revised plan will be submitted and a full evaluation of the project will be provided by Staff for action at the next appropriate Commission meeting.

Mr. Luciani indicated this plan was presented in January and discussion was held concerning the Trout Run Road status and traffic volume which is approximately 90 vehicles a day. The applicant has provided a 50 ft. right-of-way along all of the property they control. This is a 3 lot subdivision. There is a note from DEP on the planning module for a no build waiver for Lots 2 and 4. There is no public sewer facilities with the exception of the lot that is being purchased.

Mr. Luciani noted the initial plan had approximately a dozen waivers which, after review with the applicant, were determined not necessary, i.e., waiver of preliminary plan standards which they have met those requirements. Mr. Luciani indicated there is no public water in that vicinity, the nearest is to Druck Valley Road at the intersection of Mt. Zion, approximately 1½ miles.

Mr. Luciani reviewed the administrative issues:

- Erosion Control Plan – the applicant has indicated they have not yet filed that plan.
- They do not need a NPDES permit.
- The ordinance requires obtaining an adequacy letter from the York County Conservation District for over 5,000 sq. ft. of disturbance. This has not yet been submitted and is outstanding.
- Financial security.
- Stormwater management comments.
- They are proposing 3 ponds.
- There were York County Planning Commission comments which have been addressed.
- A sewage facility planning module waiver is needed because they are creating a new sewage facility. He recommended a condition for approval of the sewage planning module waiver.

Discussion was held regarding stormwater issues. Mr. Craumer stated they will meet with Mr. Luciani to clarify the issues and have that must be resolved before presenting to the supervisors.

Discussion was held regarding the timing for presentation to the supervisors. It was noted the pump station will need to be bonded before the plan is recorded. There is also a recreation fee and a sewer tap fee.

Discussion was held on the waiver requests as shown on Mr. Luciani's comment letter. It was noted #1, #3 and #8 can be removed from the list.

It was noted there was a York County comment regarding the Kunkel cemetery along the west side of the property. Mr. Craumer indicated this is shown on the Tax Map which provides a map number and a parcel number but there is no deed reference. Ms. Bensinger indicated she has tried to find out who owned it because she has maintained it over the years.

It was recommended to table the plan until next month since it was determined it would not be ready in time for the next supervisors meeting. This would allow the applicant to complete all items related to stormwater and adjust the drawing with the adjusted waiver requests. It was noted an extension would be needed since the MPC date is June 30.

Mr. Craumer indicated there would be no problem with an extension.

Ms. Bensinger confirmed she has agreed to grant the additional right-of-way to the Township of an additional 17 feet. She indicated she provided a printout of what she determined that value to be indicating it is low because it is based on a price of \$35,000 per acre. She further noted the additional right-of-way totals approximately .97 acres based on the \$35,000 per acre. There are appraisal fees and attorney fees. Also loss of crop production. She noted this year's going price for corn per bushel would be \$1143. It was her determination if the Township were to utilize the right of way it would result in a crop loss every year of an approximate \$38,000 loss.

5. WAIVER RECOMMENDATIONS - None

6. OLD BUSINESS

A. Rezoning of the Northeast Corner of Market Street and Mt. Zion Road

Mr. Luciani presented the area map for the rezoning of the northeast corner of Market Street and Mt. Zion Road, as a result of the discussion held at the last meeting. He noted he presented the draft of the map to the Board of Supervisors and they are planning to discuss it at their July meeting with a public hearing. The discussion at the last meeting was what to do with the Neighborhood-Commercial areas. The concern was the potential number of apartments. After a long discussion and debate about what it should be, the piece along Mt. Zion Road was to be zoned Commercial-Highway including all of Springetts Manor. Along Market Street that area would remain Neighborhood-Commercial. Mr. Luciani pointed out on the map the blue line illustrates the area of the Town Center Overlay on all four corners as proposed by the Planning Commission.

Discussion was held as to how to define where the line is now going across Mt. Zion. It was recommended to extend the Town Center Overlay to include the five properties to the north on the west side of Mt. Zion Road. It was also recommended to extend the H-C to the east up to and including the driveway at Springetts Manor.

It was noted the historic Bloomingdale House will remain N-C.

**MR. ROBERTSON MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFIED MAP PRESENTED BY MR. LUCIANI TO EXTEND THE TOWN CENTER OVERLAY TO INCLUDE THE FIVE PROPERTIES TO THE NORTH ON THE WEST SIDE OF MT. ZION ROAD, AND ALSO TO EXTEND THE COMMERCIAL-HIGHWAY TO THE EAST UP TO AND INCLUDING THE DRIVEWAY AT SPRINGETTS MANOR.
MR. STUHRE SECONDED. MOTION UNANIMOUSLY PASSED.**

B. Discussion of the Lowe's Access Bridge

It was discussed that with the Aldi's expansion project the bridge remains an issue. It was noted the bridge is too narrow and presents a traffic issue. The width of the right-of-way is only 35 feet. It was noted determination needs to be made on who is responsible for maintaining the bridge.

7. NEW BUSINESS – None

8. ADJOURNMENT

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

Respectfully submitted,

Charles Wurster
Secretary

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