

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
MARCH 15, 2012**

MEMBERS IN

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

ALSO IN

ATTENDANCE: Jim Baugh, Director of Community Development
John Luciani, First Capital Engineering
Bill Gralski, First Capital Engineering
Nicole Ehrhart, 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. FEBRUARY 16, 2012

MR. SWOMLEY MOVED FOR APPROVAL OF THE MEETING MINUTES OF FEBRUARY 16, 2012 AS PRESENTED. MR ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.

3. ACTION ITEMS

- A. SD-05-13 Market Street Commons Add-Ons**
- B. LD-05-18 Market Street Commons Add-Ons**

Jerry Stallman
Tim Pasch

This subdivision of lots and land development plan proposes to develop three lots along Commons Drive between Market Street and Eastern Boulevard. Two of the lots are in the Commercial-Highway District and one is in the Apartment-Office District under the old ordinances. The development of the Apartment-Office parcel will consist of 30 townhouses (single family attached). Included in this plan are the required buffering, landscaping, sidewalks, street lights, interior lighting and a request to re-locate an existing Township Sanitary Sewer line to go around the proposed retail store.

Plan Background: This project is presented as an action item for the final plan. It was first submitted to the Township on December 27, 2005 and is being reviewed under previous ordinances. The preliminary plan was recommended for approval by the Planning Commission on June 18, 2009. Subsequent preliminary approval was issued by the Board of Supervisors on July 23, 2009

The following Waivers were approved by the Board of Supervisors at their July 23, 2009 meeting:

1. SALDO (§289-15.F) Traffic Impact Study. Applicant proposes to submit an updated trip generation letter in lieu of a full Traffic Impact Study.
2. SALDO (§289-64.D) Design standards. The finished elevation of proposed streets shall not be more than one foot below the regulatory flood elevation.

The following Conditions were approved by the Board of Supervisors at their July 23, 2009 meeting:

1. SALDO (§289-11.B) Preliminary plans; specifications. Applicant shall provide final approved plans on Mylar and an electronic copy of the recorded set.
2. SALDO (§289-68.E) Fees. Applicant shall pay all legal, engineering and/or administration fees prior to approval of final plans.
3. SALDO (§289-29.C) Performance requirements. Applicant shall provide bonding prior to the recording of the final plan.
4. SALDO (§289-40) Recreation dedication. Applicant shall pay an associated recreation fee due to Lot 18 showing 30 dwelling units.

Applicant shall add a sampling manhole east of the proposed cart way to George's Restaurant lateral. Sampling manhole shall meet Springettsbury Specifications. Reroute George's lateral from new sampling manhole to a new main connection just upstream of the proposed manhole 2860.

Mr. Stallman indicated the preliminary plan was previously approved by the Planning Commission and subsequently approved by the Board of Supervisors on July 27, 2010. The add-on lots plan consists of Lot #16 which is to be used for a detention basin. Lot #17 is a mini storage facility for which a special exception was granted by the Zoning Hearing Board on April 17, 2004. Lot #18 consists of townhouses, which is now zoned M-U. It was previously zoned A-O. Mr. Stallman reviewed items as discussed with Township Staff for the purpose of clarification on the drawings:

- #1 shows on the upper right hand side of the drawing, the second parcel is zoned M-U. The previous owner plan was showing it as A-O.
- #2 is to add a note in reference to the special exception granted for the storage facility and the plot elevations on the handicapped sidewalk. These were provided on Sheet 5 of the drawings.

Mr. Stallman noted the applicant is requesting approval of the final land development plan subject to administrative items that need to be resolved.

Chairman Maciejewski asked if there was anyone in attendance who had an interest in the plan. Hearing none, he called for a motion.

MR. SWOMLEY MOVED WITH REFERENCE TO SUBDIVISION PLAN SD-05-13, MARKET STREET COMMONS ADD ON LOTS, TO APPROVE THE FINAL PLAN WITH THE FOLLOWING CONDITIONS:

- 1. SALDO (§289-11.B) PRELIMINARY PLANS; SPECIFICATIONS. APPLICANT SHALL PROVIDE FINAL APPROVED PLANS ON MYLAR AND AN ELECTRONIC COPY OF THE RECORDED SET.**
- 2. SALDO (§289-68.E) FEES. APPLICANT SHALL PAY ALL LEGAL, ENGINEERING AND/OR ADMINISTRATION FEES PRIOR TO APPROVAL OF FINAL PLANS.**
- 3. SALDO (§289-29.C) PERFORMANCE REQUIREMENTS. APPLICANT SHALL PROVIDE BONDING PRIOR TO THE RECORDING OF THE FINAL PLAN.**
- 4. SALDO (§289-40) RECREATION DEDICATION. APPLICANT SHALL PAY AN ASSOCIATED RECREATION FEE DUE TO LOT 18 SHOWING 30 DWELLING UNITS.**
- 5. APPLICANT SHALL ADD A SAMPLING MANHOLE EAST OF THE PROPOSED CART WAY TO GEORGE'S RESTAURANT LATERAL. SAMPLING MANHOLE SHALL**

MEET SPRINGETTSBURY SPECIFICATIONS. REROUTE GEORGE'S LATERAL FROM NEW SAMPLING MANHOLE TO A NEW MAIN CONNECTION JUST UPSTREAM OF THE PROPOSED MANHOLE 2860.

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

MR. SWOMLEY MOVED WITH REFERENCE TO SUBDIVISION PLAN LD-05-18, MARKET STREET COMMONS ADD ON LOTS, TO APPROVE THE FINAL PLAN WITH THE FOLLOWING CONDITIONS:

- 1. SALDO (§289-11.B) PRELIMINARY PLANS; SPECIFICATIONS. APPLICANT SHALL PROVIDE FINAL APPROVED PLANS ON MYLAR AND AN ELECTRONIC COPY OF THE RECORDED SET.**
- 2. SALDO (§289-68.E) FEES. APPLICANT SHALL PAY ALL LEGAL, ENGINEERING AND/OR ADMINISTRATION FEES PRIOR TO APPROVAL OF FINAL PLANS.**
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- 5. APPLICANT SHALL ADD A SAMPLING MANHOLE EAST OF THE PROPOSED CART WAY TO GEORGE'S RESTAURANT LATERAL. SAMPLING MANHOLE SHALL MEET SPRINGETTSBURY SPECIFICATIONS. REROUTE GEORGE'S LATERAL FROM NEW SAMPLING MANHOLE TO A NEW MAIN CONNECTION JUST UPSTREAM OF THE PROPOSED MANHOLE 2860.**

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

- 4. BRIEFING ITEMS – None**
- 5. WAIVER RECOMMENDATIONS – None**
- 6. NEW BUSINESS**
- A. Act 167 York County Storm Water Ordinance**

York County Planning Commission Presentation

John Seitz

Mike Shaffer

Curt Leitholf

Felicia Dell

Also in attendance:

Bill Schenck

Mike Bowman

Don Bishop

John Holman

Charlie Rausch

Mr. Seitz reviewed storm water management planning through a PowerPoint presentation. He reviewed the facts related to how the storm water infrastructure impacts the community.

Discussion was held regarding the Model Stormwater Management Ordinance, comparing it with the current Township Ordinance to determine compliance with Act 167.

The MS4 Stormwater Management Checklist was discussed. It was noted the Township will conduct a review of the checklist to determine compliance with Act 167.

7. **OLD BUSINESS – None**
8. **OTHER BUSINESS - None**
9. **ADJOURNMENT**
10. **CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 7:30 p.m.**

Respectfully submitted,

Secretary

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