

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
APRIL 18, 2013**

MEMBERS IN

ATTENDANCE: Mark Robertson, Acting Chairman
Mark Swomley
Charles Wurster
Charles Stuhre

ALSO IN

ATTENDANCE: Angela Liddick, Deputy Zoning Officer
John Luciani, First Capital Engineering
Seth Springer, Solicitor
Sue Sipe, Stenographer

NOT PRESENT: Alan Maciejewski, Chairman

1. CALL TO ORDER:

A. Pledge of Allegiance

Acting Chairman Robertson called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

2. ACTION ON THE MINUTES

A. FEBRUARY 7, 2013

MR. STUHRE MOVED FOR APPROVAL OF THE MEETING MINUTES OF FEBRUARY 7, 2013 AS PRESENTED. MR. SWOMLEY SECONDED. MOTION UNANIMOUSLY CARRIED.

B. FEBRUARY 21, 2013

MR. STUHRE MOVED FOR APPROVAL OF THE MEETING MINUTES OF FEBRUARY 21, 2013 AS PRESENTED. MR. SWOMLEY SECONDED. MOTION UNANIMOUSLY CARRIED.

3. NEW BUSINESS - None

4. BRIEFING ITEMS

A. LD-13-01 – YAUFRR Fire Station

John Luciani, Township Engineer, First Capital Engineering
John Holman, Township Manager
Carole Ann Denning, Project Manager, Buchart-Horn, Inc.

Mr. Luciani noted the original plan was for the Cinema Drive add on lots, which includes Lot 17 which is a 2½ acre parcel originally planned for storage units. A storm water pond previously on the Holiday Inn lot was changed to this lot. The plan was revised to final land development due to switching out storage units for the YAUFRR Fire Station.

Mr. Luciani stated the current fire station located on Market Street was established in the 1950's. A study was done by a consultant to evaluate the location of calls. It was determined responding to the calls did

not need to be from Market Street and that relocating further east was acceptable. The lot proposed was subsequently purchased by YAUFRR from Mr. Pasch.

Mr. Luciani pointed out the location of the proposed building on the plan. He noted that the Commons Street entrance exits out on to a non signalized intersection. Mr. Luciani stated this will not be an issue since motorists are obligated to get out of the way of the fire engines to let them go through the intersection. He also noted a traffic study was done when the storage unit was proposed. It was determined the fire department will generate less traffic than a restaurant that was formerly proposed.

Discussion was held regarding the following:

- The parking spaces as shown on the plan.
- Landscaping plan – it was noted the main difference is two driveways. The original land development plan for the storage units had a driveway to the north which looped around. The impervious area for the storage unit was about 80% -for the Fire House it will be approximately 50%.
- This is a traditional two story building with signage on the face of the building. Glass doors will face Commons Drive. There will be an equipment drying room and a hose drying room. There will be an elevator in the building and the second floor will house the Chief's office and administrative staff.
- Maneuvering the emergency equipment and ambulances in and out of the site - There is a secondary driveway. There is a very wide opening out onto Commons Drive for the fire trucks. They will also be able to pull through the garage. All turning radii were checked.
- This facility will not have facilities for social events.
- There is less sewage than original planned for this site.
- The erosion control approval was received.
- A pre-bid conference was held. They have 12 general contractors interested in bidding this project.
- The road work is all completed by Pasch and his obligation for the development.
- The building was preliminarily staked out for geotechnical. The site work is not significant. It is a leveled off site.
- The wetlands were delineated on the previous plan.
- Elevation from the floodplain – a stream goes through which is off onto the next lot. The flood plain is 7-8 ft. below the site. The top of the flood plain elevation is around 420 ft. The elevations on the site are 10 ft. above the flood point.
- Trucks coming in the site which typically sit higher are not facing any residential areas with headlights on. As they make the turn there is a buffer between the condominium units and the townhouses.
- There are four bays which allows for room for two pumpers, the aerial truck and the Chief's car. There is room to add another bay in the future.

Discussion was held regarding green features of the building. Ms. Denning noted it is not LED type energy due to budget constraints.

It was recommended by the Planning Commission that the life cycle costs be re-evaluated.

Mr. Holman clarified that the Volunteer Fire Fighters currently own the land. The building is owned by Springettsbury Township, which is leasing it to YAUFRR.

The applicant will present the waiver requests in May which include:

- Final plan scale
- Curb height
- Width of the access drive

5. ACTION ITEMS – None

6. OLD BUSINESS – None

7. OTHER BUSINESS

Mr. Holman noted the township solicitor is working on the ordinance to change the mobile signage as was discussed at last month's meeting. This will be moved into the section on Peddler's Solicitation in order for it to be enforceable by the police department. The solicitor has also recommended including minor changes to the code which are typographical in nature. Mr. Holman noted these are diminimus and do not impact the meaning of the ordinance.

This will be advertised and presented at next meeting.

8. ADJOURNMENT

ACTING CHAIRMAN ROBERTSON ADJOURNED THE MEETING AT 6:55 P.M.

Respectfully submitted,

Secretary

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