

APPROVED

**SPRINGETTSBURY TOWNSHIP  
PLANNING COMMISSION  
JUNE 21, 2012**

**MEMBERS IN**

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

**ALSO IN**

**ATTENDANCE:** Jim Baugh, Director of Community Development  
John Luciani, First Capital Engineering  
Charles Rausch, Solicitor  
Sue Sipe, Stenographer

**NOT PRESENT:** Mark Swomley  
Charles Stuhre

**1. CALL TO ORDER:**

**A. Pledge of Allegiance**

Chairman Maciejewski called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance.

**B. Bob Lecates**

Mr. Maciejewski acknowledged the passing of Bob Lecates, Township Engineer for 35 years.

**2. ACTION ON THE MINUTES**

**A. MAY 17, 2012 – Tabled**

**3. ACTION ITEMS**

**A. LD-12-01 – B-Way**

Bob Sandmeyer, Site Design Concepts

This land development plan proposes to add a 60,000 sf addition for warehouse use, to include a bathroom and office. Also proposed are 64 additional parking spaces, truck docks and trailer paved areas.

The Applicant is requesting a recommendation of Approval from the Planning Commission to the Springettsbury Township Board of Supervisors for the following Waivers:

1. SALDO (289-10) Preliminary plans; procedure. Applicant is requesting to submit only a final plan.
2. SALDO (289-35.C) Landscaping and buffer yards. Applicant is requesting to utilize the existing woods as the buffer yard.
3. Stormwater (281-7.A.7) Minimum bottom slope. Applicant is requesting a waiver of this section to allow a detention basin grass bottom slope of 2%.

The following outstanding items may be considered conditions of approval:

1. SALDO (289-12.A.1) Final plans; procedure. Applicant shall submit a pdf version of the final plan.
2. SALDO (289-12.C) Final plans; procedure. Applicant shall submit financial security to the Township in an amount sufficient to cover the costs of required improvements or common amenities.

3. SALDO (289-13.A) Final plans; specifications. Applicant shall submit final plans on Mylar material.
4. SALDO (289-13.B.5) Applicant shall address all comments received from YCPC.

Mr. Sandmeyer stated the property is located at Concord and Davies Road consisting of a 12½ acre industrial project. The existing business is a 97,000 sq. ft. building and is a can manufacturer. The applicant proposes adding a 60,000 sq. ft. warehouse to the building. There will be no increase of employees as a result of the addition. There are four waivers. They have addressed the comments of the engineer and Staff.

The following items were addressed:

- Proposed landscaping islands are a minimum of 10 feet by 18 feet –as was confirmed at Staff meeting.
- Confirmation that the access drive meets the minimum sight distance requirements of 250 feet.
- Parking lot lighting was addressed. Mr. Sandmeyer provided a copy of the lighting plan which was revised to the three foot candle minimum.

Discussion was held regarding the landscaping. It was noted that Mr. and Mrs. Largent who live adjacent to the business have a concern about landscaping and the fact that the warehouse is moving closer to their property line. They are also concerned about the loudness of the truck traffic. Mr. Sandmeyer indicated that the applicant has added a berm and additional plantings at the back of the parking lot, with evergreens extending to the end of the warehouse and the property line. There is also a deciduous forest in that area.

It was noted the waiver for the landscaping and the buffer yard still accommodates the plans that were designed to accommodate the adjacent property owner. Mr. Sandmeyer stated it is a modification in accordance with the Ordinance for a buffer of the existing trees, and in addition they added the evergreens which were not required.

It was noted that Waiver #4 was missing and needs to be added to the final plan as §281-7.A.7. It was stated incorrectly on the plan as §26-107G.

It was noted that the applicant appeared before the Zoning Hearing Board at which time a determination was made that the proposed warehouse expansion for this project is deemed an accessory to the existing legal non-conforming manufacturing use.

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 LAND DEVELOPMENT PLAN LD-12-01, B-WAY, TO RECOMMEND APPROVAL OF THE PRELIMINARY/FINAL PLAN WITH THE FOLLOWING WAIVERS:**

1. **SALDO (289-10) PRELIMINARY PLANS; PROCEDURE. APPLICANT IS REQUEST TO SUBMIT ONLY A FINAL PLAN.**
  2. **SALDO (289-35.C) LANDSCAPING AND BUFFER YARDS. APPLICANT IS REQUESTING TO UTILIZE THE EXISTING WOODS AS THE BUFFER YARD.**
  3. **STORMWATER (281-7.A.7) MINIMUM BOTTOM SLOPE. APPLICANT IS REQUESTING A WAIVER OF THIS SECTION TO ALLOW A DETENTION BASIN GRASS BOTTOM SLOPE OF 2%.**
  4. **SALDO (289-13.A) TO A PLAN SCALE OF 1" = 40 FT.**
- SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.**

**MR. ROBERTSON MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-12-01, B-WAY, TO RECOMMEND APPROVAL OF THE PRELIMINARY/FINAL PLAN WITH THE FOLLOWING CONDITIONS:**

1. **SALDO (289-12.A.1) FINAL PLANS; PROCEDURE. APPLICANT SHALL SUBMIT A PDF VERSION OF THE FINAL PLAN.**
  2. **SALDO (289-12.C) FINAL PLANS; PROCEDURE. APPLICANT SHALL SUBMIT FINANCIAL SECURITY TO THE TOWNSHIP IN AN AMOUNT SUFFICIENT TO COVER THE COSTS OF REQUIRED IMPROVEMENTS OR COMMON AMENITIES.**
  3. **SALDO (289-13.A) FINAL PLANS; SPECIFICATIONS. APPLICANT SHALL SUBMIT FINAL PLANS ON MYLAR MATERIAL.**
  4. **SALDO (289-13.B.5) APPLICANT SHALL ADDRESS ALL COMMENTS RECEIVED FROM YCPC.**
  5. **THE WAIVER ON THE PRINT #C SHALL BE CORRECTED TO REFLECT STORM WATER ORDINANCE §281-7.A.7.**
- MR. WURSTER SECONDED. MOTION UNANIMOUSLY CARRIED.**

It was noted the plan would be reviewed by the Board of Supervisors at their meeting on June 28, 2012.

4. **BRIEFING ITEMS – None**
5. **ZONING & WAIVER RECOMMENDATIONS**
  - A. **Rabbit Transit Conditional Use Recommendations**

Mr. Baugh stated that YATA originally requested 12-15 bus shelter sites within Springettsbury Township. Five of the sites have been approved. The current request presented by YATA proposes to install a bus shelter in front of the York Art Institute. Although there was no representative present from Rabbit Transit, Mr. Baugh stated the proposal was presented to the Board of Supervisors. He noted that YATA indicated they are in the process of obtaining a letter from the property owner for permission to construct the bus shelter.

**MR. WURSTER MOVED TO RECOMMEND APPROVAL OF THE BUS SHELTER IN FRONT OF THE YORK ART INSTITUTE, SUBJECT TO PROOF OF THE LAND OWNER'S APPROVAL MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.**

6. **NEW BUSINESS – None**
7. **OLD BUSINESS - None**
8. **ADJOURNMENT**

**CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 7:15 P.M.**

Respectfully submitted,

Secretary

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