

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
OCTOBER 20, 2016**

MEMBERS IN

ATTENDANCE: Mark Robertson, Vice Chairman
Charles Wurster
Charles Stuhre
Tim Staub

ALSO IN

ATTENDANCE: John Luciani, First Capital Engineering
Jessica Fieldhouse, Community Development Director
Christopher King, Solicitor
Sue Sipe, Stenographer

NOT PRESENT: Alan Maciejewski, Chairman

1. CALL TO ORDER:

A. Pledge of Allegiance

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

2. ACTION ON THE MINUTES

A. SEPTEMBER 15, 2016

MR. WURSTER MOVED FOR APPROVAL OF THE MEETING MINUTES OF SEPTEMBER 15, 2016 AS PRESENTED. MR. STUHRE SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

A. LD-16-04 Rutters Farm Store #1

Dave Koratich, LSC Design

Ms. Fieldhouse stated the property is located at the corner of Haines Road and Mt. Rose Avenue. Staff met with the applicant to discuss aspects of the proposed design as part of the Town Center Overlay planning process. The Board of Supervisors approved the conditional use and master plan at their August 25, 2016 meeting. There were four conditions as part of the conditional use approval. Staff and the Township Engineer was able to certify that all the conditions were met with a modification. The Planning Commission had recommended a curved and arched knee wall at the intersection of Haines and Mt. Rose which would read Rutters and "Welcome to Springettsbury Township". The plan does show a knee wall, however, Rutters requested that

because of construction design and implementation costs, that it not be arched and curved, but placed at the intersection so that different movements of traffic could see it. The Board of Supervisors approved the modification to the recommendations from the Planning Commission for the conditional use. The land development plans were submitted to the Township September 2 and reviewed by Staff and the Township Engineer. Ms. Fieldhouse pointed out the land development plan will add an 11x50 ft. expansion to the store for the purpose of coolers and storage space. Gas pumps will be reduced from six pumps to four pumps. Because it was part of the Town Center Overlay additional landscaping features were added along the site and include a park bench. Additional street lighting was also added.

Five waivers are requested:

- S.289-10 Preliminary Plan- Procedure – waiver request from the requirement to submit a preliminary plan.
- S289-13.A – Plan Scale – Modification request to allow plans at a 1” to 20’ scale.
- S. 289-42 Clear Site Triangle – a waiver request to eliminate clear site triangles so as to not eliminate site landscaping. Landscaping will not impede site distances.
- S.289-48 Easements – a modification to allow a 20’ sanitary sewer easement and a 7½’ overhead electrical easement due to site constraints and to allow landscaping within the easements.
- S. 281. Storm Water Management Ordinance – Waiver request from the requirements of the storm water management ordinance.

The request for the clear sight triangle waiver is because if it is created at the access points some of the site landscaping will need to be removed. It was determined these are only right in/right out access points and also the clear sight triangle will not pose a sight distance traffic issue.

In regards to the waivers to easements, it was determined there is not enough room to put the required 30 ft. at that location so it needs to be a 20-ft. easement. The applicant is also requesting to have a 7½ ft. easement to accommodate overhead electric. It was noted that a tree needs to be removed from the utility easement.

Stormwater management waiver – since this is an existing site they are decreasing the amount of impervious coverage with this improvement.

Ms. Fieldhouse stated Staff is in agreement with all five waiver requests.

Mr. Luciani addressed traffic indicating with a reduction in fueling stations, there would potentially be a 25% reduction in traffic. In addition, he noted the median will extend up Mt. Rose Avenue restricting vehicles from making a left into the site which also will have an impact on the traffic flow.

Discussion was held regarding the reduced size of the proposed wall. It was recommended that rather than plant deciduous bushes an evergreen shrub hedge should be planted to block headlights shining into vehicles on Haines Road. It was determined a better choice would be Boxwoods which have a mature height of 4 to 6 ft. and the growth rate is 6-8 inches on average per year.

Discussion was held regarding the Township Engineer’s Comment #14 relating to constructing a fire hydrant on the site. Ms. Fieldhouse noted she submitted the request to the York Water Company after confirming there is no other fire hydrant within 600 ft. of the store. She also

noted this was discussed with the fire chief and township manager.

Ms. Fieldhouse indicated there is a bonding estimate that needs to be reviewed and approved by the township engineer.

Ms. Fieldhouse indicated they have resolved the township engineer's outstanding Comment #3 under Zoning on the plan summary to install a curbed landscape island. In conferring with the applicant and the township engineer, it was determined this should have been requested as part of the master planning for the site, therefore it is not required at this time.

Ms. Fieldhouse noted there is an outstanding photometric plan that needs to be reviewed by staff and the engineer for compliance.

Mr. Koratich provided a rendering of the wall, which will be constructed of brick and is 12 ft. long and approximately 5 ft. high. It was recommended that the wall be lit with up lighting on it.

Mr. Koratich noted there are two pedestrian lights on the lighting plan. The existing lighting will remain, including the canopy lighting as well.

Discussion was held regarding the sign to be mounted on the knee wall, which Mr. Koratich provided. It was noted it includes the Rutter's name as well as the sign "Welcome to Springettsbury Township". It was recommended that the Township logo be incorporated into the sign.

It was confirmed that Rutters owns and maintains the sign as shown. Discussion was held regarding the requirements for granting a sign. It was noted that normally the Planning Commission does not approve signs. Attorney King advised that since the Rutter's Store is in the Town Center Overlay different requirements apply that would allow the PC to condition it.

It was agreed by the Planning Commission to make it a condition of approval and include a record of it in the files.

It was recommended the applicant put their best efforts into representing the Springettsbury Township emblems, logos and fonts into the sign wording.

A MOTION WAS MADE BY MR. WURSTER TO MOVE THE CASE TO AN ACTION ITEM. SECONDED BY MR. STUHRE. MOTION UNANIMOUSLY PASSED.

MR. STAUB MOVED WITH REFERENCE TO THE RUTTER'S FARM STORE #1 FINAL LAND DEVELOPMENT PLAN, TO RECOMMEND CONDITIONAL APPROVAL OF THE WAIVERS FROM TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND STORM WATER MANAGEMENT ORDINANCE AS LISTED ABOVE AND ON THE PLAN SUMMARY. SECONDED BY MR. STUHRE. MOTION UNANIMOUSLY PASSED.

MR. STAUB MOVED WITH REFERENCE TO THE RUTTER'S FINAL LAND DEVELOPMENT PLAN, TO RECOMMEND A CONDITIONAL APPROVAL OF THE FINAL LAND DEVELOPMENT PLAN ON THE CONDITION THAT ALL OUTSTANDING TOWNSHIP STAFF AND ENGINEER COMMENTS ARE ADDRESSED PRIOR TO APPROVAL BY THE BOARD OF SUPERVISORS, AS STATED ON THE PLAN SUMMARY AND INCLUDING:

- **UP LIGHTING BE ADDED TO THE SIGN ON THE WALL AS WELL AS THE PHOTOMETRIC PLAN.**
- **MOVE THE TREE OUT OF THE UTILITY EASEMENT.**
- **THE APPLICANT SHALL MAKE THEIR BEST EFFORTS TO INCORPORATE THE SPRINGETTSBURY TOWNSHIP EMBLEM AND LETTERING ONTO THE SIGN.**

MR. STUHRE SECONDED. MOTION UNANIMOUSLY PASSED.

B. SD-16-04 Monica Martin Subdivision

Dave Lipinski, James Holley & Assocs.

Ms. Fieldhouse indicated this is a small subdivision from 43 North Findlay Avenue. It was presented as a briefing at the September meeting. In her brief to the Commission she recommended that based on where they stand with the outstanding comments the Planning Commission could move it to an action item. She noted this is a vacant lot on North Findlay Street about .18 acre in size. They are proposing to create two small subdivisions, split the lot in half and create two 3,840 sq. ft. lots at 41 and 43 North Findlay Street. There is one waiver to the plan scale §289.13.A.5. Outstanding items are as listed on the summary. They do need recreation fee and sewer tap fee which will be submitted when they obtain their building permits, prior to the recording of the plan. Also, their performance bond was submitted to the township engineer. There were several slope issues which have been corrected and need to be sent to the township engineer for review. This plan does show the pins on the property. The township engineer also needs to review the E&S plan.

Mr. Lipinski indicated they are asking for a second waiver relating to the E&S plan. He indicated the Conservation District states for any project over 5,000 sq. ft. a written plan is necessary but does not have to be approved by the York County Conservation District unless applied by the municipality. Since this is a small plan, less than an acre, they are requesting a waiver of that approval since it will not require an NPDES permit.

Mr. Luciani stated there is no issue in this case to review the E&S plan, and was agreeable with the waiver request.

MR. WURSTER MADE A MOTION TO MOVE THIS CASE FROM A BRIEFING ITEM TO ACTION ITEM. SECONDED BY MR. STUHRE. MOTION UNANIMOUSLY PASSED.

MR. WURSTER MOVED WITH REFERENCE TO THE MONICA MARTIN PRELIMINARY/FINAL SUBDIVISION PLAN, TO RECOMMEND A CONDITIONAL APPROVAL OF THE FOLLOWING WAIVERS FROM THE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

- **S289.13.A.5 –PLAN SCALE. 1”:10’ IS SHOWN**
 - **SUBMISSION OF THE PLAN TO YORK COUNTY CONSERVATION DISTRICT**
- SECONDED MR. STUHRE. MOTION UNANIMOUSLY PASSED.**

MR. WURSTER MOVED WITH REFERENCE TO THE MONICA MARTIN PRELIMINARY/FINAL SUBDIVISION PLAN, TO RECOMMEND A CONDITIONAL APPROVAL OF THE PLAN ON THE CONDITION THAT ALL OUTSTANDING TOWNSHIP ENGINEER COMMENTS ARE ADDRESSED PRIOR TO APPROVAL BY THE BOARD OF SUPERVISORS. MR. STAUB SECONDED. MOTION UNANIMOUSLY PASSED.

C. LD-16-02 Aldi Expansion

Richard Moller

Ms. Fieldhouse indicated this case is the Aldi's expansion of 2900 sq. ft. to their store located on Wolf Road and Northern Way. She indicated she received the comment letter from the township engineer dated September 26. An updated plan set was received and forwarded to the township engineer, which has not yet been reviewed. She was able to review it from a staff perspective and identified several items that need to be completed.

Ms. Fieldhouse noted one of the outstanding comments from the township engineer is the need for Aldi's to do a traffic impact study as part of this land development plan. The Township does know that there are existing queuing issues on Wolf Road and Northern Way at the intersection. The Township would like to see traffic improvements at the intersection to alleviate the situation with the queuing. Aldi is requesting a waiver since their perspective is their 2900 sq. ft. expansion is small. Also, the fact that their store was built in 1991-1992 and all of the development came up around them. Not only did Aldi's not create the situation that is being experienced at the intersection, their 2900 sq. ft. expansion which represents around \$200,000 in construction costs does not match the magnitude of what they could be faced with for an intersection improvement. They are also not able to record in the planning process until the Planning Commission makes a recommendation and then their waiver request would be submitted to the Board. She noted the viability of the project from these perspectives is called into question if they need to do a traffic impact study.

Mr. Luciani explained the ordinance requirements for a commercial building expansion to provide a traffic study. He pointed out he was of the understanding that a 2900 sq. ft. addition did not necessarily warrant a traffic study.

Mr. Moller stated there is also the issue of the right of way, since if they were to add a turn lane it would mean removing parking, but there would be sufficient right of way to accommodate the sidewalk and the turn lane traffic.

Ms. Fieldhouse indicated there would possibly be other opportunities for improvements and noted Community Development and the township manager are investigating other avenues to explore in order to get intersection improvements similar to this that a developer making a minor improvement would not have to bear.

Mr. Moller stated their position is that the amount of trips this expansion will generate is negligible and will have a small impact on the level of service at the intersection.

A MOTION WAS MADE BY MR. WURSTER TO MOVE ALDI'S REQUEST FOR A WAIVER OF TRAFFIC STUDY TO AN ACTION ITEM. SECONDED BY MR. STUHRE. MOTION UNANIMOUSLY PASSED.

MR. WURSTER MOVED TO RECOMMEND APPROVAL OF ALDI'S WAIVER REQUEST TO §289-21 TO THE BOARD IN ACCORDANCE WITH THE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. SECONDED BY MR. STAUB. MOTION UNANIMOUSLY PASSED.

MR WURSTER MOVED TO TABLE THE PLAN. SECONDED BY MR. STAUB. MOTION UNANIMOUSLY PASSED.

- 4. ACTION ITEMS - None**
- 5. WAIVER RECOMMENDATIONS - None**
- 6. OLD BUSINESS – None**
- 7. NEW BUSINESS – None**
- 8. ADJOURNMENT**

VICE CHAIRMAN ROBERTSON ADJOURNED THE MEETING AT 7:30 P.M.

Respectfully submitted,

Secretary

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