

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
JUNE 20, 2013**

MEMBERS IN

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

ALSO IN

ATTENDANCE: John Holman, Township Manager
Angela Liddick, Deputy Zoning Officer
John Luciani, First Capital Engineering
Trisha Lang, Director of Community Development
Seth Springer, Solicitor
Jean Abrecht, Stenographer

NOT PRESENT: Mark Swomley

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 16, 2013

MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF MAY 16, 2013 AS AMENDED. MR. STUHRE SECONDED. MR. WURSTER ABSTAINED. MOTION CARRIED.

3. NEW BUSINESS - NONE

4. BRIEFING ITEMS - NONE

5. ACTION ITEMS

A. SD-13-01 – FIREHOUSE SQUARE

Ken Raffensberger, Johnston & Associates

Project Narrative: This subdivision is proposed in conjunction with the Firehouse Square land development plan (LD-12-08). The plan is proposing to divide the property into two parcels. One will house an Auto Zone retail store. The other will house a strip center with a mix of retail/restaurant space. This property is located within the Town Center Overlay.

Plan Background: This project is presented as an action item for the preliminary/final plan. Conditional Use approval was received from the Board of Supervisors on March 14, 2012 with modifications approved on August 23, 2012.

The Applicant is requesting a recommendation of approval from the Planning Commission to the Springettsbury Township Board of Supervisors for the following waiver(s):

1. SALDO (289-10) Preliminary plans; procedure. Applicant is requesting to submit a preliminary/final plan.
2. SALDO (289-13.A) Final plans; specifications. Applicant is requesting to utilize a scale of 30ft=1in.
3. SALDO (289-26.B) Monuments. Applicant is requesting to provide two (2) concrete monuments.

The following outstanding items may be considered conditions of approval:

1. SALDO (289-12.A.1) Final plans; procedure. Applicant shall submit a copy of the approved final plans in pdf format.
2. SALDO (289-13.A) Final plans; specifications. Applicant shall submit a copy of the approved final plans on Mylar material.
3. SALDO (289-13.B.6.e) Final plans; specifications. Applicant shall provide the signature and seal of the surveyor.

The location of the property is 3013 E. Market Street. Mr. Raffensberger noted they have been working with Staff over the past several months to resolve issues.

Mr. Raffensberger reviewed the waiver requests as noted on the plan summary.

Mr. Luciani confirmed the waivers are warranted.

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

MR. ROBERTSON MOVED WITH REFERENCE TO SUBDIVISION PLAN, SD-13-01, FIREHOUSE SQUARE TO RECOMMEND APPROVAL OF THE PRELIMINARY/FINAL PLAN WITH THE FOLLOWING WAIVERS:

1. SALDO (289-10) APPLICANT SHALL SUBMIT A PRELIMINARY/FINAL PLAN.
2. SALDO (289-13.A) APPLICANT SHALL UTILIZE A SCALE OF 30 FT=1 IN.
3. SALDO (289-26.B) APPLICANT SHALL PROVIDE TWO (2) CONCRETE MONUMENTS.

MR. WURSTER SECONDED. MOTION UNANIMOUSLY CARRIED.

MR. WURSTER MOVED WITH REFERENCE TO SUBDIVISION PLAN SD-13-01, FIREHOUSE SQUARE TO RECOMMEND APPROVAL OF THE PRELIMINARY/FINAL PLAN WITH THE FOLLOWING CONDITIONS:

1. SALDO (289-12.A.1) APPLICANT SHALL SUBMIT A COPY OF THE APPROVED FINAL PLANS IN PDF FORMAT.
2. SALDO (289-13.A) APPLICANT SHALL SUBMIT A COPY OF THE APPROVED FINAL PLANS ON MYLAR MATERIAL.
3. SALDO (289-13.B.6.E) APPLICANT SHALL PROVIDE THE SIGNATURE AND SEAL OF THE SURVEYOR.

MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.

B. LD-12-08 FIREHOUSE SQUARE

Att. Stacey MacNeal, Katherman, Heim & Perry
Ken Raffensberger

Project Narrative: The referenced property is the former home of the Springetts Fire Station. This property is located in the C-H zoning district, as well as within the Town Center Overlay district. The applicant is proposing to construct a mix of retail/restaurant space, of which one space will utilize a drive-through facility. There will be landscaping, sidewalks, storm water facilities and parking constructed in association with this development. Also under discussion are ADA & signal upgrades at the intersection

at E. Market/Mills St. The property will utilize an existing shared access agreement with Home Depot. In addition, the median cut that currently exists in front of the property on E. Market Street will be closed.

Plan Background: This project is presented as an action item for the preliminary/final plan. Conditional Use approval for development under the Town Center Overlay was received from the Board of Supervisors on March 14, 2012 with modifications approved on August 23, 2012.

The Applicant is requesting a recommendation of approval from the Planning Commission to the Springettsbury Township Board of Supervisors for the following waiver(s):

1. SALDO (289-25) General. Applicant is requesting to install curbing with a 6" reveal in lieu of the Township requirement of an 8" reveal.
4. SALDO (289-26.B) Monuments. Applicant is requesting to provide two (2) concrete monuments.
5. SALDO (289-35) Landscaping and buffer yards. Applicant is requesting a waiver of the Type II buffer yard along East Market Street.
6. SALDO (289-41.11.a) Proposed Street System. Applicant is requesting to construct a joint access drive onto Market Street limited to right in, right out movements. Due to E. Market Street being a Major Arterial roadway, a 600 foot separation distance is required by ordinance between access points. There exists today an access onto Market Street that is used by the current Fire House on this parcel. The existing access would be closed and reconstructed to provide a 180 foot separation between it and the Home Depot driveway (current signal light) and to provide a 165 foot separation between it and the access to Barnhart's Hotel.

The following outstanding items may be considered conditions of approval:

7. Zoning (325-117) Shared Parking. Applicant shall provide a shared parking agreement, showing a minimum term of 20 years, to be approved by the Township solicitor.
8. Zoning (321-114.D) Sufficient parking shall be provided to accommodate the uses specified in the conditional use approval. As an alternative, the tenant spaces could be revised to either provide restaurant parking for a smaller restaurant or to prohibit the use of Suite "A" or Suite "B" for any use classified as a restaurant.
9. Zoning (325-204) Public plazas. The proposed public plaza is required to provide shade/landscaping [J, P] trash containers [O] and lighting [Q]. Additionally, the applicant shall provide an agreement with the community to allow for public access. As an alternative, the applicant could install public art or a water feature on the site per 325-204.N in lieu of a seating area adjacent to the drive-thru lane for Dunkin Donuts.
10. SALDO (289-10.A.1) Preliminary plans; procedure. Applicant shall submit a pdf version of the approved plans.
11. SALDO (289-10.A.2.c) Preliminary plans; procedure. Applicant shall provide a revised elevation drawing upon plan completion.
12. SALDO (289-10.A.5.b.) Preliminary plans; procedure. Applicant shall provide a copy of the HOP for the Township's review and comment.
13. SALDO (289-11.b) Preliminary plans; specifications. Applicant shall submit a Mylar copy of the approved plans.
14. SALDO (289-11.C.8.b.) Preliminary plans; specifications. Applicant shall provide signature and seal for survey data.
15. SALDO (289-41.J.3.e) Proposed street system. Applicant shall provide a cross access agreement between lots 1 & 2 for the proposed access to the lots from East Market Street.
16. SWMO (281-23.D) Applicant shall provide an as-built drawing of the storm water facilities.
17. SWMO (281-25.A) Applicant shall provide the Township with an Operation & Management agreement for the storm water facilities. The Township suggests that agreements for all shared infrastructure on the site be prepared and recorded to address long term responsibility for maintenance and replacement. This should address lighting, landscaping, and other improvements that benefit both properties.
18. Applicant shall provide the Township with a developer's agreement to address the ADA upgrades that may be required at the intersection of Mill St./E. Market St. as well as their financial contribution of \$10,000 for signal upgrades.

19. SALDO (289-11.C.2) Preliminary plans; specifications. Applicant shall provide a turning template of the largest fire truck apparatus for Springettsbury Township Fire Company.
20. Zoning (325-200.D.2) Service and loading areas must be visually screened from the street and pedestrian ways.
21. Applicant shall revise the bottom elevation for the underground storm water facility to state 436.15.
22. Applicant shall complete the PennDOT signal inventory form.

Att. MacNeal provided two updated renderings. She reviewed the existing conditions plan, pointing out the location along Market Street, the existing access to Home Depot, location of the fire house and the existing access ways which help facilitate the ingress and egress of the existing fire and safety vehicles.

Att. MacNeal noted for the subdivision recently approved, the plan is to provide two separate lots with two separate commercial facilities that have shared facilities for parking and access, stormwater, etc.

To the west of the property they are proposing an Auto Zone business and to the right a small commercial strip center. They are proposing to have two points of ingress and egress for the property, taking the access that is on Market Street and refining it to be right- in, right-out only. This has preliminarily been reviewed by PennDOT and they have consented to the location of the access point. There is also a secondary access to the rear of the property that allows full turning movements. The owner would be installing median in that portion of Market Street to restrict left hand turning movements.

Att. MacNeal reviewed the waivers as noted on the plan summary. In regards to the landscape buffer yard a waiver of Type 2 Buffer along East Market Street is requested due to a provision in the SALDO which indicates if the proposed access drive is within 500 feet on an arterial of another access drive, the township engineer can require joint access.

In regards to the conditions, Att. MacNeal indicated that some items will be worked out during final plan such as shared parking agreement. She noted there is currently restricted parking on site, meaning that the owner has identified certain end users for these parcels. If at some point in the future one of those end users should not be in that property, the owner will be restricted to what type of use he puts in there because of the limitation on the parking spaces.

Public Access –Att. MacNeal stated they are already providing landscaping. Also, there is existing lighting at the location of the trash containers.

In regards to the revised elevations - she noted this condition applies to Auto Zone – there were some concerns about some of the design and colors – they are contemplating using more neutral colors in this rendering and have done some changes with their roof line in order to address the concerns of the Commission.

Discussion was held regarding the condition for position of the building in terms of access and the location of doors. Mr. Luciani stated because of the town center requirements a door needs to face Market Street. Mr. Raffensberger explained the photo which shows the view from the rear of the building illustrating the overhead for deliveries on the left and the man door to the right.

It was noted that the specifications for this building from Auto Zone will need to be corrected to clarify and update the orientation on the plan, prior to presentation to the Board of Supervisors.

Concern was also noted regarding the drive through and doors in the rear. The applicant was requested to provide more detail on the building structure and what is proposed for the drive up window area.

Mr. Raffensberger stated the drive through portion in the rear will be protected on both sides with vertical curb and will be raised up to 6". He also noted it will be all concrete in the back against the building. On the east side the landscape plan depicts significant plantings.

Discussion was held regarding having adequate lighting in the rear specifically because there is a motel in close proximity in that area. Mr. Raffensberger noted the lighting plan includes a review of the photometrics as to how much lighting goes beyond the property line.

Discussion was held regarding traffic. It was noted that PennDOT has done a preliminary approval of the driveway, although they do not yet have the formal HOP submission.

Mr. Luciani stated there was discussion about the proximity of the driveway on Market Street to Home Depot. He noted the traffic impact study has been approved.

Access of fire apparatus – it was noted that dimensions need to be provided to verify the truck turning template.

It was noted that the re-signalization is not a requirement of this development, since PennDOT is in the process of reprogramming 30 signals from city line to Hellam, and advised the applicant not to include it in their design. They will be using the Home Depot signal at Market Street.

Discussion was held accounting for a change in occupancy in the strip mall. It was noted that new tenants would need to go through the certificate of occupancy permit process issued by the township. The township would then review the plan to confirm compliance.

Discussion was held regarding the area, pointing out the location of two storm drains in the grassy area in front of the strip mall. Mr. Raffensberger noted there are handicap ramps at the entrance and then at the site of the public plaza stairs going from that side to get up to strip center, and then more stairs to get up to the entrance of the door.

Mr. Raffensberger explained the curbing change from 8” to 6”. He noted within the public right-of-way they are proposing the standard 8” curb, however, on the private property, they are proposing to go to 6” as a safety issue and ease of access, particularly for the elderly. This is delineated on their plan.

It was noted that the Fire Chief has reviewed the plan and provided comments.

County comments have also been obtained.

It was noted a revised staff plan summary was provided for the outstanding item of upgrading the signal detectors.

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

MR. STUHRE MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-12-08, FIREHOUSE SQUARE TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAN WITH THE FOLLOWING WAIVERS:

- 1. SALDO (289-25) APPLICANT SHALL INSTALL CURBING WITH A 6” REVEAL.**
- 2. SALDO (289-26.B) APPLICANT SHALL PROVIDE TWO (2) CONCRETE MONUMENTS.**
- 3. SALDO (289-35) APPLICANT SHALL NOT BE REQUIRED TO PROVIDE THE TYPE II BUFFER YARD ALONG E. MARKET STREET.**
- 4. SALDO (289-41.11.A) APPLICANT SHALL INSTALL AN ACCESS DRIVE WITH A SEPARATION DISTANCE BETWEEN ACCESS POINTS OF 180 FEET TO THE WEST AND 165 FEET TO THE EAST.**

MR. WURSTER SECONDED. MOTION UNANIMOUSLY CARRIED.

MR. ROBERTSON MOVED TO AMEND THE WORDING OF PRELIMINARY/FINAL PLAN TO ONLY REFLECT PRELIMINARY PLAN.

MR. WURSTER SECONDED. MOTION UNANIMOUSLY CARRIED.

MR. ROBERTSON MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-12-08, FIREHOUSE SQUARE TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAN WITH THE FOLLOWING CONDITIONS:

- 1. ZONING (325-117) SHARED PARKING. APPLICANT SHALL PROVIDE A SHARED PARKING AGREEMENT, SHOWING A MINIMUM TERM OF 20 YEARS, TO BE APPROVED BY THE TOWNSHIP SOLICITOR.**
- 2. ZONING (321-114.D) SUFFICIENT PARKING SHALL BE PROVIDED TO ACCOMMODATE THE USES SPECIFIED IN THE CONDITIONAL USE APPROVAL. AS AN ALTERNATIVE, THE TENANT SPACES COULD BE REVISED TO EITHER PROVIDE RESTAURANT PARKING FOR A SMALLER RESTAURANT OR TO PROHIBIT THE USE OF SUITE "A" OR SUITE "B" FOR ANY USE CLASSIFIED AS A RESTAURANT.**
- 3. ZONING (325-204) PUBLIC PLAZAS. THE PROPOSED PUBLIC PLAZA SHALL BE DESIGNED TO INCLUDE THE REQUIRED SHADE/LANDSCAPING [J, P] TRASH CONTAINERS [O] AND LIGHTING [Q] OR THE PLAN SHALL BE REVISED TO IDENTIFY INSTALLATION OF PUBLIC ART OR A WATER FEATURE. THE APPLICANT SHALL PROVIDE AN AGREEMENT WITH THE COMMUNITY TO ALLOW FOR PUBLIC ACCESS.**
- 4. SALDO (289-10.A.1) PRELIMINARY PLANS; PROCEDURE. APPLICANT SHALL SUBMIT A PDF VERSION OF THE APPROVED PLANS.**
- 5. SALDO (289-10.A.2.C) PRELIMINARY PLANS; PROCEDURE. APPLICANT SHALL PROVIDE A REVISED ELEVATION DRAWING UPON PLAN COMPLETION.**
- 6. SALDO (289-10.A.5.B.) PRELIMINARY PLANS; PROCEDURE. APPLICANT SHALL PROVIDE A COPY OF THE HOP FOR THE TOWNSHIP'S REVIEW AND COMMENT.**
- 7. SALDO (289-11.B) PRELIMINARY PLANS; SPECIFICATIONS. APPLICANT SHALL SUBMIT A MYLAR COPY OF THE APPROVED PLANS.**
- 8. SALDO (289-11.C.8.B.) PRELIMINARY PLANS; SPECIFICATIONS. APPLICANT SHALL PROVIDE SIGNATURE AND SEAL FOR SURVEY DATA.**
- 9. SALDO (289-41.J.3.E) PROPOSED STREET SYSTEM. APPLICANT SHALL PROVIDE A CROSS ACCESS AGREEMENT BETWEEN LOTS 1 & 2 FOR THE PROPOSED ACCESS TO THE LOTS FROM EAST MARKET STREET.**
- 10. SWMO (281-23.D) APPLICANT SHALL PROVIDE AN AS-BUILT DRAWING OF THE STORMWATER FACILITIES.**
- 11. SWMO (281-25.A) APPLICANT SHALL PROVIDE THE TOWNSHIP WITH AN OPERATION & MANAGEMENT AGREEMENT FOR THE STORMWATER FACILITIES. THE TOWNSHIP SUGGESTS THAT AGREEMENTS FOR ALL SHARED INFRASTRUCTURE ON THE SITE BE PREPARED AND RECORDED TO ADDRESS LONG TERM RESPONSIBILITY FOR MAINTENANCE AND REPLACEMENT. THIS SHOULD ADDRESS LIGHTING, LANDSCAPING, AND OTHER IMPROVEMENTS THAT BENEFIT BOTH PROPERTIES.**
- 12. APPLICANT SHALL PROVIDE THE TOWNSHIP WITH A DEVELOPER'S AGREEMENT TO ADDRESS THE ADA UPGRADES THAT MAY BE REQUIRED AT THE INTERSECTION OF MILL ST./E. MARKET ST. AS WELL AS THEIR FINANCIAL CONTRIBUTION OF \$10,000 FOR SIGNAL UPGRADES.**
- 13. SALDO (289-11.C.2) PRELIMINARY PLANS; SPECIFICATIONS. APPLICANT SHALL PROVIDE A TURNING TEMPLATE OF THE LARGEST FIRE TRUCK APPARATUS FOR SPRINGETTSBURY TOWNSHIP FIRE COMPANY.**
- 14. ZONING (325-200.D.2) SERVICE AND LOADING AREAS MUST BE VISUALLY SCREENED FROM THE STREET AND PEDESTRIAN WAYS.**
- 15. APPLICANT SHALL REVISE THE BOTTOM ELEVATION FOR THE UNDERGROUND STORMWATER FACILITY TO STATE 436.15.**
- 16. APPLICANT SHALL COMPLETE THE PENNDOT SIGNAL INVENTORY FORM.**
- 17. REVISE THE PLAN TO REFLECT ACTUAL STORE LAYOUT AND CORRECT DOOR ORIENTATION.**

MR. WURSTER SECONDED. MOTION UNANIMOUSLY CARRIED.

6. ADJOURNMENT

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 7:00 P.M.

Respectfully submitted,

Secretary

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