

**APPROVED**

**SPRINGETTSBURY TOWNSHIP  
PLANNING COMMISSION  
NOVEMBER 17, 2016**

**MEMBERS IN**

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

**ALSO IN**

**ATTENDANCE:** John Luciani, First Capital Engineering  
Jessica Fieldhouse, Community Development Director  
Charles Rausch, 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. OCTOBER 20, 2016**

**MR. WURSTER MOVED FOR APPROVAL OF THE MEETING MINUTES OF OCTOBER 20, 2016 AS PRESENTED. MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.**

**3. WAIVER RECOMMENDATIONS**

**A. Rail Trail Northern Ext. Phases III, IV & Loucks Mill Ramp**

Jeff Shue, C.S. Davidson

Ms. Fieldhouse stated the York County Rail Trail Authority is commencing their phases, III, IV and Loucks Mill Road for the Northern Extension connecting to the Rail Trail in the City of York. The waiver is for a land development plan. She noted the section in Springettsbury Township as shown on the plan is a switchback walkway from the parking lot off Loucks Mill Road to Route 30 which is necessary to get trail users over Rt. 30 to the other side of the creek. It represents a 5,400-sq. ft. addition of impervious area. Based on review of the previous land development plan in 2009 and the waivers granted at that time, the Rail Trail Authority would have to obtain a building permit in order to construct it. Concerns for the Township are storm water management which First Capital Engineering would need to complete a Level 3 stormwater review because it is over 5,000 sq. ft of additional impervious area being added. The other concern is the fact that the 100-year flood plan for Mill Creek may intersect with the project. Per

the Zoning Ordinance, administration of the floodplain is a responsibility given solely to the township engineer. From a staff perspective, they can cover the responsibilities of the Township in making sure the storm water management is addressed and looking out for the floodplain while going through the building permit process. This would avoid having the Rail Trail go through the land development plan, which would most likely result in more cost to taxpayers.

A question was raised regarding storm water maintenance for this area. Mr. Luciani noted the applicant would be modifying the stormwater to meet the Ordinance. Mr. Shue stated they will also be putting in infiltration trenches to compensate for the additional runoff. He noted the Rail Trail is currently maintained by the County of York Parks Department and that would continue.

A question was raised as to what impact the floodplain would cause in that area. Mr. Luciani explained there are two floodplains – one at the Codorus Creek as shown on the plan. The other is the Mill Creek floodplain. He noted the applicant will need to affirm they are not raising the floodplain by more than one foot in the area.

Mr. Shue indicated the reason the switchbacks occur as they do is they are continuing to make the Trail ADA compliant and the only way to do that with the vertical change they have from the parking and the trail to Route 30 is to lengthen the trail. This has been worked through the County Parks and the Rail Trail Authority, as well as they are working directly with several branches of the Army Corps. He noted this impacts the Army Corps both in terms of the maintenance crew that maintain the levees as well as the Army Corps. The Army Corps has worked with them to obtain approval with this layout from York County Parks, from York County Rail Trail Authority as well as comments from the Army Corps.

It was clarified the request is for a waiver of land development with the provision that the township engineer can complete a review of the stormwater drainage, easements and floodplain. It was also clarified that the right of way from the plan approval from 2009 was recorded.

**MR. STAUB MOVED TO RECOMMEND APPROVAL OF THE WAIVER REQUEST TO S.289-6 – REQUIREMENT TO SUBMIT A LAND DEVELOPMENT PLAN FOR THE YORK COUNTY RAIL TRAIL AUTHORITY NORTHERN EXTENSION – PHASE III, IV AND LOUCKS MILL RAMP. SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY PASSED.**

#### **4. BRIEFING ITEMS**

##### **A. SD-16-05 - 2841 East Prospect Subdivision**

Josh George

Ms. Fieldhouse indicated this is a parcel located at the Edgewood Road - Mt. Rose intersection. She pointed out the municipal boundary line noting the section in York Township and the area in Springettsbury Township. The section being proposed is the elimination of the lot lines separating parcels 83 & 83A to make way for future land development plan at some point. This would have a combination of uses, starting at the corner moving through from York Township into Springettsbury Township. The subdivision plan was before Staff and the township engineer at the November 8 developer's meeting at which time the township engineer's comments from the October 27, 2016 comment letter were reviewed. There were no significant comments brought up as part of this subdivision. There are some issues the applicant needs to address in York Township, but none in Springettsbury Township. There is public sanitary sewer at Edgewood Road and Mt. Rose, which will be primarily in York Township. There were questions

with regards to access. Will existing access points on Mt. Rose stay? Is there enough distance between the intersection to get into the site? It is a York Township/PennDOT issue. It could become a Springettsbury Township issue during the land development plan if access points are proposed along Carol Road.

Mr. George reiterated they are not proposing any land development at this time but looking to move and eliminate certain lot lines. There are four parcels that are part of this overall plan, three in York Township and one in Springettsbury Township. All of the lot lines would be erased and one parcel would be created to make way for future land development plans. All issues with access and utilities, etc., would be dealt with at the land development stage. All public utilities are available and existing access is provided to the parcel in numerous locations.

Chairman Maciejewski reviewed the waiver requests:

- Waiver to show ROW and cartway width of all streets within 400 feet of the tract.
- Plan scale waiver
- 6 month note for curb and sidewalks
- Waiver to defer installation of street lights until the land development plan is approved.

Solicitor Rausch pointed out that the request for the 6-month note is a modification waiver.

Discussion was held regarding the township engineer's note between 13 and 14 on the comment letter relating to the street widths and the request for the applicant to revise the plan to reflect existing right of way along Carol Road and East Prospect Road. Mr. George stated they have addressed that issue – the rights of way along Edgewood Road and East Prospect were recently reset by the work done by PennDOT, which involved several takings along the frontage and they did certain condemnation where necessary. Consequently, the property lines shown on the applicant's plan reflect that and there is no change or dedication necessary along those two roads because it reflects what just happened. He noted they added the ROW information along Carol Road to the plan which is an existing 60 ft. ROW which was dedicated on previous plans for this property in the late 1990's early 2000's.

Discussion was also held regarding §289.14.B - provide location of existing buildings, sewers, water mains, culverts, petroleum lines, telephone and electrical lines, gas lines, fire hydrants, and other man-made structures. Mr. George stated they were able to show a sanitary sewer line traversing the property. He pointed out on the plan the existing sanitary sewer line that serves the CVS, and noted the location of York Township's existing sanitary sewer lines on Edgewood Road, which are all located within York Township, not Springettsbury Township. He stated the anticipation with the land development is that future development would be served by those existing lines through York Township ultimately ending up in Springettsbury Township wastewater treatment plant. The lay of the land is such that everything drains towards East Prospect Road and so even if there was a sewer on Carol Road it may not be accessible without a type of pumping arrangement.

A question was raised as to the zoning districts included on this plan. Mr. George indicated there is one zoning district in Springettsbury Township, Mixed Use which follows the municipal boundary line. York Township Is Commercial Shopping and Commercial Office.

**A MOTION WAS MADE BY MR. ROBERTSON TO MOVE SD-16-05, 2841 EAST PROSPECT STREET FROM BRIEFING TO ACTION ITEM. SECONDED BY MR. STUHRE. MOTION UNANIMOUSLY PASSED.**

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

motion.

**MR. ROBERTSON MOVED TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS FOR WAIVER REQUESTS FOR SD-16-05, 2841 EAST PROSPECT STREET AS LISTED ON THE PLAN SUMMARY, WITH §289.31 AND §289.32 SHOWN AS MODIFICATIONS. MR. STAUB SECONDED. MOTION UNANIMOUSLY PASSED.**

**MR. ROBERTSON MOVED TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS FOR SD-16-05, 2841 EAST PROSPECT STREET WITH COMPLETION OF ALL OUTSTANDING CONDITIONS AS LISTED IN THE TOWNSHIP ENGINEER'S LETTER OF OCTOBER 27, 2016. SECONDED BY MR. STUHRE. MOTION UNANIMOUSLY PASSED.**

**5. ACTION ITEMS - NONE**

**6. OLD BUSINESS**

### **Market Street and Mt. Zion Road Rezoning Conversation**

Chairman Maciejewski stated the discussion was tabled from the November 10 meeting, at which time the Planning Commission was reviewing various options in terms of rezoning the area.

Ms. Fieldhouse stated the different iterations of the proposals that have been before both the Planning Commission and the Board of Supervisors were discussed, as well as the different iterations from the York County Planning Commission comments received with those different versions of both rezoning submissions. She indicated the most recent rezoning proposal was reviewed over the summer with public hearings with the Board of Supervisors and sent to York County Planning Commission, but was denied by the Board of Supervisors at their August meeting. The Board of Supervisors asked the Planning Commission to re-evaluate it once more to and produce another proposal. In order to provide assistance, Staff created a smaller proposed rezoning area. She pointed out that although this is a township led rezoning there is an individual with options on these properties who would like to develop this portion of the corner. She noted the goal of the Planning Commission is to propose a potential rezoning that will work with both the Township and the developer's goals.

She reiterated that Staff has proposed approximately 13 parcels which takes most of the intersection north of East Market Street, west of Mt. Zion Road with two properties south of Eisenhower Drive on Mt. Zion and also the property immediately adjacent to Eisenhower Drive on East Market Street. Staff's proposal is Mixed Use with the Town Center Overlay. She noted Township residents were in attendance, as well as residents from Springetts Manor. There was concern if this was developable what the buffer situation looked like in Springetts Manor with many of the buildings close to the property line.

Ms. Fieldhouse noted at the end of the Planning Commission meeting discussion, there were four options on the table for a decision from the Planning Commission.

1 – Do nothing

2– Rezone the 13 parcels with the Town Center Overlay (recommended by a Township resident)

3 – The current Staff proposal - Mixed Use with the Town Center Overlay

4 – Staff proposal but also extend the Mixed Use Town Center Overlay to incorporate parcels 21 and 20 and a portion of parcel 23 as Mixed Use with the Town Center Overlay.

Ms. Fieldhouse indicated whatever recommendation is decided upon would be presented to the

Board of Supervisors at their December 8 meeting. She noted the only vote to be made at that meeting would be to vote on is whether or not the Board will send the recommendation to the York County Planning Commission. This would result in restarting the review process and whether or not they want to adopt the public hearing schedule necessary to usher another rezoning attempt through the PA Municipalities Planning Code.

Chairman Maciejewski reiterated the decision is to determine what will make the most sense for the use of the land as it relates to the Township, to the residents and also to the developer. He noted they are also evaluating factors relating to the Comprehensive Plan with the idea this is a gateway to the Township.

The following points were discussed:

- The previous proposed rezoning was for the Town Center Overlay because it was determined this is a gateway.
- Concerns were expressed regarding pedestrian safety with the rezoning in that area. With improvements in the pedestrian area there would be more of a redevelopment which would be beneficial.
- Should be looking at requiring some connection to the high-density area behind it – pedestrian and/or vehicle to offset some of the traffic on the two main corridors.
- Rezoning for other portions of the area to be addressed with the upcoming review of the Comprehensive Plan.

**MR. ROBERTSON MOVED TO SUBMIT TO THE BOARD OF SUPERVISORS THE REZONING REQUEST FOR MIXED USE WITH TOWN CENTER OVERLAY. MR. STUHRE SECONDED. MOTION UNANIMOUSLY PASSED.**

**7. NEW BUSINESS – NONE**

**8. ADJOURNMENT**

**CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 7:20 P.M.**

Respectfully submitted,

Secretary

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