

**SPRINGETTSBURY TOWNSHIP
CONDITIONAL USE HEARING**

**NOVEMBER 30, 2017
APPROVED**

The Springettsbury Township Board of Supervisors held a Conditional Use Hearing on Thursday, November 30, 2017 at 7:15 p.m. at the offices of Springettsbury Township located at 1501 Mt. Zion Road, York, PA.

MEMBERS IN

ATTENDANCE: Mark Swomley, Chairman
George Dvoryak, Vice Chairman
Bill Schenck
Blanda Nace

MEMBERS NOT

IN ATTENDANCE: Kathleen Phan, Assistant Secretary/Treasurer

ALSO IN

ATTENDANCE: Benjamin Marchant, Township Manager
Charles Rausch, Solicitor
John Luciani, Civil Engineer
Jessica Fieldhouse, Director of Community Development
Jean Abreght, Stenographer

1. CALL TO ORDER

SWOMLEY Chairman Swomley called to order the Conditional Use Hearing for Springetts Commons.

2. NEW BUSINESS

A. CU-17-01 – Springetts Commons, LLC Conditional Use Application for 14-Acre Parcel located on North Side of Industrial Highway Between Sam’s Club and Jack Giambalvo Hyundai

SWOMLEY Chairman Swomley asked Solicitor Rausch to review the procedure for the hearing.

RAUSCH Solicitor Rausch stated that the meeting was a Conditional Use Application under the Town Center Overlay, an occasion where there is a vacant property subject to the Town Center Overlay requirements. The applicant will present their case and the board will ask questions and the public will have an opportunity to speak for or against the application. He asked for comment as to the length of the hearing this date.

SWOMLEY Chairman Swomley stated that the hearing would stop at 9 p.m. and be continued at a later date and time.

RAUSCH Solicitor Rausch asked Attorney Stacey MacNeal to have each individual who would give testimony to be sworn in. All individuals were sworn in: Adam

Anderson, and Bob Sandmeyer, Site Design Concepts, Teen Vebares, CORE Design Group, and Jon Seitz, TRG, Transportation Resource Group, Inc.

MACNEAL Stacey MacNeal, Attorney with Katherman, Heim and Perry represented Springetts Commons I LP, the applicant. Fourteen acres had been purchased by the applicant. The property is located at the northwest corner of Industrial Highway and Northern Way. It is zoned Flexible Development and is located at the edge of the Town Center Overlay. The proposal is to provide an assisted living facility on Lot 1 with 220 units and 87 garages, seven stories with a rooftop deck; maximum height of 92 feet; with a 7,000-square foot restaurant and 3,000 square foot retail or office space. Lot 2 will include a financial institution with about 2,200 square foot and retail space about 24,000 square feet; in addition, a café -type restaurant of about 2,275 square feet. Lot 1 will have a total of 346 parking spaces, which is a combination of 259 parking lot spaces and 87 garage spaces. Meetings had been held with the township staff on April 11, July 11 and October 3, as well as Planning Commission on July 20, September 21 and October 19th, and Planning Commission had recommended approval conditioned on providing on-street parking and traffic calming on Industrial Highway.

Attorney MacNeal noted two modification requests: 1) to allow the access drive for the main entrance on Lot 1 to be 37 feet and the main entrance on Lot 2 to be 35 feet. The second modification request is to allow the transparency percentage for the ground floor of the assisted living facility to be 16.1 percent while the overall transparency of the building is 28.7 percent. Attorney MacNeal led the testimony through the plan with discussion by each of the consultants. The entire plan was discussed with questions and answers by the board.

Three main areas of discussion included: driveway alignment, roadway improvements at Sam's Club, and on-street parking.

- **Driveway Alignment**

Master truck turning exhibit – main entrance on Lot 1 is one of the access drives included in a modification request to go from a maximum width of 25 feet to 37 feet to allow for the wheel pass maneuvering into the site. Clear sight triangles are available. Lot 2 includes modification from 24 feet to 35 feet covering the need for additional width to accommodate truck maneuvering. Discussion concerning lining up ingress and egress of Lot 2 with the drive rather than the parking lot entrance to the IRS and Social Security buildings.

- **Streetscape and Traffic Calming**

Intersection of Northern Way and Industrial Highway frontage bump outs providing for on-street parking; 7 spaces, which serve the traffic calming purpose. There is adequate ingress and egress, off-street parking and accessibility provided.

3. PUBLIC COMMENT

SWOMLEY Chairman Swomley called for Public Comment.

There were no comments from the public.

4. ADJOURNMENT/CONTINUANCE

MACNEAL Attorney MacNeal indicated that there would be an additional testimony of approximately 15 minutes by the Traffic Engineer, Jon Seitz.

Consensus of the board was to continue the Public Hearing on Wednesday, December 13, 2017 at 6 p.m.

SWOMLEY Chairman Swomley called the Hearing at 9 p.m.

The Springettsbury Township Board of Supervisors held a second Conditional Use Hearing on Wednesday, December 13, 2017 at 7:15 p.m. at the offices of Springettsbury Township located at 1501 Mt. Zion Road, York, PA.

MEMBERS IN

ATTENDANCE: Mark Swomley, Chairman
George Dvoryak, Vice Chairman
Bill Schenck
Blanda Nace

MEMBERS NOT

IN ATTENDANCE: Kathleen Phan, Assistant Secretary/Treasurer

ALSO IN

ATTENDANCE: Benjamin Marchant, Township Manager
Charles Rausch, Solicitor
John Luciani, Civil Engineer
Jessica Fieldhouse, Director of Community Development
Jean Abreght, Stenographer

1. CALL TO ORDER

SWOMLEY Chairman Swomley called to order the continuation of the Conditional Use Hearing for Springetts Commons held previously on November 30, 2017.

2. NEW BUSINESS

- A. Continued from November 30, 2017 – CU-17-01 – Springetts Commons, LLC
Conditional Use Application for 14-Acre Parcel Located on North Side of Industrial
Highway Between Sam’s Club and Jack Giambalvo Hyundai

SWOMLEY Chairman Swomley requested Solicitor Rausch to address the Agenda for the evening.

RAUSCH Solicitor Rausch noted that all consultants and staff who had spoken during the previous hearing had been sworn in. There was no one new for testimony.

- Driveway Alignment

Review of optional site with main Access Drive on Lot 2 aligned with Wolf Drive versus original layout shows Access Drive for Lot 2 at beginning aligned with Social Security building. It is a full movement with a dedicated right out. Some adjustments to work through Land Development. Would impact off street parking from 161 to 160. No issue with driveway sight distance measurements. Original width was 35 feet; new width is 25 feet – should have minimum width for safe, typical ingress and egress at site. Consideration given to tractor-trailers moving in and out of site.

Review of TIS, Traffic Impact Study done a.m., p.m. Saturday Peak Hour. Social Security peak hours are closed during Springetts Commons peaks. Four-legged intersection, more complex, more judgment for motorists. With Wolf driveway on Saturday indicates a failing level of service on southbound and northbound driveways; would take an average of 74.5 seconds of delay for movement. Lined up with Social Security driveway indicates more favorable level of service with 77.6 seconds of delay.

Level of service with Wolf Drive will deteriorate with a three-legged versus a four-legged intersection. Deliveries from largest tractor-trailers on Monday, Wednesday and Thursday mornings. Wolf is distribution point for five other stores which will send their large trucks to get deliveries to and from loading dock any time during the day. There will be changes to Wolf Driveway in that it will be harder to pull out. Definitely some disadvantages to lining driveways up there.

Access Drive on Lot 1 has great sight distance on Industrial Highway; flat with grade. Furthest driveway to the east was changed to right-in. Driveways operate safely and efficiently.

- Streetscape

Original sketch revealed 16 on-street parking spaces; with revised plan there will be 17 spaces. Excerpt from Pennsylvania’s Traffic Calming Handbook provided. On-street parking typically slows traffic down, especially in residential neighborhoods; perhaps not in this area. Roadway width to be widened to 40 feet in compliance with township ordinance with 11-foot width traffic lane.

- Traffic

Large trucks coming off of 30 would travel down Memory Lane, the predominant way in and out of the site. Angled driveway suggested. Trucks could easily enter at corner of Concord and Northern Way. Important to get driveways as far away from traffic signal as possible. Distance from the stop bar at signalized intersection to Wolf Driveway is 440 feet. Distance between signalized intersection and the Social Security driveway is 660 feet. Que starts to approach that 440 feet.

- Roadway Improvements – Sam’s Club

Northern end of Northern Way right-in, right-out. Bushes on Sam’s Club property in the right-of-way. Property line goes through middle of bushes and will obstruct sight distance for right-in, right-out. Removal of bushes will result in continuous sight distance of 260 feet. With bushes not removed, sight distance is limited to 175 feet. Majority of accidents from data at this intersection caused by bad road conditions. Suggesting Ralumac micro-surface treatment to roads. Suggest improvement to intersection to shift lanes down (through mulch area) to become incoming lane; inbound lane to become a left-turn lane; outbound lane to be a through and right-turn lane. Traffic pattern would be changed on eastbound Industrial Highway with more efficient set up.

3. PUBLIC COMMENT

SWOMLEY Chairman Swomley opened the floor to members of the public for comment. However, there were no public comments.

RAUSCH Solicitor Rausch stated that all the testimony and exhibits had been presented. The Chairman can now close the Hearing and deliberate.

SWOMLEY Chairman Swomley stated that testimony was closed, and the board will retire to the caucus room.

Stenographer’s Note: Testimony was closed at 7:15 p.m.

Stenographer’s Note: Board returned from deliberations at 7:25 p.m.

SWOMLEY Chairman Swomley thanked everyone for coming and for an excellent presentation. The board’s questions were answered and was prepared to act.

MR. NACE MOVED TO APPROVE THE CONDITIONAL USE AS NOTED AND AS TESTIFIED WITH THREE CONDITIONS: 1) THE DRIVEWAY ALIGNMENT REMAIN AS PRESENTED ORIGINALLY WITH THE ALIGNMENT NOT AT WOLF’S DRIVEWAY, 2) THAT IMPROVEMENTS ARE MADE AS DISCUSSED EARLIER WITH THE SAM’S CLUB STRAIGHT THROUGH, RIGHT-TURN TRAVELING EASTBOUND, WHICH WOULD INVOLVE ELIMINATION OF A MULCH BED ON

THE SOUTHEAST CORNER OF THAT INTERSECTION AND 3) THAT THE ON-STREET PARKING AS SHOWN IS NOT A REQUIREMENT. MOTION UNANIMOUSLY CARRIED.

4. ADJOURNMENT

SWOMLEY Chairman Swomley adjourned the meeting at 7:30 p.m.

Respectfully submitted,

Doreen K. Bowders
Secretary

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