

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
DECEMBER 16, 2004**

MEMBERS: Alan Maciejewski, Chairman Present
Larry Stets Present
Randy Meyerhoff Present
Mark Robertson, Secretary Present
Mark Swomley Present

ALSO PRESENT: James Baugh, Director of Community Development
John Luciani, First Capital Engineering
Stacey MacNeal, Solicitor
Susan Sipe, Stenographer

1. CALL TO ORDER:

A. Pledge of Allegiance

Mr. Maciejewski, Chairman, called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

2. ACTION ON THE MINUTES:

A. Minutes - November 18, 2004

MR. MEYERHOFF MOVED FOR APPROVAL OF THE MEETING MINUTES OF NOVEMBER 18, 2004 AS AMENDED. MR. STETS SECONDED. MOTION UNANIMOUSLY CARRIED.

3. ACCEPTANCE ITEMS:

A. SD-04-21 Corrflex Display and Packaging - Case Withdrawn

B. SD-04-22 Craig and Tammie Dallmeyer

Dave Cordeigh, LSC Design

Mr. Baugh stated that the purpose of this plan is to subdivide .98 acres from Lot 7B and add to Lot 7A. It is currently R-4 residential. The lot located at Druck Valley Road is mostly open with patches of trees. The proposed use will remain as single family residential. The plan was received on November 22, 2004.

Staff recommends this application be accepted as duly filed by the Planning Commission and the plan be moved to an action item. Staff recommends approval of the following waivers and modifications:

- Waiver of SALDO §304 Preliminary Plan - this plan simply moves lot lines.
- Waiver of SALDO §305.2.N showing existing topography of the tracts
- Waiver of SALDO §52.3 Street widths - Druck Valley Road is considered a collector street by the Springettsbury Township Comprehensive Plan and, therefore, must meet the minimum geometrical design requirements. The existing right of way is 46.5 feet and the existing cartway 20 feet. The required right of way and cartway dimensions are 60 feet and 36 feet, respectively. The applicant is granting right of way on his side of the road, however, widening is not recommended since this is a rural state road.

- Modification of SALDO §305.2 O.U.S. Coastal and Geodetic Survey datum - this is preferred but may be modified to use other datum.
- Modification of SALDO §407.1 Curbs - there are no curbs in the vicinity. A six-month note should be included on the plan.
- Modification of SALDO 408.1 Sidewalks - there are no sidewalks in the vicinity. A six-month note should be included on the plan.

Staff recommends approval of the plan with the following condition:

- Signatures of owners

MR. SWOMLEY MOVED TO RECOMMEND SD-04-22 CRAIG AND TAMMIE DALLMEYER BE ACCEPTED AS DULY FILED BY THE PLANNING COMMISSION AND MOVED TO AN ACTION ITEM. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

Discussion was held that the case should not be moved to an Action Item since it was not noted on the agenda that it was being considered as an Action Item.

THE MOTION WAS AMENDED BY MR. SWOMLEY TO MOVE SD-04-22 CRAIG AND TAMMIE DALLMEYER TO A BRIEFING ITEM. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY APPROVED.

Mr. Cordeigh confirmed that the applicant wishes to move .98 acres from Lot 7B and add to Lot 7A.

Mr. Luciani stated that all issues were resolved at Staff meeting. He noted all the adjoining lots have buildings.

Discussion was held regarding the 6-month note for curbs and sidewalks. Mr. Cordeigh was advised that the plan should include a note to indicate the modification from curbs and sidewalks. Waiver #3 on the plan should be stated as a modification for O.U.S. Coastal and Geodetic Survey datum.

The plan is to be presented next month as an action item.

C. LD-04-16 Tom and Maria Rafailidis - York Valley Inn

Tom Englerth, C.S. Davidson, Inc.

Withdrawn - presented for discussion only. Mr. Baugh stated the applicant was looking for guidance on four areas which included:

Buffering - because the applicant can not meet the type of buffering requirements and maintain existing parking. Staff recommends modification of the buffering requirements by placing as much of the plantings required in the buffer yard and enhancing it with landscaped parking islands.

Parking - The applicant can not meet the parking requirements of the Zoning Ordinance and will file a variance. It appears the applicant will be able to meet the intensity factor parking requirement, but not the overall parking requirement.

Setbacks - The building setbacks are currently non-conforming. Since the non-conformities will not be increased, staff would probably not require a variance application. However, since the applicant will be requesting a parking variance, the setbacks could also be addressed in the same application.

Mr. Englerth indicated that the setbacks were put back on the plan and they do conform.

Market Street Entrances - The applicant is proposing two entrances onto Market Street, one two-way and right in/right out. There would be no side entrance. This is purportedly being done at PennDOT's request.

Discussion was held regarding the following:

- Parking requirements
- The use of the building will be as office space and a restaurant
- Modification on buffer yard
- Lighting requirements
- Landscaping plan.
- Setbacks for the Market Street entrances

4. BRIEFING ITEMS:

There were no Briefing Items for discussion.

5. ACTION ITEMS:

A. SD-04-18 Newman-Tillman Properties, LLC - Walgreens Subdivision

This case was removed since it was an Action Item completed at the November meeting.

B. LD-04-13 Newman-Tillman Properties, LLC - Walgreens Land Development

Jason Brenneman, James Holley & Assoc.

Jim Holley, James Holley & Assoc.

Craig Sharnetzka, Esq.

Jay Tillman

Mr. Baugh reported that the property is located at the southwest corner of Market Street and Haines Road. Parcel 308 was formerly used as a gas station and Parcel 313 was formerly used as a tire and automobile repair center by Bergy Tire. The applicant proposes to construct a Walgreens Pharmacy on the 2 parcels with parking facilities and storm water conveyance facilities. The storm water conveyance facilities shall only be used to convey runoff to the existing storm sewer system. No detention facilities are required/proposed. The plan was previously submitted as a briefing item. Staff recommends approval of the following waivers:

- Waiver of SALDO §304.1 Preliminary Plan - This is a one lot land development plan.
- Waiver of SALDO §502.9.C.4 Access drives - The access drive is a pre-existing nonconformity providing access to all of the adjoining properties between East Market Street and Eastern Blvd.
- Modification of SALDO §307.1.W Landscape plan - The available space is very limited use to the lot configuration.

Staff recommends approval of the plan with the following conditions:

- Providing adequacy letter from the York County Conservation District for Erosion and Sedimentation Control
- Providing a copy of DEP closure report after removal of gas tanks on the site
- Providing copy of Highway Occupancy Permit for new traffic patterns entering and existing onto Market Street and Haines Road
- Providing a lighting plan
- Providing fire hydrants that have been approved by the Springettsbury Township Fire Department,
- Establishing development agreement with the purpose of providing funds to construct a roadway divider along the portion of Haines Road which fronts along the property prior to approval of the plan
- Parking must comply with the Zoning Ordinance

Mr. Brenneman stated that since the last submittal no changes had been made to the plan. The condition to obtain the E & S approval was met, and a copy of the letter was submitted.

Mr. Brenneman stated that the lighting plan was finalized, however, it had not yet been submitted to the Township since he just obtained it yesterday from the electrical engineer. He noted it is in final sketch plan form and will be submitted for staff review and to the Board of Supervisors.

Discussion was held regarding the landscaping and parking.

It was noted that in accordance with §1903 of the Ordinance all parking lots over 30 parking spaces shall have landscape islands breaking up every 10 spaces. The balance shall be a minimum of 10x18 feet and shall be planted with a combination of trees, shrubs and ground cover. Each island shall have a minimum of one shade tree. The applicant was advised that this would be part of the parking requirement. The applicant was further advised that although they could request a variance, Staff would not be in support of it.

Discussion was held regarding the property easement. The applicant was advised that clarification was needed as to whom was responsible for the maintenance of the property.

Attorney Sharnetzka indicated the HOP is being prepared.

Discussion was held as to how anticipated road improvements to Haines Road will affect this plan.

Ms. MacNeal pointed out that a resolution in this case would need to be submitted to the Board of Supervisors prior to January 18. Discussion was held with the applicant that due to the incompleteness of the plans submitted that the options for action on the plan would be either to table the application until next month with an extension granted by the applicant, or as advised by the Solicitor, make a recommendation to the Board of Supervisors without the plan being finalized.

Chairman Maciejewski called for a five-minute recess to allow the applicants to discuss the options.

The Planning Commission reviewed with the applicant the following items still needed on the plan:

- Photometrics
- Developer easement agreement
- Parking in accordance with the Township's newest regulations
- Landscaping on the islands
- Clarification about the deed and the maintenance to make sure that is shown on the plan.
- HOP
- DEP closure report

The applicant was informed that all information needed to be submitted by December 27, 2004.

Attorney Sharnetzka indicated that they are applying for a variance request from the Zoning Hearing Board at their January 6 meeting regarding the number of parking spaces, as well as a decrease in the required parking setback.

Mr. Stets moved to recommend that LD-04-13 Newman-Tillman Properties, LLC (Walgreens) be tabled until the January 20, 2005 meeting. Seconded by Mr. Robertson. Motion unanimously carried.

6. OLD BUSINESS:

There was no Old Business for discussion.

7. NEW BUSINESS:

A. Comprehensive Plan Report

Mr. Maciejewski indicated that since he was unable to attend the meeting, Mr. Holman would give the report. Mr. Holman reported that discussion was held regarding CBOT - Community Based Observation Techniques. The Board reviewed the photos taken by the members. Approximately 230 photos were viewed. Upon conclusion of the review, they will be compiling the results of the report and presenting the material at the January meeting. There will be no December meeting, since they will use that time to go through the information and provide recommendations to the Board in January. In February they will have a presentation by the Butterfly, Inc. Corporation, Mr. Brasler, at the York Business Center. Mr. Holman indicated they made a presentation to the East York Rotary with 70 members present. Other presentations to civic organizations are being planned.

Chairman Maciejewski stated that Mr. Stets, Vice Chairman will be presenting the slate of officers for the 2005 year at the January meeting.

Mr. Baugh reported there are three positions to be filled for alternates on the Zoning Hearing Board. He asked if anyone had a recommendation to contact him via email.

8. ADJOURNMENT:

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 8:15 P.M.

Respectfully submitted,

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
NOVEMBER 18, 2004**

MEMBERS:	Alan Maciejewski, Chairman	Present
	Larry Stets	Present
	Randy Meyerhoff	Present
	Mark Robertson, Secretary	Present
	Mark Swomley	Present

ALSO PRESENT: James Baugh, Director of Community Development
John Luciani, First Capital Engineering
Stacey MacNeal, Solicitor
Susan Sipe, Stenographer

1. CALL TO ORDER:

A. Pledge of Allegiance

Mr. Maciejewski, Chairman, called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

2. ACTION ON THE MINUTES:

A. OCTOBER 21, 2004

MR. STETS MOVED FOR APPROVAL OF THE MEETING MINUTES OF OCTOBER 21, 2004 AS PRESENTED. MR. MEYERHOFF SECONDED. MOTION UNANIMOUSLY CARRIED.

B. SEPTEMBER 1, 2004 - SPECIAL MEETING

MR. STETS MOVED FOR APPROVAL OF THE MEETING MINUTES OF SEPTEMBER 1, 2004 AS PRESENTED. MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.

3. ACCEPTANCE ITEMS:

A. SD-04-19 James Meadows Final Plan

Robert Sandmeyer, Site Design Concepts

Mr. Baugh stated the 6.5-acre parcel owned by Schiding, Wallen and Fabie is located at Eden and Paradise Road. It is currently an idle vacant meadow. The adjoining .47 acre property owned by George and Peggy Ann Snyder is currently an existing single-family residential lot located at 2130 Eden Road. The proposed use will be a 13 dwelling unit single-family residential subdivision with a non-dwelling unit lot being joined to the adjoining property of the Snyders, which will remain as an existing single-family residential lot. This is the follow-up final plan to a preliminary plan presented earlier this year. The plan was submitted on October 22, 2004.

Staff recommended this application be accepted as duly filed by the Planning Commission and the plan be moved to an Action item. Staff recommended the plan be approved with the following conditions:

- Providing a letter of adequacy from the York County Conservation District of Erosion and Sedimentation Control. Plans are under review by the Conservation District
- Providing a financial security in an amount acceptable to the Township Engineer,
- The developer providing an \$8000 contribution toward the installation of a new culvert at the south corner of the property beneath Eden Road.

Mr. Sandmeyer stated they agree with the three conditions and will follow up in the next month.

MR. ROBERTSON MOVED TO RECOMMEND SD-04-19 JAMES MEADOWS BE ACCEPTED AS DULY FILED AND MOVED TO AN ACTION ITEM. SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY PASSED.

Mr. Luciani indicated that the applicant will be widening Eden Road and adding curbing. On their plan they were showing a piece of corrugated metal pipe which would require lengthening to allow for the widening. However, he noted in lieu of the applicant putting in concrete pipe, they made an \$8,000 contribution and provided the right of way to eliminate the pump station.

It was noted that the drainage pit on the detention pond will be on Lot 12 and will be maintained by the development. It was also noted that the seepage pits on the lower lots were tied directly into the detention basin.

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 TO RECOMMEND TO THE BOARD OF SUPERVISORS SD-04-19 JAMES MEADOWS WITH THE FOLLOWING CONDITIONS:

- **PROVIDE A LETTER OF ADEQUACY FROM THE YORK COUNTY CONSERVATION DISTRICT OF EROSION AND SEDIMENTATION CONTROL, PLANS ARE UNDER REVIEW BY THE CONSERVATION DISTRICT,**
- **PROVIDING A FINANCIAL SECURITY IN AN AMOUNT ACCEPTABLE TO THE TOWNSHIP ENGINEER,**
- **THE DEVELOPER IS TO PROVIDE AN \$8000 CONTRIBUTION TOWARD THE INSTALLATION OF A NEW CULVERT AT THE SOUTH CORNER OF THE PROPERTY BENEATH EDEN ROAD.**

SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY CARRIED.

4. BRIEFING ITEMS:

There were no Briefing Items for discussion.

5. ACTION ITEMS:

- A. SD-04-13 Saturn of York**
- B. LD-04-11 Saturn of York**

Robert Sandmeyer, Site Design Concepts

Mr. Baugh reported that this subdivision consists of 3 lots. Parcel 24F is the Saturn of York automobile dealership. Parcels 24D and 24G are vacant lands. Parcels 24F and 24G will be joined together by reverse subdivision for the installation of a parking lot expansion for the

Saturn of York dealership. The Saturn building will be expanded for a new service bay. This new service bay will add 3 new employees. The service bay expansion is 3808 square feet. The subdivision plan and the accompanying land development plan will require the extension of the roadway for a cul-de-sac design on Parcel 24D. A storm water detention basin is proposed for the parking lot expansion, new roadway extension and future lot development on Parcel 24D. The road extension will be offered for dedication to the Township. This plan was presented in September as a briefing item. Since that time most outstanding items have been addressed.

Staff recommends approval of the plan with the following waivers and modification:

- Waiver of SALDO §304.1 Preliminary Plan - this is a three-lot subdivision with few issues to address.
- Waiver of SALDO §502.6D Distance between street intersections - The access drive and Route 30 are pre-existing.
- Waiver of §502.10E Length of cul-de-sac - parcel 24D is a legally existing nonconforming lot. Access can not be denied to this lot, therefore, the longer cul-de-sac would be allowed. The subdivision does not increase the nonconforming.
- Modification of §408.1 Sidewalks - Staff recommends that sidewalk be installed on the north side of the cul-de-sac at the time of the project with a six month note on the plan that the remaining required sidewalk will be provided within six month's written notice from the Township.

Staff recommends approval of the plan with the following condition:

- Providing representative percolation tests throughout the area proposed for development.
- Showing 4-foot wide grass strip between curb and sidewalk on the northern side.
- Showing right of way for continuation of the cul-de-sac road in the event a through road is needed in the future.

Mr. Sandmeyer indicated that they agreed to all waiver items at the last Staff meeting and the waiver items. They revised the plan to include the grass strip between curb and sidewalk. The percolation test was done yesterday. The right of way was also added to the plan.

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

MR. STETS MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF SD-04-13 SUTLIFF ENTERPRISES (SATURN OF YORK) WITH THE FOLLOWING WAIVERS:

- **WAIVER OF SALDO §304.1 PRELIMINARY PLAN,**
- **WAIVER OF SALDO §502.6D DISTANCE BETWEEN STREET INTERSECTIONS,**
- **WAIVER OF §502.10E LENGTH OF CUL-DE-SAC,**
- **MODIFICATION OF §408.1 SIDEWALKS.**

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

MR. STETS MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF SD-04-13 SUTLIFF ENTERPRISES (SATURN OF YORK) WITH THE FOLLOWING CONDITIONS:

- **PROVIDING REPRESENTATIVE PERCOLATION TESTS THROUGHOUT THE AREA PROPOSED FOR DEVELOPMENT,**
- **SHOWING 4-FOOT WIDE GRASS STRIP BETWEEN CURB AND SIDEWALK ON THE NORTHERN SIDE,**
- **SHOWING RIGHT OF WAY FOR CONTINUATION OF THE CUL-DE-SAC ROAD IN THE EVENT A THROUGH ROAD IS NEEDED IN THE FUTURE.**

SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

With reference to LD-04-11 Sutliff Enterprises Chairman Maciejewski asked if there was anyone in attendance who had an interest in the plan. Hearing none he called for a motion.

MR. STETS MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF LD-04-11 SUTLIFF ENTERPRISES (SATURN OF YORK) WITH THE FOLLOWING WAIVERS:

- **WAIVER OF SALDO §304.1 PRELIMINARY PLAN,**
- **WAIVER OF SALDO §502.6D DISTANCE BETWEEN STREET INTERSECTIONS,**
- **WAIVER OF §502.10E LENGTH OF CUL-DE-SAC,**
- **MODIFICATION OF §408.1 SIDEWALKS.**

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

MR. STETS MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF LD-04-11 SUTLIFF ENTERPRISES (SATURN OF YORK) WITH THE FOLLOWING CONDITIONS:

- **PROVIDING REPRESENTATIVE PERCOLATION TESTS THROUGHOUT THE AREA PROPOSED FOR DEVELOPMENT,**
- **SHOWING 4-FOOT WIDE GRASS STRIP BETWEEN CURB AND SIDEWALK ON THE NORTHERN SIDE,**
- **SHOWING RIGHT OF WAY FOR CONTINUATION OF THE CUL-DE-SAC ROAD IN THE EVENT A THROUGH ROAD IS NEEDED IN THE FUTURE.**

SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

C. SD-04-17 Orchard Hills

Susan Smith, Conewago Contractors, Inc.

Jason Brenneman, James R. Holley

Mr. Baugh stated that the existing property is a vacant tract with grass and shrub cover. The applicant proposes a subdivision consisting of 25 building lots, a storm water management facility, a recreational lot and an add-on lot. The plan was previously presented as a briefing item. Since that time most outstanding items have been address. Staff recommends approval of the plan with the following conditions:

- Primary control points, or a description and “ties” to such control points shall be provided on the plan. A note on Sheet No. 1 indicates that a manhole is being used for the site benchmark. A U.S. Geodetic Survey datum is preferred, depicting the Wolfe property on the plans.
- Providing financial security in an amount approved by the Township Engineer.
- Including maintenance program for all storm water facilities, including ownership of the facilities and financial responsibilities for any required maintenance.

Mr. Brenneman stated that the primary control points and maintenance program for the storm water had been resolved at the staff meeting. He noted they are using the Springettsbury sanitary sewer datum instead of USGS datum as their benchmark.

He noted the maintenance program for storm water is covered in the homeowner’s association documents. Mr. Brenneman was advised that these documents need to be submitted to the Township.

Mr. Luciani stated that Lot 81 was removed from the plan. He noted that applicant was showing a small piece of land they were proposing to give to the owner of an adjoining property, which would require that the land be surveyed.

Ms. Smith indicated that the adjacent property was to be given to an adjoining neighbor, who has been a resident for 20 years in the Township, to be used as a buffer for his property. Ms. Smith asked if that requirement could be waived since a complete survey would be at cost to the owner.

Mr. Luciani explained the reasons for the necessity of a survey, noted that when combining pieces of land the entire tract must be shown so that the attorney can register the lot size with the tax office. Also the ordinance requires proper courthouse records, showing the growth of the property. Adequate right of way in regards to the frontage along the property line could also come into play. He noted that the land in question was approximately 20 ft. equaling .08 acres. While the applicant is not required to have a complete survey done, if they intend to include it, they will need to provide all the information pertaining to the lot.

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

MR. MEYERHOFF MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF SD-04-17 ORCHARD HILLS WITH THE FOLLOWING CONDITIONS:

- **PRIMARY CONTROL POINTS, OR A DESCRIPTION AND “TIES” TO SUCH CONTROL POINTS SHALL BE PROVIDED ON THE PLAN. A NOTE ON SHEET NO. 1 INDICATES THAT A MANHOLE IS BEING USED FOR THE SITE BENCHMARK. A U.S. GEODETIC SURVEY DATUM IS PREFERRED, DEPICTING THE WOLFE PROPERTY ON THE PLANS,**
 - **PROVIDING FINANCIAL SECURITY IN AN AMOUNT APPROVED BY THE TOWNSHIP ENGINEER,**
 - **INCLUDING MAINTENANCE PROGRAM FOR ALL STORM WATER FACILITIES, INCLUDING OWNERSHIP OF THE FACILITIES AND FINANCIAL RESPONSIBILITIES FOR ANY REQUIRED MAINTENANCE.**
 - **HOME OWNERS MAINTENANCE AGREEMENT BE SHOWN ON THE PLAN AND BE SUBMITTED TO THE TOWNSHIP.**
- SECONDED BY MR. STETS. MOTION UNANIMOUSLY PASSED.**

D. SD-04-18 Newman-Tillman Properties, LLC (Walgreens)

Jason Brenneman, James Holley

Mr. Baugh stated that the property is located at the southwest corner of Market Street and Haines Road. Parcel 308 was formerly used as a gas station and Parcel 313 was formerly used as a tire and automobile repair center by Bergey Tire. The applicant proposes to construct a Walgreens Pharmacy on the two parcels with parking facilities and storm water conveyance facilities. The storm water conveyance facilities shall only be used to convey runoff to the existing storm sewer system. No detention facilities are required/proposed. The plan was previously presented as a briefing item. Since that time most outstanding items have been address.

Staff recommends approval of the following waivers:

- Waiver of SALDO §304.1 Preliminary Plan - This is a one lot subdivision plan with few issues.
- Waiver of SALDO §502.9.C.4 Access drives - The access drive is a pre-existing nonconformity providing access to all of the adjoining properties between East Market Street and Haines Road.

Staff recommends approval of the plan with the following condition:

- Providing signature of owners.

It was noted that the location of the lot line monuments have been addressed in the land development plan. A note regarding the 30 foot access easement will be added to the subdivision plan.

Mr. Maciejewski asked if there was anyone in attendance who had an interest in the plan

Mr. Greg Hurley expressed concern about the access easements.

MR. MEYERHOFF MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF SD-04-18 NEWMAN-TILLMAN PROPERTIES, LLC (WALGREENS) WITH THE FOLLOWING WAIVERS:

- **WAIVER OF SALDO §304.1 PRELIMINARY PLAN,**
- **WAIVER OF SALDO §502.9.C.4 ACCESS DRIVES.**

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY PASSED.

MR. MEYERHOFF MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF SD-04-18 NEWMAN-TILLMAN PROPERTIES, LLC (WALGREENS) WITH THE FOLLOWING CONDITION:

- **PROVIDING SIGNATURE OF OWNERS,**
- **ADDING A NOTE ON THE PLAN THAT THE MONUMENTS BE PLACED AND THAT THERE IS AN ACCESS DRIVEWAY TO BOTH PROPERTIES.**

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

E. LD-04-13 Walgreens

Jason Brenneman, James Holley

Mr. Baugh indicated the narrative was the same as the subdivision plan. Staff recommended approval of the plan with the following conditions:

- Providing adequacy letter from the York County Conservation District for Erosion and Sedimentation Control,
- Providing a copy of DEP closure report after removal of gas tanks on the site,
- Providing a copy of Highway Occupancy Permit for new traffic patterns entering and existing onto Market Street,
- Establishing a Development Agreement with the purpose of providing funds to construct a roadway divider along the portion of Haines Road which fronts along the property.

Mr. Baugh noted that since the plan was presented to the Planning Commission as a briefing item there had been a few changes to the site plan. One of the changes was the access easement. Also the building size was lengthened by 10 feet and the width was reduced by 16 feet, in order to provide a better access easement in the rear of the property and to get a better overall traffic pattern around to the drive through. A rendering of the plan was presented as a scaled down drawing that shows the overall area on the second page and the access easement.

The following items were discussed:

- Waiver requested for the streetscape buffer yard. Mr. Brenneman responded that this was due to the requirement by Springettsbury Township for landscaping and a 30" high berm wall. He noted they are not proposing to provide the berm wall since future improvements done by Springettsbury Township to install the additional through lane by providing the wall and the berm which would necessitate the removal and prove more costly to the overall improvement. He noted they are providing all of the landscaping as required by the ordinances.

- Façade treatments and lighting – Canopies will be coming out from the front and side of the building and across from the drive-through. The exterior wall extends approximately 5 ft. above the roof so the HVAC units will be below the exterior wall which will control noise. The architect and the owner of the property will be discussing this at the Board of Supervisors meeting.

- This will be a 24 hour store; consequently, there will be lighting all night long. The electrical engineer was given the Springettsbury Township specs to prepare the lighting plan in accordance with all ordinances.
- Signs - Mr. Brenneman reported this is pending the Township's denial or approval of a variance request from Walgreen's.
- Responsibility for access drive – Mr. Brenneman indicated that this access drive is part of Parcel 312, which is located on another property and therefore, did not feel it would be their responsibility.
- Transition from the Walgreen property to the easement which is less than the 20 ft. shown due to a concrete barrier that cuts off 1/3 of the total width. Mr. Brenneman referred to Sheet 4 noting there is a 6ft. embankment in the access easement. They are cutting back the embankment through the property lines to enable a better transition into the adjacent property to the south. Currently, the area behind the existing building to the south of the proposed building is all pavement.

It was noted that due to a miscommunication, the Planning Commission did not have the revised plan to review.

The applicant was advised as to what would be needed for submittal at the next meeting:

- Revised Plan,
- Clarification of the easement situation,
- Clarification regarding maintaining the paved surface and the access area,
- Lighting plan needs to be included,
- Maintenance agreement for responsibility of the grounds.

MR. ROBERTSON MOVED TO TABLE LD-04-13 NEWMAN-TILLMAN PROPERTIES, LLC (WALGREENS). MR. SWOMLEY SECONDED. MOTION UNANIMOUSLY PASSED.

F. LD-04-12 York County Prison

Tom Englert, C.S. Davidson

Mr. John Klinedinst C.S. Davidson

Mr. Baugh reported that the project site is currently utilized as a County Correctional Facility. In addition, there are existing facilities onsite that serve the Immigration and Naturalization Service (INS). There are additional County related buildings, facilities and services located with the property, on the eastern half of the overall tract. The project site will be maintained as a county correctional facility, upon which various building expansions and improvements will allow for increased capacity and quality of life services. More specifically, this project proposes the relocation of existing food service facilities into a new larger building. In addition, a 48 bed low security dormitory building expansion will be constructed. Other site improvements will include an unloading dock, improved service drive, enhanced storm water management facilities and outdoor recreation courtyard area. This plan was previously presented as a briefing item. Since that time most outstanding items have been address.

Staff recommended approval of the following waivers and modifications:

- Waiver of §304.1 Preliminary Plan - This plan is not part of a previously approved plan.
- Waiver of §502.1D Private streets shall meet the design.
- Waiver of §407.1 Curbs - The applicant is requesting a waiver for Heindel Road only, which may be relocated with future development.
- Modification of §408.1 Sidewalks - Except sidewalk along Concord Road on west side of the project.

- Modification of §305.2.S Existing streets within 400 feet - Staff would recommend the applicant show Davies Drive and Pleasant Acres Road but allow all others to be waived.

Staff recommends approval of the plan with the following conditions:

- Providing adequacy letter from the York County Conservation District for Erosion and Sedimentation Control,
- Showing existing primary control points,
- Providing “letter” traffic study, as discussed with the Township,
- Developer will be required to purchase additional EDU’s if 48 beds are added.
- Grease trap details will be required at time of construction.

The applicant was informed that the removal of the temporary building at the completion of the low security dorm must be put on the drawing since that is part of the Planning Commission conditions.

The following items were discussed regarding concerns about traffic:

- increased pedestrian and commercial vehicle traffic going in and out of the facility,
- confusion as to which driveway to enter,
- parking on the property across the street to visit the temporary facility
- concern about the turning lane going into the driveway being extremely hazardous
- drawings are not clear as to how that will improve with the increased population
- It was noted that the traffic impact study has not been completed as yet.

Mr. Klinedinst discussed the plans with regard to Davies Drive and the understanding that was established with the Township as to the details for the connector.

Discussion was also held regarding the parking situation. Mr. Klinedinst indicated that the facility is providing additional directional signs at the prison.

Mr. 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 TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF LD-04-12 YORK COUNTY PRISON WITH THE FOLLOWING WAIVERS:

- **WAIVER OF §304.1 PRELIMINARY PLAN - THIS PLAN IS NOT PART OF A PREVIOUSLY APPROVED PLAN.**
- **WAIVER OF §502.1D PRIVATE STREETS SHALL MEET THE DESIGN**
- **WAIVER OF §407.1 CURBS - THE APPLICANT IS REQUESTING A WAIVER FOR HEINDEL ROAD ONLY, WHICH MAY BE RELOCATED WITH FUTURE DEVELOPMENT.**
- **MODIFICATION OF §408.1 SIDEWALKS - EXCEPT SIDEWALK ALONG CONCORD ROAD ON WEST SIDE OF THE PROJECT.**
- **MODIFICATION OF §305.2.S EXISTING STREETS WITHIN 400 FEET - STAFF WOULD RECOMMEND THE APPLICANT SHOW DAVIES DRIVE AND PLEASANT ACRES ROAD BUT ALLOW ALL OTHERS TO BE WAIVED.**

IT WAS REQUESTED THAT THE WORDING ON THE DRAWINGS BE MORE REFLECTIVE OF THE CONTENT OF THE WAIVER. PROPER LANGUAGE FOR THE WAIVERS IS TO BE OBTAINED FROM THE TOWNSHIP. SECONDED BY MR. STETS. MOTION UNANIMOUSLY PASSED.

MR. ROBERTSON MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF LD-04-12 YORK COUNTY PRISON WITH THE FOLLOWING CONDITIONS:

- **PROVIDING ADEQUACY LETTER FROM THE YORK COUNTY CONSERVATION DISTRICT FOR EROSION AND SEDIMENTATION CONTROL.**
 - **SHOWING EXISTING PRIMARY CONTROL POINTS,**
 - **PROVIDING A NARRATIVE TRAFFIC STUDY, AS DISCUSSED WITH THE TOWNSHIP,**
 - **DEVELOPER WILL BE REQUIRED TO PURCHASE ADDITIONAL EDU'S IF 48 BEDS ARE ADDED,**
 - **GREASE TRAP DETAILS WILL BE REQUIRED AT TIME OF CONSTRUCTION,**
 - **TEMPORARY BUILDINGS BE REMOVED AT THE COMPLETION OF THE LOW SECURITY BUILDING.**
- SECONDED BY MR. STETS. MOTION UNANIMOUSLY PASSED.**

G. RZ-04-02 Rezoning Sherman Street Property

John Holman, Township Manager, Springettsbury Township

Mr. Baugh reported the property is located at 1440 Block North Sherman Street. The current use is as a short connector street and some vacant grassy area. The applicant proposes the property be re-zoned to CH: Commercial Highway. Staff recommended approval of the application. The property is not a candidate for residential use. The only apparent use would appear to be a commercial use or accessory commercial use.

Mr. Holman stated this was brought to the Township's attention when a request was made to purchase the property from the owner's the current Rutter's property. He and Mr. Baugh inspected the property. The area on the map which shows a CH in R-2 was orphaned when Sherman Street was extended out and a line put through. Currently there are street guards that encircle the property on its outer edge going around but opens up to the Rutter's store. The property was not re-zoned at the time the road was changed. It is the Township's request that the Board recommend that the property be rezoned to conform to the property that it adjoins, so it can be put back into productive use. At one time it was residential and was connected to both adjoining properties. However, when the cut through road was put in it was separated from the residential and attached to the commercial property. The lot is big enough to develop, and the right of way will continue exist. A cut through is needed for the small access area to the alleyway. An adequate buffer could be provided.

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 TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS THAT THE REQUEST FOR REZONING OF RZ-04-02 SPRINGETTSBURY TOWNSHIP BE GRANTED AND THE PROPERTY BE RE-ZONED TO CH: COMMERCIAL HIGHWAY. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

6. OLD BUSINESS:

There was no Old Business for discussion.

7. NEW BUSINESS:

A. Comprehensive Plan Report

Mr. Maciejewski reported that the last meeting included a four hour guided tour of the Springettsbury Township, provided by Mr. Baugh. Following the tour a meeting was held with

members and representatives from Kise, Straw and Kolodner, which included a review of the photos taken. Mr. Baugh asked that the remainder of the cameras be turned into him by November 22.

The next meeting is scheduled for November 30, 2004.

B. Review of Sign Ordinance

Mr. Baugh indicated that the information sent to the Planning Commission came from information Ms. MacNeal garnered from other ordinances. Mr. Baugh asked for comments from the Board.

Discussion included the following:

- Ultimate goal is to eliminate proliferate signing in the community and to be more restrictive
- Methods for strict enforcement
- Concern about signs put on roofs
- Discourage use of pole signs
- Monument signs are preferred which would limit the height of signs
- Limitation of free-standing signs
- Imposing fines for sign violation
- Creating a test case for enforcement
- Tracking permits for existing signs

Mr. Baugh stated he hoped to have a draft ordinance in January 2005.

8. ADJOURNMENT:

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 9:00 P.M.

Respectfully submitted,

Secretary
/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
OCTOBER 21, 2004**

MEMBERS: Alan Maciejewski, Chairman Present
Larry Stets Present
Randy Meyerhoff Present
Mark Robertson, Secretary Present
Mark Swomley Present

ALSO PRESENT: James Baugh, Director of Community Development
Erika Belen, Community Development Coordinator
John Luciani, First Capital Engineering
Stacey MacNeal, Solicitor
Susan Sipe, Stenographer

1. CALL TO ORDER:

A. Pledge of Allegiance

Mr. Maciejewski, Chairman, called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

2. ACTION ON THE MINUTES:

A. SEPTEMBER 16, 2004

MR. STETS MOVED FOR APPROVAL OF THE MEETING MINUTES OF SEPTEMBER 16, 2004 AS PRESENTED. MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.

3. ACCEPTANCE ITEMS:

A. LD-04-14 York County Prison

Thomas Englerth, C.S. Davidson

Mr. Baugh reported that the project site at 3400 Concord Road is currently utilized as a County Correctional Facility. In addition, there are existing facilities on site that serve the Immigration and Naturalization Service (INS). There are additional County related buildings, facilities and services located within the property, on the eastern half of the overall tract.

The project site will be maintained as a County Correctional Facility, upon which various proposed building expansions and improvements will allow for increased capacity and quality of life services. More specifically, this project proposes the relocation of existing food service facilities into a new larger building. In addition, a 48-bed low security dormitory building expansion will be constructed. Other site improvements will include an unloading dock, improved service drive, enhanced storm water management facilities and outdoor recreation courtyard area. This plan was submitted on September 27, 2004. Staff recommends this application be accepted as duly filed by the Planning Commission and the plan be moved to a Briefing item.

MR. MEYERHOFF MOVED TO RECOMMEND LD-04-12 YORK COUNTY PRISON BE ACCEPTED AS DULY FILED BY THE PLANNING COMMISSION AND BE MOVED TO A BRIEFING ITEM. SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

Mr. Englerth indicated they have received the staff comments and are in the process of addressing them.

Discussion was held regarding the following:

- What, if any, future expansion projects are anticipated by the prison in addition to what is currently proposed.
- Temporary housing, i.e., modular units set at the prison for Immigration and Naturalization service requirements for people and the time frame allowed for these units.
- Clarification on increased capacity.

The Planning Commission asked Mr. Baugh to research what was reviewed the last time a proposal was presented by the prison, in order to determine what conditions and discussions were held.

B. SD-04-17 Orchard Hills Phase 3

Jim Barnes, Holley Associates

Mr. Baugh reported that the existing property is a vacant track at the 600 block of Witmer Road with grass and shrub cover. The applicant proposes a subdivision consisting of 25 building lots, a storm water management facility, a recreational lot and an add-on lot. The plan was submitted in September 24, 2004. Staff recommended this application be accepted as duly filed by Planning Commission and the plan be moved to a Briefing item.

MR. SWOMLEY MOVED TO RECOMMEND SD-04-17 ORCHARD HILLS PHASE 3 BE ACCEPTED AS DULY FILED BY THE PLANNING COMMISSION AND MOVED TO A BRIEFING ITEM. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

Mr. Barnes stated this was the final subdivision plan of the third phase of Orchard Hills. The preliminary plan was approved in 2002. The first two final plans have been approved and the improvements have been installed. Building has already begun on homes. This is the third phase which lies to the west side of Witmer Road. The plan is the same as the preliminary plan with the exception of the add-on lot which is to be joined to a neighbor whose home abuts the site and is in close proximity to the boundary line, so Conewago has agreed to see part of this tract as an additional buffer to that adjoining neighbor.

Discussion was held regarding recreational facilities. Mr. Barnes referred to the minutes of the meeting at which the Board of Supervisors approved the preliminary plan. This was conditioned on the concept of the recreational areas to include Lots 53 and 70 with the understanding that the Township would take title to those lots and the developer would work with Staff and the Recreation Board to develop those parks. The first recreation lot on the east side was approved with Phase I. Mr. Barnes stated that the Board's recommendation was to have two small parks within this development, one on the east side of Witmer and one on the west side. The first one was approved and is being developed currently as a part of the phase I development.

Mr. Barnes noted regarding stormwater that nothing would change on the plan.

- C. SD-04-18 and
D. LD-04-13 Newman-Tillman Properties, LLC - Walgreens

Jim Barnes, Holley Associates

Mr. Baugh reported the property is located at the southwest corner of Market Street and Haines Road. Parcel 308 was formerly used as a gas station and Parcel 313 was formerly used as a tire and automobile repair center by Bergy Tire. The applicant proposes to construct a Walgreens Pharmacy on the 2 parcels with parking facilities and storm water conveyance facilities. The storm water conveyance facilities shall only be used to convey runoff to the existing storm sewer system. No detention facilities are required or proposed. The plan was submitted September 24, 2004. Staff recommended this application be accepted as duly filed by the Planning Commission and the plan be moved to a Briefing item.

MR. ROBERTSON MOVED TO RECOMMEND SD-04-18 NEWMAN-TILLMAN PROPERTIES, (WALGREENS) BE ACCEPTED AS DULY FILED BY THE PLANNING COMMISSION AND MOVED TO A BRIEFING ITEM. SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED. MOTION UNANIMOUSLY CARRIED.

MR. ROBERTSON MOVED TO RECOMMEND LD-04-13 NEWMAN-TILLMAN PROPERTIES, (WALGREENS) BE ACCEPTED AS DULY FILED BY THE PLANNING COMMISSION AND MOVED TO A BRIEFING ITEM. SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

Mr. Barnes stated the subdivision is a reverse subdivision to join two existing parcels into one contiguous parcel in order to present the land development plan. The land development plan is the improvement of the lot with Walgreens store as well as the necessary off-street parking facilities, plantings and signage. They have taken into account future road improvements to Haines Road as a part of this development plan.

Discussion was held regarding the following:

- Existing gas tanks will have to be removed as part of the project
- Traffic access issues
- Shared driveway issues
- Loading area - pad is 50 sq. ft. by 25 sq. ft.
- Trucks backing in towards the loading area
- Existing 20 ft. access easement to Eastern Boulevard

Mr. Maciejewski requested that the developer bring photos of the site and a rendering of the proposed building to the next meeting.

E. SP-04-06 Long Subdivision

Bill Davis and Keith Hassler, Site Design Concepts

Mr. Baugh reported that the property is located at 2740 and 2990 Deininger Road. It is a sketch plan application. Parcel 134 is meadow and woodlands. The remaining parcels are existing single family dwellings. This plan was submitted September 27, 2004. Staff recommended this application be accepted for discussion, since it is a sketch plan and no further action is necessary.

Mr. Davis presented the sketch plan and explained it to the Planning Commission. He noted it is the current existing subdivision and it was done in 1982. He stated they are trying to avoid creating additional lots, but reconfigure the present lots to address title problems and setback problems that exist. The lots presented are owned by Kim Long, Clyde Long, Pam Long and Mr. Hartlaub. The plan is to

determine how to reconfigure the lots so that it has a marketable title. There is no frontage for the lots so the cul-de-sac was never improved

A lengthy discussion was held on how to divide the lots for allowance of the set back. The Planning Commission recommended that the developer meet with the landowners to determine a solution.

4. BRIEFING ITEMS:

There were no additional Briefing items for discussion.

5. ACTION ITEMS:

A. SD-04-14 Richard Schiding

Denny Potts, Gordon Brown

Mr. Baugh reported that the property at 2013 Mt. Zion Road is 30.8 acres used for residential purposes. It is partly maintained as a grass field and partly wooded. The purpose of the plan is to convey Lot 2 (13.8 acres) to the adjacent property owned by Michael Mitrick. Lot 1 (17 acres) will continue as a residential use. No development is proposed by the subdivision. This plan was reviewed as a briefing item at the September 16, 2004 meeting. Staff recommended approval of the plan with the following conditions:

- Providing name, seal and signature of the surveyor and owner's notarized signature prior to plan recording.
- Receiving a financial security bond in the amount of 110% of the cost of requirement improvements prior to plan recording and a cost estimate for the monumentation must be submitted and approved prior to final plan recording.

Mr. Potts indicated that they have taken care of getting the plan signed by the engineer and owner's notarized signature.

It was noted that adjoining property consisting of 17 acres owned by Mrs. Aida Rohrer was sold to Mr. Schiding and Mr. Mitrick.

It was noted that the applicant has applied for waivers for the following:

- Preliminary plan submission
- traffic study
- curbs and sidewalks
- street widening

The following was discussed:

- The waiver was removed on the sewer and water facilities
- It was noted that the applicant would place concrete monuments on the unmarked corners
- Preliminary plan submission was resolved
- EIS was done
- Feasibility is as existing - no proposed new development - everything as existing
- Concrete monuments will be satisfied before the Board of Supervisors meeting
- Rather than posting surety the applicant noted the concrete monuments will be placed prior to the recording of the plan approval by the Board.

Mr. Maciejewski asked if there was anyone in attendance who wished to comment on the plan. Hearing none he called for a motion.

MR. ROBERTSON MOVED TO RECOMMEND APPROVAL OF SD-04-14 RICHARD SCHIDING TO THE BOARD OF SUPERVISORS WITH THE FOLLOWING WAIVERS:

- §305 WAIVER OF PRELIMINARY PLAN,
- §309F WAIVER OF TRAFFIC STUDY,

- **§407-408-502 WAIVER OF CURBS AND SIDEWALKS, STREET WIDENING. IT WAS FURTHER RECOMMENDED THAT AS PART OF THE APPROVAL, THE APPLICANT MUST PROVIDE EVIDENCE THAT THEY HAVE FORMALLY SUBMITTED THESE WAIVERS. SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY PASSED.**

MR. ROBERTSON MOVED TO RECOMMEND APPROVAL OF SD-04-14 RICHARD SCHIDING TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:

- **PROVIDING NAME, SEAL AND SIGNATURE OF THE SURVEYOR AND OWNER'S NOTARIZED SIGNATURE PRIOR TO PLAN APPROVAL,**
- **CONFIRMATION ON SETTING CONCRETE MONUMENTS,**
- **RECEIVING A FINANCIAL SECURITY BOND IN THE AMOUNT OF 110% OF THE COST OF REQUIREMENT IMPROVEMENTS PRIOR TO PLAN RECORDING.**
- **WAIVERS 2,4 AND 6 BE STRUCK OFF OF NOTE 19 AND NOTE 19 BE MODIFIED TO SHOW WAIVERS AND NOT MODIFICATION WAIVERS.**

SECONDED BY MR. STETS. MOTION UNANIMOUSLY PASSED.

B. SD-04-15 Michael Mitrick

Denny Potts, Gordon Brown

Mr. Baugh reported that the purpose of this plan is to subdivide parcel 121 into 2 lots, one of which will be joined to other land of Michael Mitrick, and the other will be sold. The existing and proposed use of the land in this plan will be residential-agricultural. There are no plans for any type of development on either lot. This plan was reviewed as a briefing item at the September 16, 2004 meeting. Staff recommended approval of the plan with the following conditions:

- Providing name, seal and signature of the surveyor and owner's notarized signature prior to plan recording,
- Showing all existing petroleum lines, telephone lines, electrical lines, gas lines, fire hydrants, sanitary sewer lines, wells and septic systems.

Mr. Potts stated that the property being subdivided was a 13-acre tract with 11 acres to remain with the exception of existing homes on that tract. The two acre tract is going to be added to other land of the Mitricks.

It was noted that the Mitrick property shows the minimum lot frontage is 125 of public road. Mr. Maciejewski referred to a note that states Lot 2 shall not be joined to other land of Michael Mitrick as shown and shall not be separated therefrom without the approval of Springettsbury Township.

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

MR. STETS MOVED TO RECOMMEND APPROVAL OF SD-04-15 MICHAEL MITRICK TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING WAIVERS:

- **§305 WAIVER FROM PRELIMINARY PLAN,**
- **§309 WAIVER OF TRAFFIC STUDY.**

MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY PASSED.

MR. STETS MOVED TO RECOMMEND APPROVAL OF SD-04-15 MICHAEL MITRICK TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING NOTE AND CONDITIONS ADDED:

- **NOTE ON PROVIDING ACCESS TO LOT 2 THROUGH TO BARWOOD ROAD,**
- **PROVIDING NAME, SEAL AND SIGNATURE OF THE SURVEYOR AND OWNER'S NOTARIZED SIGNATURE PRIOR TO PLAN RECORDING,**

- **SHOWING ALL EXISTING PETROLEUM LINES, TELEPHONE LINES, ELECTRICAL LINES, GAS LINES, FIRE HYDRANTS, SANITARY SEWER LINES, WELLS, AND SEPTIC SYSTEMS.**
- **NOTE 17 TO BE APPLIED SO THAT MODIFICATIONS ARE TAKEN OFF THE PLAN.**
- **CONDITIONED THAT THESE WAIVERS BE FINAL.**

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

6. OLD BUSINESS:

There was no Old Business for discussion.

7. NEW BUSINESS:

A. Comprehensive Plan Report

Mr. Maciejewski reported that a Comprehensive Plan Committee meeting was held on September 28, 2004. Highlights included:

- Introduced Mr. Robert Cox, new member of the Committee
- Ms. Hawthorne presented an overview of the Comprehensive Plan chronology which she will be updating as the process continues.
- Ms. Holt represented Kise, Straw, and Kolodner along with Ms. Barberry who discussed aspects of the plan.
- The work schedule was reviewed which will be a 21 month cycle concluding June 2006.
- The meeting date for November will be on the 30th. The December meeting was cancelled due to the holiday schedule.
- The October 26 meeting will be held from 1:00 to 5:00, which will be a reconnaissance survey of the Township, with the meeting immediately following at 5:30 p.m.
- Ms. Holt described the C-BOT - Community Based Observation Technique. All members of the community were given cameras and were asked to take photos portraying pictures of likes and dislikes about the Township. Also ideas surveyed from other Townships that the photographer would recommend as a good idea. A sheet was given with the camera to detail the idea of the photos. The cameras were also distributed to the Zoning Hearing Board Members, Planning Commission Members and Board of Supervisors. Due date for the photos is November 5, 2004.
- A brainstorming session was held regarding key contacts in the community.

Ms. Belen elaborated on the brainstorming session indicating that the Comprehensive Plan Committee is compiling a list of key people in the Township, i.e., county, state or federal legislators, key real estate holders, as well as citizen groups, historical preservation groups. They are asking for input from the Planning Commission to give recommendations for people who can impact progression in the Township. Suggestions can be emailed to Ms. Belen.

B. Review of Sign Ordinance

Mr. Baugh stated that the example of a sign ordinance was provided by Kise, Straw, and Kolodner. He asked for the input of the Planning Commission to make comments.

Discussion was held regarding the following points which need to be taken into consideration when composing the sign ordinance:

- Types of signs to be permitted
- Content
- Directional
- Freestanding vs. parallel
- Business signs
- Facilities signs

- Signs need to be based on zone, size, how they are constructed, how they are displayed.
- Temporary signs vs. permanent signs
- Signs of personal expression
- Rules of enforcement
- Constitutional issues and protections
- Have a good understanding of what is considered a sign and make sure definition reflects that
- Keep it simple - less questions, less likely to be disputed.
- Time factor of temporary signs
- Construction of signs
- Materials permitted
- Permits for signs

8. ADJOURNMENT:

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 8:15 P.M.

Respectfully submitted,

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
SEPTEMBER 16, 2004**

MEMBERS: Alan Maciejewski, Chairman Present
Larry Stets Present
Randy Meyerhoff Present
Mark Swomley Present

ALSO PRESENT: James Baugh, Director of Community Development
John Luciani, First Capital Engineering
John Holman
Charlie Rausch, Township Solicitor
Erika Belen, Community Development Coordinator
Jean Abreght, Stenographer

NOT PRESENT: Mark Robertson, Secretary

1. CALL TO ORDER:

A. Pledge of Allegiance

Mr. Maciejewski, Chairman, called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

2. ACTION ON THE MINUTES:

A. AUGUST 19, 2003

MR. STETS MOVED FOR APPROVAL OF THE MEETING MINUTES OF AUGUST 19, 2004 AS AMENDED. MR. SWOMLEY SECONDED. MOTION UNANIMOUSLY CARRIED.

3. ACCEPTANCE ITEMS:

The following cases were withdrawn from the agenda:

- LD-04-09 Walgreens
- LD-04-10 York Valley Inn
- LD-04-12 York County Prison

A. SD-04-13 Saturn of York

Bob Sandmeyer, Site Design Concepts

Ms. Belen reported that the property is located at 951 North Hills Road & Route 30 and is a subdivision consisting of 3 lots. Parcel 24F is the Saturn of York automobile dealership. Parcels 24D and 24G are vacant land. Parcels 24F and 24G will be joined together by reverse subdivision for the installation of a parking lot expansion for the Saturn of York dealership. The Saturn building will be expanded for a new service bay which will add 3 new employees. The service bay expansion is 3808 square feet. This subdivision plan and the accompanying land development plan will require the extension of the roadway for a cul-de-sac design on Parcel 24D. Staff recommends this application be accepted as duly filed by Planning Commission and the plan be moved to a Briefing item.

Mr. Sandmeyer indicated he was the consultant for the project and the representative for Saturn of York. There are two plans being presented, first one is for the subdivision. He noted there are currently three lots that were subdivided by Mr. Al Diehl, Diehl Motor Co, the owner. The lots were bought by Sutliff Enterprises which is Saturn Dealership. Lot 2 is the subdivision plan. With the subdivision they will be building a new street, which currently is an access driveway and is only built to the back of Lot 1. They will be extending that and making it into a public street. That will be a cul-de-sac to extend back to the third lot. There will also be a storm water detention basin which will be located on lot #3. A series of waiver items and issues were discussed for this subdivision and also the follow up land development plan. There is a waiver request for the length of the cul-de-sac to be a length of 860 feet.

Discussion was held regarding the following items:

- The length of the cul-de-sac
- Sidewalk issues
- Lighting

MR. SWOMLEY MOVED TO RECOMMEND SD-04-13 SUTLIFF ENTERPRISES / SATURN OF YORK BE ACCEPTED AS DULY FILED BY THE PLANNING COMMISSION. SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY CARRIED.

MR. SWOMLEY MOVED TO RECOMMEND THAT LD-04-13 SUTLIFF ENTERPRISES / SATURN OF YORK BE MOVED TO A BRIEFING ITEM. SECONDED BY MR. STETS. MOTION UNANIMOUSLY CARRIED.

B. LD-04-11 Sutliff Enterprises Inc. (Saturn of York)

Bob Sandmeyer, Site Design Concepts

Ms. Belen stated that this property is located at 951 North Hills Road and Route 3 and is a subdivision consisting of 3 lots. Parcel 24F is the Saturn of York automobile dealership. Parcels 24D and 24G are vacant land. Parcels 24F and 24G will be joined together by reverse subdivision for the installation of a parking lot expansion for the Saturn of York dealership. The Saturn building will be expanded for a new service bay, which will add 3 new employees. The service bay expansion is 3808 square feet. This subdivision plan and the accompanying land development plan will require the extension of the roadway for a cul-de-sac design on parcel 24D. A storm water detention basin is proposed for the parking lot expansion, new roadway extension and future lot development on Parcel 24D. The road extension will be offered for dedication to the Township.

The plan was received on August 23, 2004. Staff recommended this application be accepted as duly filed by the Planning Commission and the plan be moved to a Briefing Item.

MR. MEYERHOFF MOVED TO RECOMMEND LD-04-11 SUTLIFF ENTERPRISES BE ACCEPTED AS DULY FILED BY THE PLANNING COMMISSION. SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

MR. SWOMLEY MOVED TO RECOMMEND THAT LD-04-11 SUTLIFF ENTERPRISES BE MOVED TO A BRIEFING ITEM. SECONDED BY MR. STETS. MOTION UNANIMOUSLY CARRIED.

Mr. Sandmeyer gave background on the land development plan. He noted that by the requirement of the corporation Saturn must improve their building and property every 5 years. The reason for the expansion of the parking lot is due to the fact that they have 2 to 3 new models coming out in the Saturn line. In addition with that they are adding the service bay which will have three additional employees.

The following items were discussed:

- It was noted there are no wet lands on the property
- An environmental impact study was submitted with the project.
- Elevations on the building were submitted to the Township but not yet to the Planning Commission
- Storm water basin
- Street lights - lighting plan being prepared by the applicant.

The Planning Commission noted to the applicant that they would like to see at next month's meeting a computation of impervious surface.

C. SD-04-14 Richard Schiding

Denny Potts, Gordon Brown

Ms. Belen reported that the property is located at 2013 Mt. Zion Road. It is 30.861 acres used for residential purposes. It is partly maintained as a grass field and partly wooded. The purpose of the plan is to convey Lot 2 (13.819 acres) to the adjacent property owned by Michel F. Mitrick. Lot 1 (17.042 acres) will continue as a residential use. No development is proposed by this subdivision. The plan was received on August 26, 2004. Staff recommended this application be accepted as duly filled by the Planning Commission and the plan be moved to a Briefing Item.

MR. STETS MOVED TO RECOMMEND LD-04-14 RICHARD SCHIDING BE ACCEPTED AS DULY FILED BY THE PLANNING COMMISSION. SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

MR. MEYERHOFF MOVED TO RECOMMEND THAT LD-04-14 RICHARD SCHIDING BE MOVED TO A BRIEFING ITEM. SECONDED BY MR. STETS. MOTION UNANIMOUSLY CARRIED.

Mr. Potts indicated that he is representing Mr. Schiding. He noted that Lots 1 and 2 are actually by D parcel and represented as tax map Parcel 20. Tract #3 is re-marked as Tract #2 on the same D which is on tax map Parcel 19C. Tract 1 would be the residential use lots as they exist, 2 and 3 are going to be added to the Michael Mitrick property. Then the combined acreage of the additional properties would be together.

Mr. Maciejewski noted that one of the comments referred to a parcel of land owned by Paul and Ida Royer. Mr. Potts stated that it was conveyed to the Schidings. Under the records it was still under the Royer's name and had not made the transfers yet in the tax map office. He confirmed that Mr. Schiding owned the property.

Discussion was held regarding the following:

- Environmental impact study was submitted
- The property is serviced by sewers and has its own existing wells
- There is a waiver being requested for environmental impact and sewer and water.

D. SD-04-15 Michael Mitrick

Denny Potts, Gordon Brown

Ms. Belen reported that the property is located just east of Mt. Zion Road adjoining Rocky Ridge Park. The purpose of the plan is to subdivide parcel 121 into 2 lots, one of which will be joined to other land of Michael Mitrick and the other will be sold. The existing and proposed use of the land in this plan will be residential-agricultural. There are no plans for any type of development on either lot. The plan was

received on August 26, 2004. Staff recommended this application be accepted as duly filed by the Planning Commission and the plan be moved to a Briefing item.

MR. MEYERHOFF MOVED TO RECOMMEND LD-04-15 MICHAEL MITRICK BE ACCEPTED AS DULY FILED BY THE PLANNING COMMISSION. SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

MR. MEYERHOFF MOVED TO RECOMMEND THAT LD-04-15 MICHAEL MITRICK BE MOVED TO A BRIEFING ITEM. SECONDED BY MR. STETS. MOTION UNANIMOUSLY CARRIED.

Mr. Potts stated that Tract 1 would be with existing homes. Tract 2 is a 2 acre parcel that is going to be combined with the 10 acre Mitrick lands. Again there are no improvements proposed, no new buildings.

Mr. Potts noted that most of the items on the list had been corrected but were not submitted in time for the meeting.

4. BRIEFING ITEMS:

There were no Briefing Items for discussion.

5. ACTION ITEMS:

A. LD-04-08 Applebee's

Chris Black, H Edward Black and Assoc.

Ms. Belen stated that the existing Applebee's at the York Mall requests the approval to add five parallel parking spaces dedicated for curbside pickup from the restaurant only. The intent is to widen the access drive on the west side of the building by nine feet for the parking spaces. The plan was previously submitted as an acceptance item and a briefing item. Staff recommends approval of the plan with the following modification:

- Modification of landscape requirements - the landscaping shown on the plan is superior to the existing landscaping

Staff recommends approval of the plan with the following conditions:

- Provide datum to which contour levels refer.
- Change sidewalk notation to read "proposed public" instead of "future."
- Providing a financial security in an amount approved by the Township Engineer.
- Representative percolation tests must be made throughout the area proposed for infiltration.

Mr. Black stated the sidewalk comment had been addressed, and public sidewalk was proposed. The benchmark has been renamed and percolation tests have been conducted. The bonding estimate is in the engineer's possession for review. All four items had been addressed

A waiver is being requested for preliminary plan, environmental impact study and the buffer.

Discussion was held regarding screening. The Planning Commission stated they were not in favor of all Bradford pear trees and asked the applicant to provide a mix of evergreens with other year round screening trees.

The applicant noted there would be a future handicap ramp, to be installed along with construction of the sidewalk.

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

MR. STETS MOVED TO RECOMMEND APPROVAL OF LD-04-08 APPLEBEE'S TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING WAIVERS:

- ◆ **PRELIMINARY PLAN,**
- ◆ **MODIFICATION OF LANDSCAPING TO INCLUDE TREES OTHER THAN BRADFORD PEAR.**

MR. MEYERHOFF SECONDED - MOTION UNANIMOUSLY CARRIED.

MR. STETS MOVED TO RECOMMEND APPROVAL OF LD-04-08 APPLEBEE'S AMENDED LAND DEVELOPMENT PLAN TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:

- **PROVIDE DATUM TO WHICH CONTOUR LEVELS REFER,**
- **CHANGE SIDEWALK NOTATION TO READ "PROPOSED PUBLIC" INSTEAD OF "FUTURE",**
- **PROVIDING A FINANCIAL SECURITY IN AN AMOUNT APPROVED BY THE TOWNSHIP ENGINEER,**
- **REPRESENTATIVE PERCOLATION TESTS MUST BE MADE THROUGHOUT THE AREA PROPOSED FOR INFILTRATION.**

MR. MEYERHOFF SECONDED. MOTION UNANIMOUSLY CARRIED.

6. OLD BUSINESS:

There was no Old Business for discussion.

7. NEW BUSINESS:

A. Comprehensive Plan Report

Mr. Maciejewski announced that a recommendation was made to award the contract to Kise, Straw and Kolodner selected for the Comprehensive Plan. Ms. Belen noted at the last Board of Supervisors meeting the Board awarded the contract to Kise, Straw and Kolodner.

Mr. Maciejewski also reported that Mr. Robert Cox submitted his credentials to the Planning Commission for consideration to serve on the Comprehensive Planning Committee. Mr. Maciejewski provided a copy of his qualifications for review by the Planning Commission. He noted Mr. Cox is a resident of Springettsbury Township.

MR. MEYERHOFF MOVED TO RECOMMEND MR. ROBERT COX BE APPOINTED AS A MEMBER OF COMPREHENSIVE PLAN COMMITTEE. MR. SWOMLEY SECONDED. MOTION UNANIMOUSLY PASSED.

B. Review of Sign Ordinance

Ms. Belen noted at the last Zoning Hearing Board meeting the Board requested that the Planning Commission review the Sign Ordinance because of the number of variance requests that have been received. Ms. Belen indicated that the York County Planning Commission faxed a sign ordinance from East Manchester Township, which they indicated was the most recent sign ordinance adopted in York County. There were also examples from Lancaster County. Ms. Belen asked if the Planning Commission would review the sign ordinance and submit their review in order for a draft ordinance to be presented at the next meeting.

The Planning Commission asked for specific information to determine the kind of variances being requested in order that they could more accurately address issues.

It was suggested that the recently appointed firm of Kise, Straw and Kolodner be consulted to get them involved in the review process.

8. ADJOURNMENT:

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

Respectfully submitted,

Secretary

/ses

The Planning Commission of Springettsbury Township held a meeting on Wednesday, September 1, 2004, at 5:30 p.m. at the Township Offices located at 1501 Mt. Zion Road, York, Pennsylvania.

MEMBERS: Alan Maciejewski, Chairman Present
Larry Stets Present
Randy Meyerhoff Present
Mark Robertson, Secretary Present

NOT PRESENT: Mark Swomley

ALSO PRESENT: John Holman, Township Manager
James Baugh, Director of Community Development
Erika Belen, Community Development Coordinator

1. CALL TO ORDER:

A. Pledge of Allegiance

Mr. Maciejewski, Chairman, called the meeting to order at 5:40 p.m. and led the Pledge of Allegiance.

2. EXECUTIVE SESSION: RFP CONSULTANT PRESENTATIONS

A. Mr. Stets moved to enter executive session at 5:42 p.m. for proposal interviews for contract. Mr. Meyerhoff seconded the motion. Motion carried unanimously.

B. Mr. Robertson moved to adjourn and return to open session at 7:50 p.m. Mr. Stets seconded the motion. Motion carried unanimously.

3. NEW BUSINESS

A. Mr. Robertson moved to recommend Kise Straw & Kolodner and to the Board of Supervisors. Mr. Stets seconded the motion. Motion carried unanimously.

Respectfully submitted,

Erika Belen

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
AUGUST 19, 2004**

MEMBERS: Alan Maciejewski, Chairman Present
Larry Stets Present
Randy Meyerhoff Present
Mark Robertson, Secretary Present
Mark Swomley Present

ALSO PRESENT: James Baugh, Director of Community Development
John Luciani, First Capital Engineering
Stacey MacNeal, Solicitor
Susan Sipe, Stenographer

1. CALL TO ORDER:

A. Pledge of Allegiance

Mr. Maciejewski, Chairman, called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

2. ACTION ON THE MINUTES:

A. JULY 15, 2004

MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF JULY 15, 2004 AS AMENDED. MR. STETS SECONDED. MOTION UNANIMOUSLY CARRIED.

3. ACCEPTANCE ITEMS:

A. SD-04-09 Richard Schiding Subdivision WITHDRAWN

B. SD-04-10 Kingswood Final Subdivision

Jason Brenneman, James R. Holley, Assoc.

Mr. Baugh reported that Parcel 92A is vacant land located on the southwest corner of Kingston Road and Edgewood Road, approximately 60% wooded with moderate to steep slope. Parcel 92 is occupied by one (1) single family residence, primarily open with scattered trees and with moderate to steep slopes. It is proposed to subdivide parcel 92 and 92A into fifty-three (53) single family detached dwelling lots ranging in size from 12,500 square feet to approximately 40,000 square feet. The existing single family dwelling on parcel 92 will occupy one (1) of the fifty-three (53) lots. Each lot will be provided with public water and sanitary sewer service as well as underground electric, telephone and cable service. Public streets and storm water management will be provided in accordance with Springettsbury Township regulations. Plan was received on July 21, 2004. The preliminary plan was approved. Staff recommended this application be accepted as duly filed by Planning Commission and the plan be moved to an Action Item. If the Planning Commission elected to move it to an Action Item, Staff recommended the following conditions:

- Providing owner's notarized signature prior to final plan approval,
- Specifying vertical curves on the profile on Sheet 8 where the two areas do not transition smoothly,
- Providing updated conveyance calculations and providing a maintenance note on the plan for storm water inlets and pipes stating that they are not in the public right of way and are to be maintained by property owners,

- Providing a copy of the PennDOT permit required for basin discharge into an inlet on a state road,
- Flow channels on manhole bases as specified in the Springettsbury Township Construction and Material Specifications,
- Labeling emergency spillway widths on the plans, and providing trash racks on outlet structures; on sheet 9 note inlet size for CB-8.

Mr. Brenneman noted that the PennDOT permit is in the process of being approved. Mr. Brenneman discussed street lighting on Edgewood Road. He stated that the preliminary plan approval had shown typical Springettsbury Township street lights on the west side of Edgewood Road. Upon discussion with Met Ed they recommended hanging Cobra lights from the existing Met Ed poles, of which Mr. Brenneman provided drawings. He noted that there are currently two of the Cobra lights on Edgewood Road. Mr. Brenneman noted this was discussed with Staff. He stated that Met Ed would own and maintain the regular street lights along Edgewood Road but lights on the sidewalk would be owned by Springettsbury Township and maintained by Met Ed. So if there was an accident along Edgewood Road and a light was taken out, Springettsbury Township would be required to replace that light. However, if a tree fell down on one of the Cobra lights extending from existing Met Ed poles, Met Ed would be responsible for replacing the light. Mr. Brenneman further stated they would be providing five Cobra lights from the Met Ed pole, plus the existing Cobra light at the intersection of Kingston and Edgewood Road - six total lights. He noted that Met Ed would install all the lights. The cost for a regular street light for Springettsbury Township would be approximately \$10 a month. The cost for a Cobra light would be \$11 a month. Mr. Brenneman stated that there is not a big difference in price and the major issue would be the maintenance and the ownership of the lights. Mr. Brenneman indicated they would seek a recommendation from the Board of Supervisors to allow them to use these lights.

It was noted that Public Works and the Staff also had no objection to the installation of the Cobra lights.

Discussion was also held regarding vertical curbs, which are required at changes of grades to achieve a smooth transition through an intersection through proper alignment of streets using vertical curves. Mr. Brenneman indicated that the reason they have not provided vertical curbs is because of the space needed from the cartway. He noted they are able to provide a 10 foot vertical curve which will smooth the transition at the intersection.

Chairman Maciejewski called for a motion.

MR. STETS MOVED THAT THE PLAN FOR SD-04-10 KINGSWOOD FINAL SUBDIVISION BE ACCEPTED AS DULY FILED BY THE PLANNING COMMISSION AND BE MOVED TO AN ACTION ITEM. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

Discussion was held regarding the comments from the York County Planning Commission dated August 18, 2004. It was noted that the County stated that the Township should acquire consistent right of way along Edgewood Road since it is classified as an arterial street. Therefore, an 80-foot right of way should be provided 40 ft. from the center line. There appears to be several single family dwelling lots proposed within the designated steep slope area. It was noted that the Ordinance does not specify as to whether streets are permitted within a steep slope conservation district. However, there are special controls that apply to both of the types of accesses.

Mr. Brenneman stated that they obtained the right of way plans from PennDOT, and that it varies from the narrowest point down Edgewood Road and Kingswood Road to the widest point up at the southernmost portion of the property. He noted that, during the PennDOT permit process, that issue was brought up and was resolved with Penn DOT; and they agreed that they do own and maintain that variable right of way, which is approximately 80 feet at the southernmost point and the narrowest point around 60 feet.

Discussion was held regarding the lay out of the gas lines. It was noted that the gas company lays out the gas lines, which is provided to the developer and the contractor. Typically gas lines are not shown on final plan. Mr. Brenneman noted that they did receive the layout from Columbia Gas and he could provide it to the Township Engineer if needed.

Discussion was held concerning the fact that the right of way will be on land not owned by the developer. It was noted that it is 40 foot from the center line. It was recommended for the developer's highway planning purposes that all arterial streets should have an 80-foot right of way.

It was noted that the Environmental Impact Study, the E & S plan, Feasibility Study, Sewer and Water plan had all been resolved.

Mr. Brenneman also brought up discussion on the sidewalk issue on the west side of Edgewood Road. He requested the possibility of a variance or waiver modification in the grass strip between the curb and sidewalk. Although the ordinance requires a 4-foot grass strip, they would like to request a 3-foot, 2 foot or no grass strip. He noted this issue was discussed with Staff, who were not in agreement with the reduction in the grass strip.

Mr. Baugh noted that the basis of the denial of the Board of Supervisors for this request during the preliminary plan was that for safety concerns a sidewalk should be placed along Edgewood Road. He noted that when the applicant brought this up at Staff review, they were empathetic to their situation. However, the developer had not agreed to the formation of a homeowners association, which was requested by Staff. Mr. Baugh noted that Staff would have liked for the homeowners association to manage the storm water basins and be responsible for care of the sidewalk along Edgewood Road. Since the applicant had shown no response to forming a homeowner's association, Staff did not think the owners of the individual lots should have that onus of maintaining the sidewalk when the applicant had the opportunity to form an association where they could hire a contractor to take care of it

This issue was discussed by the Planning Commission.

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

MR. STETS MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS TO APPROVE SD-04-11 KINGSWOOD FINAL SUBDIVISION WITH THE FOLLOWING CONDITIONS:

- **PROVIDING OWNER'S NOTARIZED SIGNATURE PRIOR TO FINAL PLAN APPROVAL,**
- **SPECIFYING VERTICAL CURVES ON THE PROFILE ON SHEET 8 WHERE THE TWO AREAS DO NOT TRANSITION SMOOTHLY,**
- **PROVIDING UPDATED CONVEYANCE CALCULATIONS AND PROVIDING A MAINTENANCE NOTE ON THE PLAN FOR STORM WATER INLETS AND PIPES STATING THAT THEY ARE NOT IN THE PUBLIC RIGHT OF WAY AND ARE TO BE MAINTAINED BY PROPERTY OWNERS,**
- **PROVIDING A COPY OF THE PENNDOT PERMIT REQUIRED FOR BASIN DISCHARGE INTO AN INLET ON A STATE ROAD,**
- **FLOW CHANNELS ON MANHOLE BASES AS SPECIFIED IN THE SPRINGETTSBURY TOWNSHIP CONSTRUCTION AND MATERIAL SPECIFICATIONS,**
- **LABELING EMERGENCY SPILLWAY WIDTHS ON THE PLANS, AND PROVIDING TRASH RACKS ON OUTLET STRUCTURES. ON SHEET 9 NOTE INLET SIZE FOR CB-8,**
- **RECOMMEND THE COBRA LIGHT AS PROVIDED BY MET ED BE INCLUDED ON THE PLAN.**
- **NOTE THE DISCUSSION ON THE SIDEWALK WAIVER WAS DENIED.**

MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY PASSED.

MR. ROBERTSON MOVED TO AMEND THE MOTION FOR SD-04-11 KINGSWOOD FINAL SUBDIVISION TO INCLUDE THAT THE PROPERTIES THAT CONTAIN THE STORMWATER AND THE SIDEWALKS ON EDGEWOOD ROAD HAVE A NOTE ATTACHED TO THE DEED THAT THEY HAVE PHYSICAL MAINTENANCE AND RESPONSIBILITY FOR THE ITEMS. SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY CARRIED.

D. SD-04-11 & LD-04-07 RTI Technologies

David Koratich, LSC Design

Mr. Baugh stated that the property is located between Locust Grove Road and Stonewood Road north of the tributary of Kreutz Creek. It is currently used for agriculture and is most open with a few patches of woods. The proposed use for Lot A will consist of office space and manufacturing. The plan was received on July 26, 2004. Staff recommended this application be accepted as duly filed by Planning Commission and the plan be moved to an Action Item.

With reference to SD-04-11 RTI Technologies Subdivision, Staff recommended that a waiver be granted for:

- SALDO §304 Preliminary Plan with the condition that the conditions of SD-03-02, Motter Industrial Subdivision are met.

With reference to LD-04-07 RTI Technologies Land Development, Staff recommended that waivers be granted for:

- SALDO §304 Preliminary Plan with the condition that the conditions of SD-03-02, Motter Industrial Subdivision are met,
- SW §107.G Detention basin minimum bottom slope of 4%.

With reference to LD-04-07 RTI Technologies Land Development, Staff recommends the plan be approved with the following conditions:

- Providing a letter of adequacy from the York County Conservation District for Erosion and Sedimentation Control,
- Receiving a Highway Occupancy Permit for the cul-de-sac and Market Street prior to final approval.

It was confirmed with Mr. Koratich that both Phase I and Phase II are being proposed.

Mr. Koratich stated that Phase I is being built now and Phase II will be built within the time allotted.

MR. MEYERHOFF MOVED TO RECOMMEND ACCEPTANCE OF SD-04-11 RTI TECHNOLOGIES AS BEING DULY FILED. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY PASSED.

MR. MEYERHOFF MOVED TO RECOMMEND ACCEPTANCE OF LD-04-07 RTI TECHNOLOGIES AS BEING DULY FILED. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY PASSED.

Discussion was held regarding the plan.

Mr. Luciani stated that one of the outstanding issues is that the HOP has not been finalized and that was noted as a condition on the comments sheet.

Mr. Maciejewski referenced Mr. Luciani's comment in his letter dated August 13 that the subdivision plan not be finalized until the parent subdivision has been finalized.

Mr. Koratich stated that the HOP was submitted to PennDOT on August 3rd and they are anticipating the permit very soon.

Discussion was held regarding the issue of the “parent” being approved.

Mr. Conley from LSC design stated that the only outstanding item regarding the Penn DOT permit is bonding that was associated with the right turn movement improvements out on Mt. Zion and Market Street at the Moderaire Hotel.

It was noted the County comments were based on an old plan.

Mr. Conley stated that it was his understanding that as long as it is not a new plan it does not have to be submitted to the County twice.

Discussion was held regarding the fact that the plan was not changed significantly enough to warrant a re-filing.

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

MR. ROBERTSON MOVED TO RECOMMEND SD-04-11 RTI TECHNOLOGIES SUBDIVISION BE MOVED TO AN ACTION ITEM. SECONDED BY MR. STETS. MOTION UNANIMOUSLY CARRIED.

MR. ROBERTSON MOVED TO RECOMMEND SD-04-11 RTI TECHNOLOGIES SUBDIVISION TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING WAIVER:

- **SALDO §304 PRELIMINARY PLAN WITH THE CONDITION THAT THE CONDITIONS OF SD-03-02, MOTTER INDUSTRIAL SUBDIVISION, ARE MET.**

SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY PASSED.

MR. ROBERTSON MOVED TO RECOMMEND APPROVAL SD-04-11 RTI TECHNOLOGIES SUBDIVISION TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITION:

- **CONDITION THAT THE CONDITIONS OF SD-03-02, MOTTER INDUSTRIAL SUBDIVISION ARE MET.**

SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY PASSED.

MR. SWOMLEY MOVED TO RECOMMEND LD-04-07 RTI TECHNOLOGIES SUBDIVISION BE MOVED TO AN ACTION ITEM. SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY CARRIED.

MR. MEYERHOFF MOVED TO RECOMMEND LD-04-07 RTI TECHNOLOGIES SUBDIVISION TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING WAIVERS:

- **SALDO §304 PRELIMINARY PLAN WITH THE CONDITION THAT THE CONDITIONS OF SD-03-02, MOTTER INDUSTRIAL SUBDIVISION ARE MET,**
- **STORM WATER §107.G DETENTION BASIN MINIMUM BOTTOM SLOPE OF 4%.**

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY PASSED.

MR. MEYERHOFF MOVED TO RECOMMEND LD-04-07 RTI TECHNOLOGIES TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:

- **PROVIDING A LETTER OF ADEQUACY FROM THE YORK COUNTY CONSERVATION DISTRICT FOR EROSION AND SEDIMENTATION CONTROL,**
- **RECEIVING A HIGHWAY OCCUPANCY PERMIT FOR THE CUL-DE-SAC AND MARKET STREET PRIOR TO FINAL APPROVAL.**

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY PASSED.

E. LD-04-08 Applebee's Amended Land Development

Joe Ford, HR Black

Mr. Baugh stated that the existing Applebee's Restaurant requests the approval to add five (5) parallel parking spaces dedicated for curbside pickup from the restaurant only. The intent is to widen the access drive on the west side of the building by nine (9) feet for the parking spaces. The plan was received on July 26, 2004. Staff recommended the application be accepted as duly filed by the Planning Commission and that it be moved to a Briefing Item.

MR. ROBERTSON MOVED TO RECOMMEND THAT LD-04-08 APPLEBEE'S BE ACCEPTED AS DULY FILED AND BE MOVED TO A BRIEFING ITEM. SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY PASSED.

Mr. Luciani stated that discussion regarding the project was held at Staff meeting on August 19th, at which time the sketch plan was reviewed. The Township indicated their recommendation for a sidewalk installed from Applebee's to the Sam's Club driveway entrance. However, a review of the plans indicated they are only providing a right of way for future sidewalk. Upon Staff presenting their concerns to the developer and the engineer, they have added the sidewalk to the plans.

Discussion was held regarding outstanding items.

4. BRIEFING ITEMS:

There were no Briefing Items for discussion.

5. ACTION ITEMS:

A. SD04-02 & SD-04-03 Sheridan Manor Phases II & III

Eric Johnston, Johnston & Assoc.

Mr. Baugh reported that the Sheridan Manor Phase II Subdivision is located on the west side of Sheridan Road at Mundis Mill Road, Map 40 Parcel 1A, and is currently a vacant lot with one existing dwelling in the R-2 Medium Density Residential District. The total Phase II area is 15.67 acres. The applicant proposes to create a single-family residential development consisting of 25 lots and 1,300 lineal feet of street.

The Sheridan Manor Phase III subdivision is located on the west side of Sheridan Road approximately 1000 feet from Mundis Mill Road and is currently a vacant wooded lot. The total Phase III area is 11.47 acres. The applicant proposes to create a single-family residential development consisting of 9 lots and 775 lineal feet of street. The plans were presented as briefing items at the June meeting. Since that time most of the outstanding items had been addressed.

Staff recommended approval of the following modifications for Sheridan Manor Phase II:

- Modification of SALDO §408/502.3 – the installation of curb and sidewalks along Mundis Mill Road and the widening of the cartway width to 34 or 36 feet. Staff recommended accepting a contribution from the developer, subject to the Township Engineer's review and approval so that the improvements can be made in conjunction with other traffic improvements in the area, specifically a light at Sheridan and Mundis Mill Road.

Staff recommended approval of the Sheridan Manor Phase II with the following conditions:

- Providing notarized signature of owner prior to final plan approval,
- Labeling the Township boundary line as the Codorus Creek on the plan,
- Providing a financial security in the amount approved by the Township Engineer,
- All recreation and applicable fees being paid by the Developer.

Staff recommended the following waiver for Sheridan Manor Phase III:

- A modification to allow the cul-de-sac length to be 750 feet – Staff recommends this waiver because the cul-de-sac was approved in the preliminary plan.

Staff recommends approval of Sheridan Manor Phase III with the following conditions:

- Providing name, seal and signature of engineer prior to plan approval,
- Providing notarized signature of owner prior to final plan approval,
- Providing a letter of adequacy from the York County Conservation District for Erosion and Sedimentation Control when obtained,
- Providing financial security in the amount approved by the Township Engineer,
- All recreation and applicable fees being paid by the Developer

Mr. Ford noted that they had met with Staff and addressed most of the outstanding items.

Discussion was held regarding the modification for the addition to sidewalks.

Mr. Ford stated they requested a waiver not to install them for this plan but to provide monies in lieu of so that the Township Engineer can coordinate that widening and curb placement.

Mr. Maciejewski deferred to Mr. Luciani as to what would constitute a fair contribution. Mr. Luciani stated the estimate is \$135,000 which would allow for permitting, maintenance, protection of traffic, drainage, and widening.

Solicitor MacNeal pointed out to the Planning Commission that, because this is a situation where the developer is willing to make a contribution, the Staff and developer need to discuss the number and upon recommending approval with conditions, one of the conditions should be that this issue be resolved before it goes to the Board of Supervisors.

Discussion was held regarding reaching a compromise with the developer in regards to the steep slopes in Phase III and modifications on the sidewalks and street widening.

Ms. MacNeal pointed out that in regards to the issue relating to the sidewalks, when the preliminary plan was approved there was no school proposed for that site within 1200 feet. Since that situation has changed there would need to be more discussion on that issue.

Mr. Johnston stated that while he was sure his client would work together to prevent an issue, he felt sure he would be hesitant to grant the figure quoted.

Discussion was held regarding the widening of the cartway width to 34 or 36 feet.

Discussion was held regarding #3 outstanding item on Phase II in regards to labeling the Township boundary as Codorus Creek on the plan.

Discussion on Phase III regarding §1603.3 of the Zoning Ordinance regarding maximum percentage of impervious surface on a lot in the steep slope area is 15% in the R-2 Zoning District and 5% in the Open Space District. The phase was not shown on the plan that they would be in compliance. However, it was discussed with Ms. MacNeal and it was agreed that it was 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. STETS MOVED TO RECOMMEND APPROVAL OF SD-04-02 SHERIDAN MANOR PHASE II TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING WAIVER:

- **MODIFICATION OF SALDO §408/502.3 – THE INSTALLATION OF CURB AND SIDEWALKS ALONG MUNDIS MILL ROAD AND THE WIDENING OF THE CARTWAY WIDTH TO 34 OR 36 FEET, CONDITIONED UPON A CONTRIBUTION AMOUNT AGREED UPON BY THE DEVELOPER AND THE TOWNSHIP ENGINEER FOR THIS MODIFICATION PRIOR TO THE TOWNSHIP BOARD OF SUPERVISOR’S MEETING. SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY PASSED.**

MR. STETS MOVED TO RECOMMEND APPROVAL OF SD-04-02 SHERIDAN MANOR PHASE II TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:

- **PROVIDING NOTARIZED SIGNATURE OF OWNER PRIOR TO FINAL PLAN APPROVAL,**
- **LABELING THE TOWNSHIP BOUNDARY LINE AS THE CODORUS CREEK ON THE PLAN,**
- **PROVIDING FINANCIAL SECURITY IN THE AMOUNT APPROVED BY THE TOWNSHIP ENGINEER,**
- **ALL RECREATION AND APPLICABLE FEES BEING PAID BY THE DEVELOPER. MR. SWOMLEY SECONDED. MOTION UNANIMOUSLY CARRIED.**

MR. STETS MOVED TO RECOMMEND APPROVAL OF SD-04-02 SHERIDAN MANOR PHASE III TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING WAIVER:

- **SALDO §502.J - TO ALLOW THE CUL-DE-SAC LENGTH TO BE 750 FEET. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.**

MR. STETS MOVED TO RECOMMEND APPROVAL OF SD-04-03 SHERIDAN MANOR PHASE III TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:

- **PROVIDING NAME, SEAL AND SIGNATURE OF ENGINEER PRIOR TO PLAN APPROVAL**
- **PROVIDING NOTARIZED SIGNATURE OF OWNER PRIOR TO FINAL PLAN APPROVAL,**
- **PROVIDING A LETTER OF ADEQUACY FROM THE YOUNG COUNTY CONSERVATION DISTRICT FOR EROSION AND SEDIMENTATION CONTROL WHEN OBTAINED,**
- **PROVIDING A FINANCIAL SECURITY IN THE AMOUNT APPROVED BY THE TOWNSHIP ENGINEER,**
- **ALL RECREATION AND APPLICABLE FEES BEING PAID BY THE DEVELOPER SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY PASSED.**

B. LD-04-06 M & G Realty (Rutter’s Car Wash)

Judd Dayton, Evans Engineering

Mr. Baugh stated the property is located at the northwest corner of Mt. Zion Road and Whiteford Road intersection, zoned Commercial-Highway District. It currently consists of a 3-store office and bank building, a convenience store with gas pumps and a vacant restaurant. The access points along Mt. Zion Road and Whiteford Road will stay as they are and no additional access points are proposed. The plan was presented as an acceptance item and a briefing item at the July meeting. Since that time, most outstanding items have been addressed.

Staff recommended the following waiver be approved:

- SALDO §304 Preliminary Plan – Staff supported this waiver due to the simple nature of the plan.

Staff recommended approval of the plan with the following conditions:

- Providing seal and signature of the engineer and surveyor and owner’s notarized signature prior to final plan approval,
- Including separate drawings to show façade treatment, elevations, floor plans and lighting,
- Providing documentation for the parking lot located on the west side of the site bounded by the proposed car wash, the interior of the large landscaped island along the central drive, the existing building, and the interior of the landscaped island along Whiteford Road showing that minimum of 5% is devoted to landscaping,
- Providing a turning exhibit for the cars turning out of the car wash and at the exit of the car wash provide a landscaped island in place of the closest parking lot. Also show handicapped parking,
- Provide a letter of awareness concerning traffic on the York Galleria Mall,
- Receiving a traffic improvement contribution of \$2500.

Mr. Dayton stated that the car wash would be constructed of red brick.

Discussion was held regard lighting. Mr. Dayton stated there is one existing site light in the parking area where the car wash will be installed. That light will be relocated about 120 feet. Other than that there are only building mounted lights, which are noted on the plan. There is also a wall-mounted pack on either side of the overhead doors.

Discussion was held regarding the hours of operation. It was noted the car wash would be open the same hours as the convenience store.

Mr. Dayton displayed a layout of the parking lot and turning radius. Discussion was held regarding the traffic movement and the approach to the car wash with the nearness of the access drive to the mall. Also discussion of dumpster location and access of trucks to the dumpster.

The location of the car wash and how wind direction would affect water blowing through the car wash was discussed. It was recommended that the developer consider reversing the direction of the cars entering the car wash.

Mr. Maciejewski asked if there was a letter of awareness form the York Galleria. Ms. MacNeal stated that she received a copy of the existing easement agreement from the attorney for the developer with York Galleria and noted that it was clear from that agreement that they have the right to access to the easement.

Discussion was held regarding water usage for the car wash. It was noted that the car wash would be operated using a plain water system. If the developer wanted to use a 100% fresh water system, he would need to purchase additional sewage capacity from the Township. Mr. Dayton confirmed that the goal would be to purchase EDU’s when starting the process, so they are committed to the reclamation system. He further noted the goal would be to have both the reclamation system and purchase the EDU’s and function under a clean water system as much as possible. In times of water restrictions or drought conditions the reclamation system would be used.

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

MR. MEYERHOFF MOVED TO RECOMMEND APPROVAL OF LD-04-06 RUTTER’S CAR WASH TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING WAIVER:

- **SALDO §304 PRELIMINARY PLAN**
- SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.**

MR. MEYERHOFF MOVED TO RECOMMEND APPROVAL OF LD-04-06 RUTTER'S CAR WASH WITH THE FOLLOWING CONDITIONS:

- **PROVIDING SEAL AND SIGNATURE OF THE ENGINEER AND SURVEYOR AND OWNER'S NOTARIZED SIGNATURE PRIOR TO FINAL PLAN APPROVAL,**
 - **INCLUDING SEPARATE DRAWINGS TO SHOW FAÇADE TREATMENT, ELEVATIONS, FLOOR PLANS AND LIGHTING,**
 - **PROVIDING DOCUMENTATION FOR THE PARKING LOT LOCATED ON THE WEST SIDE OF THE SITE BOUNDED BY THE PROPOSED CAR WASH, THE INTERIOR OF THE LARGE LANDSCAPED ISLAND ALONG THE CENTRAL DRIVE, THE EXISTING BUILDING, AND THE INTERIOR OF THE LANDSCAPED ISLAND ALONG WHITEFORD ROAD SHOWING THAT MINIMUM OF 5% IS DEVOTED TO LANDSCAPING,**
 - **PROVIDING A TURNING EXHIBIT FOR THE CARS TURNING OUT OF THE CAR WASH AND AT THE EXIT OF THE CAR WASH,**
 - **PROVIDE A LANDSCAPED ISLAND IN PLACE OF THE CLOSEST PARKING LOT AND ALSO SHOW HANDICAPPED PARKING,**
 - **RECEIVING A TRAFFIC IMPROVEMENT CONTRIBUTION OF \$2500,**
 - **MODIFYING NOTE 14 TO READ "WHEN THE DEVELOPER EXCEEDS THE ALLOCATED SEWAGE CAPACITY, THEN DEVELOPER MUST PURCHASE ADDITIONAL EDU'S AND OBTAIN NECESSARY APPROVALS",**
 - **RECOMMEND THAT THE DEVLEOPER / OWNER CONSIDER REVERSING THE FLOW OF VEHICULAR TRAFFIC THROUGH THE CAR WASH**
- SECONDED BY MR. STETS. MOTION UNANIMOUSLY CARRIED.**

The Planning Commission noted they are not approving any signage and this should be noted on the exterior drawing.

6. OLD BUSINESS:

There was no Old Business for discussion.

7. NEW BUSINESS:

A. Comprehensive Plan Report

Mr. Maciejewski reported that a meeting was held on July 27, 2004 and gave a report on the following:

- Public comment was received from one individual in attendance who indicated he was there just to listen. There was no significant outside correspondence.
- Under Old Business, there was a list of consultants that would be responding to the RFP.
- Under New Business - a presentation from the National Geomatiga Presentation, which is a global mapping positioning - they will be digitizing maps in the Township. The Comprehensive Committee will be evaluating whether those services would be good for their plan.
- As a result of a committee resolution, a meeting will be held on Tuesday, August 24. An Executive session will be held at 6:00 p.m. to listen to presentations from the top four respondents to the RFP. This will be closed to the public, however, both the Board of Supervisors and the Planning Commission is invited to attend. There will be four presenters each giving a 15-minute presentation with 20 minutes for questions and 10 minutes wrap up.

Due to the number of action items anticipated for the September meeting it was decided to call a special meeting on September 1, 2004 at 5:30 for discussion of two of the items on the agenda. The regular Planning Commission meeting will also take place September 16.

8. ADJOURNMENT:

Chairman Maciejewski adjourned the meeting at 8:20 p.m.

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
JULY 15, 2004**

MEMBERS: Alan Maciejewski, Chairman Present
Larry Stets Present
Randy Meyerhoff Present
Mark Robertson, Secretary Present
Mark Swomley Present

ALSO PRESENT: James Baugh, Director of Community Development
John Luciani, First Capital Engineering
Stacey MacNeal, Solicitor
Susan Sipe, Stenographer

1. CALL TO ORDER:

A. Pledge of Allegiance

Mr. Maciejewski, Chairman, called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

2. ACTION ON THE MINUTES:

A. JUNE 17, 2004

MR. STETS MOVED FOR APPROVAL OF THE MEETING MINUTES OF JUNE 17, 2004 AS PRESENTED. MR. SWOMLEY SECONDED. MOTION UNANIMOUSLY CARRIED.

3. ACCEPTANCE ITEMS

A. SD-04-06 & LD-04-04 RTI Technologies

David Koratich, LSC Design

Ms. Belen stated that the property is currently used for agriculture and is mostly open with a few patches of woods. The proposed use is industrial type facilities. The plan was received on June 21, 2004 and is before the Planning Commission for acceptance. It does not contain substantially all of the information required by the Springettsbury Township Subdivision and Land Development Ordinance. Staff recommends the Planning Commission find the plan has not been duly filed.

Mr. Koratich indicated he understood the reasons why the plan was not considered to be duly filed at this time. He was advised to work with the Township Engineer to complete the necessary information.

Ms. MacNeal discussed with the Board how the Acceptance Items should be handled by the Planning Commission since this is a new procedure. Ms. MacNeal stated she previously discussed this matter with Staff, and the Township Solicitor as well. She reviewed the recommended procedure with the Planning Commission.

Chairman Maciejewski called for a motion.

MR. SWOMLEY MOVED TO RECOMMEND THAT THE PLAN FOR SD-04-06 AND LD-04-04 RTI TECHNOLOGIES NOT BE CONSIDERED DULY FILED AS IT DOES NOT CONTAIN SUBSTANTIALLY ALL THE INFORMATION REQUIRED BY THE SPRINGETTSBURY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCES AS OUTLINED IN THE ENGINEER'S LETTER DATED JULY 6, 2004. SECONDED BY MR. STETS. MOTION UNANIMOUSLY PASSED.

MR. SWOMLEY MOVED IN THE CASE OF SD-04-06 AND LD-04-04 RTI TECHNOLOGIES TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS DENIAL OF THE PLAN BASED ON THE ENGINEER'S LETTER OF JULY 6, 2004. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY PASSED.

Mr. Koratich asked for clarification on the action. Mr. Maciejewski informed him that fees submitted would be refunded, and the plan will be treated as denied. Mr. Koratich was also informed that if the plan was withdrawn prior to the Board of Supervisors meeting no action would be taken. This would need to be submitted in writing prior to the Board of Supervisors meeting.

B. LD-04-05 & SD-04-07 Saturn of York

Bob Sandmeyer, Site Design Concepts

Ms. Belen stated the Parcel 24F is currently a new car dealership and parcels 24D and 24G are vacant idle lots. All three parcels are owned by Sutliff Enterprises. An existing private 50 foot access easement serves the three lots. The new car sales facility will remain. The proposed building addition will be for service bays. Parcel 24D will remain vacant at this time. This plan was received on June 21, 2004 and is presented for acceptance. It does not contain substantially all of the information required by the Springettsbury Township Subdivision and Land Development Ordinance. Staff recommends the Planning Commission find the plan has not been duly filed.

Mr. Sandmeyer indicated that on behalf of the applicant they are withdrawing the plan and will submit a letter to that effect. He stated they would resubmit the plan at a future time.

Chairman Maciejewski called for a motion.

MR. STETS MOVED IN THE CASE OF LD-04-05 AND SD-04-07 SATURN OF YORK THAT THE PLAN BE DENIED AS NOT BEING DULY FILED BECAUSE OF LACK OF SUBSTANTIALLY ALL OF THE ITEMS LISTED IN THE ENGINEER'S LETTER OF JUNE 30, 2004. MR. SWOMLEY SECONDED. MOTION UNANIMOUSLY PASSED.

MR. STETS MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS THAT LD-04-05 AND SD-04-07 SATURN OF YORK BE DENIED BASED ON THE LACK OF ITEMS AS LISTED IN THE ENGINEER'S LETTER OF JUNE 30, 2004. SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY PASSED.

C. SD-04-08 M & G Realty Subdivision

Judd Dayton, Evans Engineering

Ms. Belen stated that this property is located in the Commercial-Highway District. It currently consists of a 3-story office and bank building, a convenience store with gas pumps and a vacant restaurant. The applicant proposes to consolidate Parcel 1B and 1R into one lot. This plan was received on June 21, 2004 and staff recommends the application be accepted as duly filed by the Planning Commission and the plan be moved to a Briefing item.

Mr. Dayton stated that the plan is a background application for the Rutters Convenience Store and Commerce Bank. It appeared that when a chunk of the York Galleria was subdivided off the tract for the

mall what was added is the priority parcel for the convenience store. The subdivision plan is unclear if the 2 parcels were to be separate but linked, or whether they were supposed to be combined into one single lot. Mr. Dayton indicated that in working with staff it does appear that there are still two separate tax parcels number and two separate deeds for the two lots so to be administratively clean a subdivision plan was filed that clearly separates the two parcels into one parent tract. In regards to comments, monuments were added for property corners and seals and signatures. Mr. Dayton requested to be moved to an action item.

Mr. Luciani stated that there were no items remaining of significance.

Mr. Baugh stated Staff has no objection to moving it to an action item.

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 THAT THE PLAN SD-04-08 M&G REALTY SUBDIVISION BE ACCEPTED AS DULY FILED BY THE PLANNING COMMISSION. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY PASSED.

MR. ROBERTSON MOVED TO RECOMMEND THAT SD-04-08 M&G REALTY SUBDIVISION BE MOVED TO AN ACTION ITEM. SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY PASSED.

Mr. Judd indicated that there was a waiver request, but he was withdrawing that request.

MR. ROBERTSON MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS TO APPROVED SD-04-08 M&G REALTY SUBDIVISION WITH THE FOLLOWING CONDITIONS:

- **THAT THE NOTE FOR A WAIVER REQUEST BE REMOVED,**
- **PROVIDE SEAL AND SIGNATURE OF THE ENGINEER AND SURVEYOR PRIOR TO FINAL PLAN APPROVAL,**
- **PROVIDE OWNER'S NOTARIZED SIGNATURE PRIOR TO FINAL PLAN APPROVAL,**
- **PROVIDE PRIMARY CONTROL POINTS, OR A DESCRIPTION AND "TIES" TO SUCH CONTROL POINTS, TO WHICH ALL DIMENSIONS, ANGLES, BEARINGS, AND SIMILAR DATA ON THE PLAN SHALL BE REFERRED,**
- **SHOW LOCATION OF PERMANENT REFERENCE MONUMENTS ON THE PLAN. MARK UNMARKED CORNERS AS "TO BE SET" OR "TBS".**

ALL OF THE ABOVE CONDITIONS TO BE COMPLETED PRIOR TO THE NEXT MEETING OF THE BOARD OF SUPERVISORS.

SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY PASSED.

D. LD-04-06 M&G Realty Car Wash

Judd Dayton, Evans Engineering

This property is located in the Commercial-Highway District. It currently consists of a 3-store office and bank building, a convenience store with gas pumps and a vacant restaurant. The applicant proposes an automatic car wash behind the existing convenience store. The access points along Mt. Zion Road and Whiteford Road will stay as they are, and no additional access points are proposed. Staff recommends this application be accepted as duly filed by the Planning Commission and the plan to be moved to a Briefing item

Chairman Maciejewski called for a motion.

MR. STETS MOVED THAT THE PLAN SD-04-08 M&G REALTY SUBDIVISION BE ACCEPTED AS DULY FILED BY THE PLANNING COMMISSION AND BE PLACED ON THE

AGENDA AS A BRIEFING ITEM. SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY PASSED.

Mr. Dayton explained the drawing submitted for the car wash. He indicated the car wash was originally on the plan during the first submission, but due to sanitary sewer concerns was removed from the plan. He noted they have developed a system that works with the car wash to reclaim the water to bring the sanitary sewer discharges down to levels that is currently acceptable to sanitary sewer system and within the townships parameters. He pointed out the background of the Commerce Bank as previously proposed with a small area within which was part of the compound with an automated car wash. The car wash is part of the Rutters program which is an automated system. He explained how the automated system would work.

Comments from the engineer included provided expected queue length for the proposed car wash. Mr. Dayton stated there was room outside the car wash for 3 cars to wait, which was felt to be adequate.

Clarification was given on the handicapped parking requirements. There are four new handicapped spaces being added and two existing spaces adjacent to the Rutters Store.

It was noted that due to the significant changes occurring with the Rutters property they will be required to meet current ordinances, as opposed to a “grandfathering” clause.

4. BRIEFING ITEMS

A. SP-04-05 Applebees

Joe Ford, HR Black

Mr. Ford stated that he is representing Davenport, the owner of Applebees, located at the York Mall. Applebees is proposing the following:

- Adding five additional parking spaces for curbside pickup. This would entail widening the fire lane by the 9 feet, while maintaining the existing fire lane width.
- Provide striping and signage which would mark the pick up spaces only.
- A sidewalk runs from the entrance to the York Mall all along the Applebees frontage to the existing parking lot.
- At the entrance to the York Mall adding handicapped accessibility.
- Adding to the existing buffering.
- In response to a concern about infiltration from Staff with the new impervious, adding infiltration underneath the proposed asphalt area running underneath the road profile.
- In regards to a raised issue with maintenance of the proposed sidewalk, they would write an easement in favor of Springettsbury Township in order to maintain the sidewalk.

Mr. Ford explained the concept of the curbside pick up, indicating that the customer would call in an order and park in one of the five stalls. Server comes out of restaurant, finds out order, goes back in store gets order and change, and brings it back out to the customer . Process should not take more than a few minutes.

Discussion was held regarding overflow parking in the event of a very busy day.

It was noted that storm water is a concern at this location.

Mr. Baugh stated that if the Planning Commission approves the concept, an amended plan will be required to be filed and, if approved, Staff is requesting that it go directly to the Board of Supervisors. It was noted that this is an amendment to the existing plan.

Mr. Maciejewski informed the applicant to submit a formal plan for next month.

B. SP-04-05 Meadowbrook

David Koratich, LSC Design
Holly Halloran, Meadowbrook Village

Ms. Belen stated that the plan submitted proposes to relocate the eastern access drive from Meadowbrook Village to Whiteford Road for an existing commercial lot. The access drive would be moved approximately 125' to the west in order to be aligned with an existing access across Whiteford Road. The purpose is to increase accessibility to existing and proposed future tenants in the shopping center. This item was presented as a sketch plan briefing only.

Mr. Koratich stated their plan is to relocate the existing driveway noted on the plan, put in a pork chop to restrict left turns, and modify the existing driveway across from the Galleria entrance in order to help alleviate traffic problems that currently exist in the area at the intersection driveway entrance to Borders and Circuit City.

Ms. Halloran noted that the relocation will also affect the Mercantile Bank since the property line splits the road between the Mercantile Bank Building and the Men's Warehouse in half

Discussion was held regarding the prospect of installing a traffic light at that intersection. Mr. Maciejewski recommended that the applicant consider that possibility as a means of solving the traffic situation long term for the benefit of future Meadowbrook tenants.

4. ACTION ITEMS

A. LD-04-03 Concord Properties

Mark Ottomiller, Owner

Mr. Robertson recused himself from the discussion.

Ms. Belen stated that the current use is a professional office and will remain the same. The proposed plan includes construction of a 5,370 square foot two-story addition. Total parking spaces proposed at the time of initial construction will be 104. The applicant is requesting to delay construction of 111 total parking spaces until the spaces are needed. Quantity control of additional storm water runoff is proposed by a subsurface storage system. This plan was previously reviewed as a briefing item. Staff recommends that the following waivers be approved:

SALDO §304 - Submission of plans as final - the applicant proposes to process the plan as a final plan because a similar plan was previously approved in 2003. Staff has no objection.

SALDO §307 - Submittal of plan with scale 1"=50'. The applicant proposes a 1" - 30' scale to provide greater detail. Staff has no objection.

SALDO §307R - Existing features within 400 feet of the property. The applicant proposes to indicate on-site features. The applicant justification states that the proposed improvements are near the interior of the site. Staff has no objection.

Storm Water §7.a - Storm water management requirements. The applicant is requesting to do the storm water analysis using the site as it currently exists rather than taking it back to meadow. Staff has no objection.

Staff recommends that the following waivers be denied:

SALDO §309(F) - Submittal of traffic study - The applicant's justification states that the traffic impact is not significant. Staff recommends that a traffic study be completed unless the applicant can submit satisfactory information to the Township Engineer negating the need for a traffic study,

SALDO §408.2(F) - Installation of sidewalks - The applicant proposes no sidewalk installation and requests a waiver due to mature landscaping and location of a transformer. Staff does not support a waiver.

Staff recommends approval of the plan with the following conditions:

Providing financial security in an amount approved by the Township Engineer,
If sidewalk on Davies Drive is not waived, storm water management will need to be completed for the additional impervious coverage created by the sidewalk.

Discussion was held regarding the traffic study. It was noted that the option of the Board is either to require the applicant to submit a traffic study and deny the waiver request or accept it.

Discussion was held regarding the sidewalk issue. The necessity for the installation of sidewalks included :

- Eventual building in the area causing a high density area
- Davies Drive will be connected with Market Street resulting in 2 way traffic and the addition of a traffic signal intersection.
- It was noted that a partial sidewalk from Concord Road up to the parking lot of Concord Barn would be needed as well as a 6 month note for curbs and sidewalks on the eastern side of the building.

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

MR. MEYERHOFF MOVED IN THE CASE OF LD-04-03 CONCORD PROPERTIES TO RECOMMEND TO THE BOARD OF SUPERVISORS THAT WAIVERS BE GRANTED FOR:

**SALDO §304 - SUBMISSION OF PLANS AS FINAL,
SALDO §307 - SUBMITTAL OF PLAN WITH SCALE 1"=50',
SALDO §307R - EXISTING FEATURES WITHIN 400 FEET OF THE PROPERTY,
STORM WATER §7.A - STORM WATER MANAGEMENT REQUIREMENTS NOT INCLUDING CURBS AND SIDEWALKS.**

ALSO DENIAL OF THE FOLLOWING WAIVERS:

**SALDO §309(F) - SUBMITTAL OF TRAFFIC STUDY,
MODIFICATION OF SALDO §408.2(F) - INSTALLATION OF SIDEWALKS.
SECONDED BY MR. STETS. MOTION UNANIMOUSLY PASSED.**

MR. MEYERHOFF MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF CASE LD-04-03 CONCORD PROPERTIES WITH THE FOLLOWING CONDITIONS:

- **PROVIDING FINANCIAL SECURITY IN AN AMOUNT APPROVED BY THE TOWNSHIP ENGINEER,**
- **SIDEWALK BEING EXTENDED FROM CONCORD ROAD APPROXIMATELY 100 FEET TO THE NORTH ALONG THE WEST SIDE OF THE DEVELOPMENT TO THE DRIVEWAY.**
- **SIX MONTH NOTE BE SHOWN ON THE DRAWING REQUIRING CURBS AND SIDEWALKS AS REQUESTED BY THE TOWNSHIP AND ALSO STORM WATER MANAGEMENT ANALYSIS TO BE PERFORMED.**
- **SUBMITTAL OF A TRAFFIC STUDY AS REQUIRED.**

SECONDED BY MR. STETS. MOTION UNANIMOUSLY PASSED.

B. SD-04-04 James Meadows

Bob Sandmeyer, Site Design Concepts

Ms. Belen stated the 6.5-acre parcel owned by Schiding, Wallen and Fabie is currently an idle vacant meadow. The adjoining .47 acre property owned by George and Peggy Ann Snyder is currently an existing single-family residential lot located at 2130 Eden Road. The proposed use will be a 13 dwelling unit single-family residential subdivision with a non-dwelling unit lot being joined to the adjoining property of the Snyder's, which will remain as an existing single-family residential lot. The plan was presented in May for action on two waiver requests, SALDO §502.6D – Distance between street intersections and SALDO §502.9 - Access drive standards in order to eliminate driveways onto Eden Road from lots 9 through 12. At that meeting, the Planning Commission recommended approval of the two requested waivers.

Staff recommends approval of the plan with the following conditions:

- Provide a letter of adequacy from the York County Conservation District for Erosion and Sedimentation Control.
- The Sewer and Water Feasibility Report indicate that a new sewer main will be installed by the Township. Prior to the Township accepting ownership of the system, the Township must accept ownership by resolution. This assessment must be documented. A formal agreement between the developer and the township should be developed.
- A landscaping plan should be provided depicting buffer yard plantings appropriate for the separation of a Medium Density Residential Zone and an Industrial Zone along the southern portion of the site.
- In accordance with 414 of the SDDL ordinance and Section 509 of the Pennsylvania Municipalities Planning Code, a financial security bond in the amount of 110% of the cost of required improvements for the project must be posted with a bonding company or Federal or Commonwealth lending institution prior to Final Plan recording.
- Representative percolation tests must be made throughout the area proposed for development. A least one percolation test must be included in each soil group and at least one per two lots proposed for development.
- The 130 feet of smooth lined corrugated plastic pipe which connects Storm Inlets No. A5 and Storm Inlet No. A6 be raised to a one-half of one percent slope.

Mr. Maciejewski asked about the representative perc test requirement. Mr. Sandmeyer indicated there are two houses that can not flow their impervious area into the detention basin so they will have an onsite just for the roof runoff for the water on these two lots. He noted the location shown on the plan. They have not sized it yet according to the perc test, because of the grades of the natural topography, since they are on the very lowest end of the property, Lots 9 and 10.

It was noted that Fading Way is the only street that is being waived in terms of the site distance between intersections less than 600 feet.

It was noted that there are no street lights proposed for Lots 9,10,11,12. Mr. Sandmeyer stated they are not proposing any street lights along Eden Road. The developer will be putting in pole lights at each driveway entrance into the garage since they are reversing the houses.

It was noted there should be a legal document submitted to the Township for review regarding the common private access driveway. Mr. Sandmeyer stated this would be covered under the homeowners association which is being formed and the documents will be submitted prior to the Supervisors meeting.

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 TO RECOMMEND APPROVAL OF SD-04-04 JAMES MEADOWS TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:

- **LETTER OF ADEQUACY FROM THE YORK COUNTY CONSERVATION DISTRICT FOR EROSION AND SEDIMENTATION CONTROL.**
 - **SEWER AND WATER FEASIBILITY REPORT INDICATING THAT A NEW SEWER MAIN WILL BE INSTALLED BY THE TOWNSHIP. PRIOR TO THE TOWNSHIP ACCEPTING OWNERSHIP OF THE SYSTEM, THE TOWNSHIP MUST ACCEPT OWNERSHIP BY RESOLUTION. THIS ASSESSMENT MUST BE DOCUMENTED.**
 - **LANDSCAPING PLAN SHOULD BE PROVIDED DEPICTING BUFFER YARD PLANTINGS APPROPRIATE FOR THE SEPARATION OF A MEDIUM DENSITY RESIDENTIAL ZONE AND AN INDUSTRIAL ZONE.**
 - **IN ACCORDANCE WITH §414 OF THE SDDL ORDINANCE AND SECTION 509 OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, A FINANCIAL SECURITY BOND IN THE AMOUNT OF 110% OF THE COST OF REQUIRED IMPROVEMENTS FOR THE PROJECT MUST BE POSTED WITH A BONDING COMPANY OR FEDERAL OR COMMONWEALTH LENDING INSTITUTION PRIOR TO FINAL PLAN RECORDING.**
 - **REPRESENTATIVE PERCOLATION TESTS MUST BE MADE THROUGHOUT THE AREA PROPOSED FOR DEVELOPMENT. A LEAST ONE PERCOLATION TEST MUST BE INCLUDED IN EACH SOIL GROUP AND AT LEAST ONE PER TWO LOTS PROPOSED FOR DEVELOPMENT.**
 - **THE 130 FEET OF SMOOTH LINED CORRUGATED PLASTIC PIPE WHICH CONNECTS STORM INLETS NO. A5 AND STORM INLET NO. A6 BE RAISED TO A ONE-HALF OF ONE PERCENT SLOPE.**
 - **ADDING FADING WAY ONLY TO THE WAIVER FOR DISTANCE BETWEEN STREET INTERSECTIONS ON THE PLAN.**
 - **RECEIVING THE COMMON ACCESS DOCUMENTS FOR REVIEW BY THE SOLICITOR.**
 - **ADDING A NOTE TO THE DRAWING REFERRING TO THE COMMON AREA AND THE AGREEMENTS ON HOW IT WILL BE MAINTAINED.**
- SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY PASSED.**

C. SD-04-01 Motter Residential

Tom Conley, LSC Design

Ms. Belen noted this property is currently used for agriculture. The property abuts a tributary of Kreutz Creek and is mostly open field with a few patches of woods. The proposed use is an open space residential community. Eastern Blvd. is also proposed to be extended through the site from Locust Grove Road to Stonewood Road.

Staff recommends approval of the plan with the following modifications:

- SALDO §408. Sidewalks – Staff recommends sidewalks be installed on the south side of Eastern Blvd. at the time of development and a six month note be placed on the plan for the north side. The developer is contemplating possible future development of the northwest area of the tract.
- Storm water Management Ordinance 107.1, Minimum Side Slope – The applicant proposes a side slope of 3:1 in one portion of Basin #2. Staff has no objection.

Staff recommends approval of the plan with the following administrative conditions:

- Receiving a fee in lieu of for recreation areas.
- Receiving a copy of the approved Erosion and Sedimentation Control plan adequacy letter and approved General Permit from the Army Corp of Engineers if needed for the stream crossing at Station 25 + 75.

- Approval of the HOP. A signal warrant analysis and cost estimate for improvements is required and a traffic signal will be required if it meets warrants.
- Remove waiver request for vertical curbs from SD-2.

And the following plan conditions:

- Showing stop signs and other signage on the site plan
- Providing a detail for the pedestrian path at the stream crossing
- Lots within the land development plan being renumbered.

It was noted that street lights were not on the plan. Mr. Conley stated that they are proposing them, however, the details still need to be selected.

It was noted that the waiver requesting a modification of the installation of sidewalk along Eastern Blvd. with a six month note for the north side only, needs to be changed on the drawing.

Discussion was held regarding the request for a storm water management waiver on Basin #2. Mr. Conley noted that it would officially be submitted.

Discussion was held regarding street lights.

Discussion was held regarding the Corp of Engineers permit if needed for the stream crossing. Mr. Conley indicated that the general permit criterias as labeled through the SPGP program states that if the drainage area is less than 100 acres, the stream encroachment or enclosure is less than 100 feet and there is no wetland, then the permit is exempt. He stated that on the original delineation it was not a wetlands, however, they will affirm that is correct.

Clarification was requested on widening and sidewalks for the length of the development on Stonewood Road. Mr. Conley confirmed they will be widening Stonewood and Locust Grove to have a 18 foot cartway from the center line on their side plus a 35 ft right of way. He noted that is shown on the drawing and is part of the HOP application.

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

Mr. Stets moved to recommend to the Board of Supervisors the following modifications be granted in the case of SD-04-01 Motter Residential:

- **SALDO §408. SIDEWALKS – STAFF RECOMMENDS SIDEWALKS BE INSTALLED ON THE SOUTH SIDE OF EASTERN BLVD AT THE TIME OF DEVELOPMENT AND A SIX MONTH NOTE BE PLACED ON THE PLAN FOR THE NORTH SIDE.**
- **STORM WATER MANAGEMENT ORDINANCE 107.1, MINIMUM SIDE SLOPE – THE APPLICANT PROPOSES A SIDE SLOPE OF 3:1 IN ONE PORTION OF BASIN #2. STAFF HAS NO OBJECTION.**

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY PASSED.

MR. STETS MOVED TO RECOMMEND APPROVAL OF SD-04-01 MOTTER RESIDENTIAL TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING ADMINISTRATIVE CONDITIONS:

- **RECEIVING A FEE IN LIEU OF FOR RECREATION AREAS,**
- **RECEIVING A COPY OF THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN ADEQUACY LETTER AND APPROVED GENERAL PERMIT FROM THE ARMY CORP OF ENGINEERS NEEDED FOR THE STREAM CROSSING AT STATION 25 + 75.**

- **RECEIVING A COPY OF THE APPROVED HOP. A SIGNAL WARRANT ANALYSIS AND COST ESTIMATE FOR IMPROVEMENTS IS REQUIRED AND A TRAFFIC SIGNAL WILL BE REQUIRED IF IT MEETS WARRANTS.**
- **REMOVE WAIVER REQUEST FOR VERTICAL CURBS FROM SD-2.**

AND THE FOLLOWING PLAN CONDITIONS:

- **ADD STREET LIGHT LOCATION AND DETAILS ON PLAN,**
- **SHOWING STOP SIGNS AND OTHER SIGNAGE ON THE SITE PLAN,**
- **PROVIDING A DETAIL FOR THE PEDESTRIAN PATH AT THE STREAM CROSSING,**
- **LOTS WITHIN THE LAND DEVELOPMENT PLAN BEING RENUMBERED.**
- **DIMENSIONS OF RIGHTS OF WAY AND SIDEWALKS ON STONEWOOD AND LOCUST GROVE ROAD**

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY PASSED.

D. Gerard Builders, LLC

Dave Hoffman, Hoffman Surveyors

Ms. Belen stated that the purpose of this plan is to subdivide a 6.75-acre tract of land into 2 parcels. This original tract of land is in Springettsbury, Windsor and Hellam Townships. As such, the plan will require review and approval from all three municipalities. The plan was previously presented as a 5-lot subdivision. Due to sewage restraints it has been reduced to 2 lots. At the April 22, 2003 meeting the 5-lot plan was recommended for approval as follows:

- Waiver from preliminary plan submission
- Waiver from showing all streets within 400 feet.
- Conditioned on the modification of the environmental impact study to include the traffic study
- Conditioned on the approval of plan by Hellam Township and Windsor Township
- Conditioned on the completion of all signatures, seals and notarizations,
- Conditioned on the submission of financial security in an amount approved by the Township Engineer,
- Conditioned on payment of recreation fee as determined by the Township,
- Conditioned on installation of street lights,
- Conditioned on completion of all outstanding items in Mr. Luciani's letter dated April 15, 2003.

The applicant is requesting waivers of :

- SALDO §304.1 – Preliminary Plan,
- SALDO §305s/307r – show all existing streets on , adjacent to, or within 400 feet of any part of the tract,
- SALDO §412 – Street Lights

And modifications of:

- SALDO §407 Curbs and Gutters
- SALDO §408 Sidewalks
- SALDO §502c – Proposed street system, General Standards.

Staff recommends granting the requested waivers and modifications. However, a condition of granting the modifications should be accompanied by six month note on the plan to install those items.

Staff recommends approval with the following conditions:

- Completion of all signatures, seals and notarizations,
- Submission of financial security in an amount approved by the Township engineer,
- Payment of recreation fee in lieu of as determined by the Township,

- Receipt of PA DEP approved sewage planning module (approved by the Board of Supervisors at the May 27, 2004 meeting),
- Approval of the plan by Hellam Township and Windsor Township.

Mr. Hoffman provided photos of the area to give indication of the roadside appearance that goes through the site. He stated there is the possibility of connection with curb and sidewalk with the adjoining township and Springettsbury Township. He noted that although this is not anticipated it is on the plan as a modification.

It was noted that the applicant has provided the documentation for the perc tests.

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

MR. ROBERTSON MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS THE FOLLOWING WAIVERS FOR SD-02-16 GERARD BUILDERS:

- **PRELIMINARY PLAN,**
- **SHOW ALL EXISTING STREETS ON , ADJACENT TO, OR WITHIN 400 FEET OF ANY PART OF THE TRACT,**
- **STREET LIGHTS.**

AND MODIFICATIONS OF SIX MONTH NOTE ON THE PLAN FOR

- **SALDO §407 CURBS AND GUTTERS,**
 - **SALDO §408 SIDEWALKS,**
 - **SALDO §502C – PROPOSED STREET SYSTEM, GENERAL STANDARDS.**
- SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY PASSED.**

MR. ROBERTSON MOVED TO RECOMMEND APPROVAL OF SD-02-16 GERARD BUILDERS TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:

- **COMPLETION OF ALL SIGNATURES, SEALS AND NOTARIZATIONS**
 - **SUBMISSION OF FINANCIAL SECURITY IN AN AMOUNT APPROVED BY THE TOWNSHIP ENGINEER,**
 - **PAYMENT OF RECREATION FEE IN LIEU OF AS DETERMINED BY THE TOWNSHIP**
 - **RECEIPT OF PA DEP APPROVED SEWAGE PLANNING MODULE**
 - **APPROVAL OF THE PLAN BY HELLAM TOWNSHIP AND WINDSOR TOWNSHIP,**
 - **SUBMISSION OF PREVIOUS PERC TEST TO THE TOWNSHIP ENGINEER**
 - **MAINTENANCE PROGRAM FOR STORM WATER MANAGEMENT FACILITIES**
- SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY PASSED.**

Gary Wesner Project
Attorney William Poole

Mr. William Poole, Attorney for Mr. Gary Wesner asked to address the Planning Commission. Chairman Maciejewski announced that although this case was not formally listed on the agenda, the Planning Commission would permit a five minute discussion from Mr. Poole and a five minute discussion from other persons in the audience.

Mr. Poole questioned why Mr. Wesner's case was not on the agenda for this meeting, since it was tabled at the June meeting.

Ms. Belen stated that it is the policy of the Township that revisions to plans must be received by the Township office two weeks prior to Planning Commission meetings to allow time for the Staff to review the plans. Staff then writes a memo of recommendation which is submitted to the Planning Commission

with the plans. Ms. Belen indicated they did not receive revised plans from Mr. Wesner for the subdivision.

Mr. Poole stated it was his understanding that the reason the plan was tabled last month was to obtain an opinion from the Township Solicitor. Mr. Poole stated that many of the conditions noted in the minutes are dependent on where the sewer line is placed. Mr. Poole stated it was his opinion that Mr. Lobach was not going to voluntarily give Mr. Wesner an easement to put the sewer where he has it on his plan. Consequently, he felt that the critical issue regarding the plan is whether or not the Township is going to assert the utility easement as a municipal easement. Mr. Poole stated he needed to know what they need to do to get on the agenda and when that would occur. He stated Mr. Wesner was not intending to recreate the plan to come up with other options for the sewer.

Mr. Poole indicated he had copies of a letter from the SEO that stated the two existing systems are failing, one of them is flowing raw effluent onto Mr. Wesner's property.

Mr. Maciejewski stated the letters needed to be submitted to Ms. Belen and the Township Solicitor.

Mr. Jeffrey Lobach came forward to comment. He stated that a document delineating recent legal opinion on what the critical issue is was submitted. Ms. MacNeal stated that the Planning Commission has not seen that document yet. He stated that he explained there was nothing he could characterize as a proposal to acquire a sewer easement. The position was taken that if the easement was permitted that he and Mr. Campisi's trees would be cut down because Mr. Wesner would have a right to do that.

Ms. MacNeal stated that where it was left at the June Planning Commission meeting was that it is not in the purview of Planning Commission to make a legal decision. She noted that she provided a letter to the Staff indicating that the side lot into the easements are not for the benefit of the Township or home. Therefore, the Township does not have the right to authorize Mr. Wesner to use that easement and subsequently could not approve the plan.

Ms. MacNeal stated the Township is not requiring sewers for the site. The applicant would have an option to investigate an on lot system, although Mr. Poole has conveyed that is not an alternative for his client.

Ms. Belen stated that in order for Mr. Wesner's case to be on the agenda for the August meeting of the Planning Commission the Township would need to receive the request and any materials by July 26, 2004.

Mr. Poole was informed that whether or not his client intended to make any changes, he needed to indicate to the Township staff that he would like the case to be on the agenda for next month.

Mr. Poole so noted that he is formally requesting that Mr. Wesner's case be placed on the agenda for the August Planning Commission meeting.

Mr. Maciejewski noted that the Planning Commission would entertain public comment next month when the case is presented. He encouraged all interested parties to send a letter to the Township Zoning Officer outlining concerns, in order to give the members the opportunity to review them prior to the meeting.

7. NEW BUSINESS

A. Comprehensive Plan Report

Mr. Maciejewski gave a report of the Comprehensive Plan Committee on June 22, 2004. He noted that the minutes of the meeting would be provided to the Planning Commission.

The following are the highlights of the meeting:

- General introduction of all the staff and board members. There is a complete committee – two additional people have since been added.
- Received information on what a comprehensive plan is and how it is to be developed based on PA Municipal Planning Code.
- Viewed a video on Meeting Management Professional Liability by Mr. Holman, Township Manager
- A request for a proposal review was summarized by Ms. Hawthorne. The request for proposal was advertised on June 15 with a response date of July 30. The committee will be reviewing the request for proposal responses in August.
- Discussed the role regarding public participation. This was amended to include the time frame from 5:45 to 6:00 PM in order to sign up to speak at the meeting.
- Lastly, it was agreed to have the regular monthly meetings on the 4th Tuesday of the month.

8. ADJOURNMENT

Chairman Maciejewski adjourned the meeting at 8:40 PM.

Respectfully submitted,

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
JUNE 17, 2004**

MEMBERS: Alan Maciejewski, Chairman Present
Larry Stets Present
Randy Meyerhoff Present
Mark Robertson, Secretary Present
Mark Swomley Present

ALSO PRESENT: James Baugh, Director of Community Development
Erika Belen, Community Development Coordinator
John Luciani, First Capital Engineering
Stacey MacNeal, Solicitor
Becky Hawthorne, Intern
Susan Sipe, Stenographer

1. CALL TO ORDER:

A. Pledge of Allegiance

Mr. Maciejewski, Chairman, called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

2. ACTION ON THE MINUTES:

A. MAY 20, 2004

MR. STETS MOVED FOR APPROVAL OF THE MEETING MINUTES OF MAY 20, 2004 AS PRESENTED. MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.

3. ACCEPTANCE ITEMS:

A. SD-04-05 DIA Hellam

Jerry Prestop, James R. Holley & Assoc.

Ms. Belen stated that the land is presently vacant comprising 13.7 acres in both Hellam and Springettsbury Townships. The applicant proposes to subdivide Lot #3, approximately 2 acres for use by J & G Industries. The property abuts Lot #3 to the south and J & G Industries currently operates out of an existing house on the land. J & G Industries does not plan to build initially, but would like that option when the business warrants changing to a new building. Lot #3 is within the boundary of Hellam Township. The applicant is requested waivers for:

- §304 - Requirement for a preliminary plan
- §407 - Curbs and gutters
- §408 - Sidewalks
- §411 - Landscaping and buffer yards (Staff is not recommending this waiver)
- §412 - Street lights

Staff recommends that this plan be accepted as duly filed by the Planning Commission and that the plan be moved to a briefing item.

Discussion was held regarding the following:

- It was clarified that the buffer would be required at the time of the land development approval.
- A note will be added to the plan indicating that §407, §408 and §412 will be required upon land development of Lot #1 for the portion located in Springettsbury Township.

Chairman Maciejewski called for a motion.

MR. STETS MOVED THAT THE PLAN FOR SD-04-05 DIA HELLAM BE ACCEPTED AS DULY FILED BY THE PLANNING COMMISSION. SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY CARRIED.

MR. ROBERTSON MOVED THAT SD-04-05 DIA HELLAM BE CONSIDERED AS AN ACTION ITEM. SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY CARRIED.

Chairman Maciejewski asked if anyone in attendance had an interest in the plan.

Chairman Maciejewski called for a motion.

MR. STETS MOVED TO RECOMMEND APPROVAL OF SD-04-05 DIA HELLAM TO THE SPRINGETTSBURY TOWNSHIP BOARD OF SUPERVISORS FOR THE FOLLOWING WAIVERS:

- **§304 - SUBMISSION OF PLANS AS FINAL**
- SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.**

Chairman Maciejewski called for a motion.

MR. MEYERHOFF MOVED TO RECOMMEND APPROVAL OF SD-04-05 TO THE SPRINGETTSBURY TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:

- **SALDO §407, §408, §411, §412 TO BE SHOWN AS A NOTE ON THE PLAN THAT IT WOULD BE REQUIRED UPON LAND DEVELOPMENT FOR THAT PORTION OF LOT #1 THAT IS IN SPRINGETTSBURY TOWNSHIP.**

SECONDED BY MR. ROBERTSON, MOTION UNANIMOUSLY CARRIED.

B. LD-04-03 Concord Properties

Timothy Bieber

Mr. Robertson recused himself from the discussion.

Ms. Belen reported that the current use is professional office and will remain the same. The tract includes a 16,900 square foot renovated “bank barn” and site infrastructure. The site contains 88 parking spaces and is substantially landscaped with mature plantings. The proposed plan includes construction of a 5.37-sq. ft. two-story addition. Total parking spaces proposed at the time of initial construction will be 104. The applicant is requesting to delay construction of 111 total parking spaces until the spaces are needed. Quantity control of additional storm water runoff is proposed by a subsurface storage system. The applicant is requesting the following waivers:

- SALDO §304 - submission of plans as final. The applicant proposes to process the plan as a final plan because a similar plan was previously approved in 2003.
- SALDO §308 - submittal of plan with scale 1” - 50’. The applicant proposes a 1” - 30” scale to provide greater detail.
- SALDO §307(R) Existing features within 400 feet of the property. The applicant justification states that the traffic impact is not significant.
- SALDO §308(F) - Submittal of traffic study. The applicant proposes to indicate on-site features. The applicant justification states that the proposed improvements are near the interior of the site.

- SALDO §408.2(F) Installation of sidewalks. The applicant proposes no sidewalk installation and requests a waiver due to mature landscaping and location of a transformer.
- SALDO §7.a - Storm water management requirements.

This is being presented as an acceptance item and Staff recommends that it be accepted as duly filed and would have no objection that the plan be moved to a Briefing item.

Mr. Bieber is requesting the plan be moved to an action item, since this was presented some time ago. The construction at that time was a three-story addition to the rear of the facility and the major issues were resolved at that time. One of the concerns was landscaping with more mature trees. The plans currently reflect a two-story addition.

Discussion was held regarding the following:

- The issue of Davies Drive to be connected to Market Street, and the possibility of a traffic light at that location.
- Sidewalk requirements - Mr. Bieber indicated that at the time the plan was initially presented, the Board of Supervisors waived the sidewalk. He indicated they are requesting that waiver apply to sidewalk requirements for the interior sidewalk. However, it was pointed out to Mr. Bieber that since this is a new plan the waiver does not apply and a formal request for that waiver would again be necessary.
- Mr. Bieber indicated that the parking area was reconfigured to 111 spaces, 8 more than initially requested.
- Drainage - Mr. Bieber noted that it would be a chamber system as opposed to a pipe system.

It was noted this item would be presented next month as a briefing item.

Chairman Maciejewski called for a motion.

MR. SWOMLEY MOVED THAT THE PLAN FOR LD-04-03 CONCORD PROPERTIES BE ACCEPTED AS DULY FILED BY THE PLANNING COMMISSION. SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY CARRIED.

4. BRIEFING ITEMS

A. SD-04-01 Motter Residential

Attorney Jeffrey Lobach

Mike Jeffers, Kinsley Equities

Dave Olsen LSC Designs

This plan was presented previously as a briefing item and was again presented as a briefing item. The property is currently used for agriculture. It abuts a tributary at Kreutz Creek and is mostly open field with a few patches of woods. This item was placed on the agenda to discuss the following items:

- Eastern Blvd. alignment- Staff recommends realignment to avoid flooding conditions at Stonewood Road by moving the intersection to the south and granting right-of-way to allow relocation to Eastern Blvd. is extended in the future.
- Eastern Blvd. Islands
- Eastern Blvd. Cartway
- Eastern Blvd. Right of Way
- Eastern Blvd. Sidewalks

- Locust Grove Road and Eastern Blvd. traffic signal

The Applicant is seeking a consensus from the Planning Commission so that they can move forward in completion of this plan.

Mr. Lobach indicated they are in agreement with the Staff recommendations which were made at the last meeting with the Staff. He noted they have modified plans to accommodate the recommendations and submitted them to the Township. Mr. Lobach indicated they are requesting to be moved to an Action Item.

Mr. Jeffers reviewed the items from the last meeting to point out the modifications made to the plan:

- Added the islands
- Increased cartway width from 13 to 14 feet with a 13 foot travel lane - 10 foot island -14 ft. travel lane
- Curbing on all sides
- Added additional right of way to the north
- Sidewalks on the entire south side
- Traffic signal included if warranted

Other items noted:

- Recreation
- Right of way in the middle
- Curbed sidewalks on Stonewood Road

B. SD-04-2, SD-04-03 Sheridan Manor, Phase 2 and 3

Eric Johnston, Consulting Engineer

Kent Raffensberger

Ms. Belen reported that the Sheridan Manor Phase II subdivision is located on the west side of Sheridan Road at Mundis Mill Road and is currently a vacant lot with one existing dwelling in the R-2 Medium Density Residential District. The total Phase II area is 15.67 acres. The applicant proposes to create a single-family residential development consisting of 25 lots and 1,300 lineal feet of street.

The Sheridan Manor Phase III subdivision is located on the west side of Sheridan Road approximately 1,000 feet from Mundis Mill Road and is currently a vacant wooded lot. The total Phase III area is 11.47 acres. The applicant proposes to create a single-family residential development consisting of 9 lots and 775 lineal feet of street.

This item is being presented as a briefing item only.

Mr. Johnston stated they would like to move to an action item on Phase II and III projects.

He noted that they have submitted waivers for items on Phase II project:

- Two-year post development flow is higher than the pre-development flow.
- Installation of curbs and sidewalks along Mundis Mill Road.
- Cartway width for Mundis Mill Road required for 34 or 36 feet.

And one waiver for Phase III:

- Cul-de-sac length 750 feet.

Mr. Johnston presented a photo illustrating a paved shoulder, guide rail and a berm. He also noted there are wetlands at the bottom near the bridge. He noted that due to bottlenecks at the bridge abutment it would be difficult to widen the road to 17 feet.

Discussion was held regarding the following:

- Mundis Mill Road and Sheridan Road both are state highways, therefore, Penn DOT should be involved.
- Central High School is being constructed close to this development, as well as continuation of the Rail Trail causing additional pedestrian traffic.
- Signal light construction - Mr. Johnston indicated they would consider a financial contribution in order to move forward with their plans and still satisfy the concerns of widening Mundis Mill Road.
- Stormwater issues - to be resolved at staff meeting.
- Steep slope - there will be a note on the plan showing the limitations on Phase III.
- Options for impervious coverage to meet the intent of the ordinance.

Mr. Raffensberger stated that in regards to the stormwater waiver when the previous storm water report was prepared for the site there was approximately a 3 CFS overage post vs. pre. He noted when they prepared the final plans for Phase II and III, they revised some grading, set some elevations on some houses differently and tried to direct as much water as they could to the storm water basin locations. The two-year storm now reflects a .86 CFS increase. The existing woods and modeling techniques cause a low run off number that is used to determine the pre-development flow. When converted to grass there is a more conservative number to bump the flow up. He noted they have located the ponds exactly where they were approved before, but in spite of the extra steps, could not get the post development flow below the pre-development flow for the two-year storm. The two per 100 year events are all in accordance with the ordinance requirements.

Mr. Baugh noted that the fire chief had commented that the fire hydrant locations in Phase II are acceptable as shown on the plans. In regards to the cul-de-sac for Phase II, it was recommended that the hydrant be located at the intersection of Sheridan Road and Lee Court.

5. ACTION ITEMS

A. SD-03-11 Gary C. Wesner

Att. William Poole

Byron Troutman, Gordon Brown Assoc.

This proposed subdivision is located at 3820 Ridgewood Road and is located in the R-3, Low Density Residency District. The property is currently a single 9.39 acre lot. The purpose of the plan is to subdivide the current site into 3 lots. Lot 2 shall contain the existing dwelling. Current use of the property is residential. At their regularly scheduled meeting on January 22, 2004 the Springettsbury Township Board of Supervisors voted to approve the waiver requesting preliminary plan and denied the waivers for street widths, curb and sidewalk, landscaping and buffer yards, and street lights. If the Commission elects to recommend approval of the plan, Staff recommends the following administrative conditions:

- Provide a letter of adequacy from the York county Conservation District for Erosion and Sedimentation control.
- Provide the approved GP-5 when obtained.
- Provide a revised cost estimate for requirement improvements.
- Provide land for public recreational purposes or a fee in lieu of as recommended by the Parks and Recreation Board.

And the following plan conditions:

- Provide grading and calculations for water flow along berm and adequate stabilization for proposed berm.
- Provide a HECRAS study using the 100 year storm, for the water flowing from the 12" CMP onto the site.
- Provide revised grading that does not direct storm water onto adjoining properties,
- Provide inlet drainage area map that matches inlet calculations and label drainage areas on the offsite drainage area map.

Staff further recommends the location of the sanitary sewer line be agreed upon by the applicant and the adjoining property owners prior to presentation to the Board of Supervisors.

Mr. Poole noted they reviewed the plan summary and the outstanding four conditional items. One of the outstanding items has been completed. In regards to the last issue regarding the sanitary sewer line, Mr. Poole indicated that Mr. Lobach, one of the property owners, had sent a letter to Ms. MacNeal and yesterday he hand delivered a response to her. Mr. Poole stated their position is that there is nothing to negotiate because the Sentry Woods plan which is the development where Mr. Lobach and Mr. Campisi live has on the recorded plan all side lot lines subject to a 10 feet storm drainage and utility easement. Mr. Poole pointed out that the PA Supreme Court states that sanitary sewers provided by municipalities and municipal authorities are utilities and that it is a public easement, it's not a private easement.

It was clarified that for the purpose of discussion a "right-of-way" is the same as an "easement".

Mr. Poole further explained that the situation is that the sewer authority has a requirement that the lots have to be fed by a force main and there is a policy that they will not take ownership of a force main, since they must remain in the ownership of the private property owner and be maintained as private property. So that means they can not run the force main down the public road. Mr. Wesner's property ends short of High Rock Lane and does not become a gravity feed until it makes a right hand turn (as noted on Page 5 of the plan). Mr. Poole explained that the problem is that there is no way to get the privately owned force main to the intersection of High Rock Lane and Ridgewood Road, because Mr. Wesner does not own the property and the owners are unwilling to allow the right of way.

Mr. Troutman further indicated there is an existing 15-ft access easement that has been added to the plan that runs parallel with the property line from Ridgewood Road back to the property.

Mr. Poole stated as noted on Page 5 of the plan a public portion of the sanitary sewer will run past the force main and out into a manhole in the center of Ridgewood Road where it will be utilized for public purposes. The sewer authority informed him that there are some failing systems across the street and by constructing the sewer easement that would allow those homes to hook into the public sewer.

Mr. Lobach came forward and stated his property is located at the address of 1975 High Rock Lane and is one of the properties that are proposed for the 20 ft. wide sanitary sewer easement. Mr. Lobach stated the following concerns:

- He noted there are recorded documents from the courthouse and the township that prove that Mr. Kinsley did not create a 20 ft. wide permanent sanitary sewer easement through Mr. Campisi's and his properties.
- There is no 20-ft wide easement created for any purpose. There are 2 - 10 ft. wide side lot easements on his property and Mr. Campisi's property.
- Mr. Lobach stated the easement was not intended for sewer service. The Sentry Woods plans were prepared by the same engineer who was the sewer authority's engineer at the time, C.S. Davidson. The sewer authority asked for and received the sewer easement that it wanted. He showed the plan that the sewer authority had prepared. This plan says 20-ft wide permanent sanitary sewer easement.
- Mr. Lobach stated that the sewer authority insisted on recording a separate deed specifically granting that sewer easement to the sewer authority. The sewer authority now seeks a 20-ft sanitary sewer easement as it minimum width. It would have never accepted a 10-ft wide side lot easement in two people's yards like this. The same is true of all the other utilities. They all obtained their own separate easements. Not one of them has relied on this storm water and utility easement as a basis for their easements or for serving these properties.
- Mr. Lobach stated that in his opinion the township knew how to require a dedication if it wanted one because it said those streets rights of way shown are dedicated to public use. The other one says all side lots are subject to a 10 ft wide storm water and utility easement. The third one which is above the other two says all utility facilities shall be placed prior to final street surfacing. Mr. Lobach was

of the opinion that the developer's position using the word "utility" in that note means everything but Mr. Wesner's sewer line and the word "utility" in the note that supposedly creates the easement means Mr. Wesner's sewer line.

- Mr. Lobach indicated this situation has occurred previously when Mr. Bride built his house and had to obtain a 20-foot wide permanent sanitary sewer easement which was conveyed to the sewer authority through lots 20 and 21.

Discussion was held regarding the storm water pond. Mr. Poole noted that it is a recreational pool and will not be used for stormwater. The spillway will come out and drain away from the properties into the wetlands.

Mr. Maciejewski expressed concern that the downstream not be adversely affected by any of the plan specifically on Ridgewood Road. He also cautioned that the developer prevent water from going back into the stream.

Mr. Troutman noted that the second round comments have been re-submitted to the Conservation District with the pond shown. He noted they do have letters from the Conservation District that they are in compliance with certain items and are waiting for approval.

Mr. Tom Bride - a property owner of one of the adjoining properties came forward to ask if the plans show a right-of-way across the northwest edge of this property, from his land to Ridgewood Road, which is on previously registered plans. Mr. Bride was shown the plans to clarify.

IT WAS MOVED BY MR. ROBERTSON TO TABLE SD-03-11 GARY WESNER UNTIL NEXT MONTH. SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY PASSED.

B. LD-04-02 Commerce Bank

Judd Dayton, Evans Engineering

Larry Lugaro, Commerce Bank

Rob Noss, KCI

Mark Zimmerman, Evans Engineering

The proposed land development is located at the Northwest corner of the Mt. Zion Road and Whiteford Road intersection, C-H Commercial Highway District. The property currently consists of a 3 story office and bank building, a convenience store with gas pumps and a vacant restaurant. The applicant proposes to demolish the existing vacant restaurant and construct a 3,840 sq. ft. Commerce Bank with associated parking. A gas-fueling island with 4 pumps will be added to the side of the Rutter's store. The access points along Mt. Zion Road and Whiteford Road will remain as they currently exist and no additional access points are proposed. The applicant is requesting a waiver of §304, Submission of Preliminary Plan and proposes submission of Final Plan and §411, Landscaping and Buffer yards. Staff recommends granted the following waiver and modification:

- Granting a waiver of §304, submission of preliminary plan.
- Granting a modification of §411 as shown on the plan.

Staff recommends approval of the plan with the following administrative conditions:

- Receiving seal and signature of the engineer and surveyor prior to final plan approval.
- Receiving a copy of the subdivision plan.
- Receiving a letter of adequacy form the York County Conservation District for Erosion and Sedimentation Control when obtained.
- Receiving owner's notarized signature prior to final plan approval.
- Financial security in the amount of 110% of the cost of requirement improvements for the project being post.

And the following plan conditions:

- Receiving safe sight distance and PennDOT HOP number when obtained.
- Drive 3 on Whiteford Road physically prohibiting left turns.

Mr. Dayton stated that they conducted additional analysis at the request of the Township as to the possibility of adding in an intersection further to the west along Whiteford Road, which has not indicated any additional concerns at this time. They also conducted an additional study on Drive 3 which is the drive off of Whiteford Road that is closest to the bank pad itself. The study showed that the most difficult traffic movement was left turns out of the driveway. Rights in, right outs were adequate, as were lefts in from Whiteford Road at the end of the driveway. Mr. Dayton noted the real time delay and what was dragging the overall level of service down for the driveway was the left hand turn movements out so the discussion was to build a pork chop to prevent left turns out of the driveway.

Other discussion included:

- Traffic flow in and around the central portion of the site. Discussed different configurations and driveway locations and parking being in the area as well. The other issue that is included in the comments was the recommendation to eliminate the balance of the parking stalls that would share the access way in off of Whiteford Road.
- Mr. Dayton explained truck movements shown on the drawing, in relation to access in and out of the Rutters driveway.
- Concerns with additions of the proposed fuel island with dumpsters in the back
- Concern with the tankers and whether there is more than 30 feet between where a car would be located and the canopy.
- Canopies
- The existing fuel island will stay and the new ones as noted on the plan will be added.
- County comments regarding level of service at the intersection of Mt. Zion Road and Whiteford Road, they are recommending that all left hand turns be prohibited.
- Concern regarding whether the road would be wide enough to extend the raised curb down the middle to prevent a left turn.
- The traffic study is complete and it was reviewed. The traffic study indicated that there is a 60 second delay through the eastern most end. Based on that the island and current length of the parking lot was extended.
- The additional vegetation was added with a row of shrubs approximately 30 inches high.
- The applicant would need to make a contribution to the traffic signalization either at Pargo's or Whiteford /Mt. Zion Road.
- Documentation for the safe sight distances was provided, as well as copies of permits for the entrances onto Mt. Zion Road.
- The applicant needs to provide photometrics on the lighting.
- The car wash initially discussed is not included on this plan.

Discussion was held regarding the appearance of the proposed Commerce Bank building.

Mr. Lugaro presented an artist rendering of the building. He noted it was redesigned and will be the flagship branch of the York area. He also noted that it is a new prototype which has not been built before.

Discussion was held regarding the architectural look of the building conforming to the style of the surrounding area. Mr. Lugaro stated that he discussed this with the Chairman of Commerce Banks.

Mr. Maciejewski requested that Mr. Lugaro re-discuss the appearance of the proposed bank with the Chairman to reconsider building the bank to fit in with the surrounding buildings.

Mr. Maciejewski asked if there was anyone in attendance who had an interest in the plan.

Mr. Maciejewski called for a motion.

MR. ROBERTSON MOVED TO RECOMMEND THE FOLLOWING WAIVERS TO BE SUBMITTED TO THE SPRINGETTSBURY TOWNSHIP BOARD OF SUPERVISOR REGARDING LD-04-02 COMMERCE BANK:

- **WAIVER OF SALDO §304, SUBMISSION OF PRELIMINARY PLAN,**
- **MODIFICATION OF §411 LANDSCAPING AND BUFFER YARDS.**

SECONDED BY MR. STETS. MOTION UNANIMOUSLY CARRIED.

MR. ROBERTSON MOVED TO RECOMMEND APPROVAL TO THE SPRINGETTSBURY TOWNSHIP BOARD OF SUPERVISOR REGARDING LD-04-02 COMMERCE BANK WITH THE FOLLOWING CONDITIONS:

- **RECEIVING SEAL AND SIGNATURE OF THE ENGINEER AND SURVEYOR PRIOR TO FINAL PLAN APPROVAL,**
- **RECEIVING A COPY OF THE SUBDIVISION PLAN,**
- **RECEIVING A LETTER OF ADEQUACY FROM THE YORK COUNTY CONSERVATION DISTRICT FOR EROSION AND SEDIMENTATION CONTROL WHEN OBTAINED,**
- **RECEIVING OWNER'S NOTARIZED SIGNATURE PRIOR TO FINAL PLAN APPROVAL,**
- **FINANCIAL SECURITY IN THE AMOUNT OF 110% OF THE COST OF REQUIREMENT IMPROVEMENTS FOR THE PROJECT BEING POSTED,**
- **SEWER CAPACITY MUST BE AVAILABLE,**
- **RECEIVING SAFE SIGHT DISTANCE AND PENNDOT HOP NUMBER WHEN OBTAINED,**
- **EASTERN MOST DRIVEWAY ON WHITEFORD ROAD PHYSICALLY PROHIBIT LEFT TURNS,**
- **CONTRIBUTIONS FOR SAFETY IMPROVEMENTS ON MT. ZION AND WHITEFORD ROADS TO BE IDENTIFIED BETWEEN TOWNSHIP ENGINEER AND DEVELOPER,**
- **COMMERCE BANK RE-EVALUATE THEIR APPEARANCE OF THE BUILDING PRIOR TO THE SUPERVISOR'S MEETING,**
- **PRIOR TO THE BOARD OF SUPERVISOR'S MEETING, PHOTOMETRIC DIAGRAM BE SUBMITTED TO THE TOWNSHIP ENGINEER AND IS FOUND TO BE ACCEPTABLE.**

SECONDED BY MR. STETS. MOTION UNANIMOUSLY PASSED.

C. SD-03-01 and LD 03-01 York Technical Institute

The purpose of the subdivision plan is to attach 2 lots. The first lot is owned by Yorland Associates and is used primarily as a storm water management facility. The second lot is owned by York Technical Institute and is used for the school. By combining the two lots, York Technical Institute's open space will increase and allow further expansion to their complex.

The land development plans proposes a 76,974 square foot addition to the existing school. A 82,300 square foot parking garage is also proposed.

The subdivision and land development plans were received by the Township on January 16, 2003. They were before the Planning Commission in February 2003. The Township has received no revisions or plans since April 1, 2003.

Staff recommends that the Planning Commission make a recommendation to the Board of Supervisors to deny the plans.

It was noted that the applicant would be notified in writing of the Planning Commission's decision.

Mr. Maciejewski called for a motion.

MR. ROBERTSON MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS SD-03-01 YORK TECHNICAL INSTITUTE BE DENIED BASED ON INCOMPLETION OF THE OUTSTANDING ITEMS FROM THE TOWNSHIP ENGINEER'S

LETTER OF APRIL 10, 2003. SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY PASSED.

MR. ROBERTSON MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS LD-03-01 YORK TECHNICAL INSTITUTE BE DENIED BASED ON INCOMPLETION OF THE OUTSTANDING ITEMS FROM THE TOWNSHIP ENGINEER'S LETTER OF APRIL 10, 2003. SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY PASSED.

6. OLD BUSINESS:

A. Parking Ordinance

Ms. Belen stated that the parking ordinance was before the York County Planning Commission on June 1, 2004 for their review. The review letter was attached to the packet. The York County Planning Commission has recommended some changes to the parking ordinance as noted on the memo dated June 11, 2004 which was submitted to the members of the Planning Commission. Ms. Belen noted that Staff has reviewed the County's comments and incorporated changes that were appropriate. The incorporated items were items #4, 5, 6, 7, 8. A response was provided for all other items.

Discussion was held regarding the comment on Item #9 and #10 "addressed in plan process". It was noted that this statement indicated that those items are addressed elsewhere in the ordinance.

Mr. Maciejewski called for a motion.

MR. STETS MOVED TO RECOMMEND THAT THE PARKING ORDINANCE REVISIONS AS INCORPORATED IN THE JUNE 11 MEMO BE APPROVED. SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY PASSED.

7. NEW BUSINESS:

A. Review of Ad Hoc Committee Rules and Regulations

Documentation was provided to the Planning Commission in regards to the proposed rules and regulations for the Comprehensive Plan Committee. This documentation was provided to the members of the Comprehensive Plan Committee for review. It was noted that the Township has been working on a Land Use Planning and Technical Assistance Program Grant through the DCED to help with the cost of the Comprehensive Plan. Mr. Baugh indicated that Staff is seeking a recommendation from the Planning Commission to the Board of Supervisors to apply for this grant.

Mr. Baugh introduced Becky Hawthorne, an intern from Shippensburg University, who will be assisting with implementation of the Comprehensive Plan.

Chairman Maciejewski called for a motion.

IT WAS MOVED BY MR. ROBERTSON TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS FOR ADOPTION OF THE AD-HOC RULES AND REGULATIONS AS PRESENTED. MR. SWOMLEY SECONDED. MOTION UNANIMOUSLY PASSED.

IT WAS MOVED BY MR. ROBERTSON TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS THAT THE APPLICATION FOR LAND USE PLANNING AND TECHNICAL ASSISTANCE PROGRAM GRANT BE ACCEPTED. MR. SWOMLEY SECONDED. MOTION UNANIMOUSLY PASSED.

8. ADJOURNMENT:

Chairman Maciejewski adjourned the meeting at 9:40 p.m.

Respectfully submitted,

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
MAY 20, 2004**

MEMBERS: Alan Maciejewski, Chairman Present
Larry Stets Present
Randy Meyerhoff Present
Mark Robertson, Secretary Present
Mark Swomley Present

ALSO PRESENT: James Baugh, Director of Community Development
John Luciani, First Capital Engineering
Stacey MacNeal, Solicitor
Susan Sipe, Stenographer

1. CALL TO ORDER:

A. Pledge of Allegiance

Mr. Maciejewski, Chairman, called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

2. ACTION ON THE MINUTES:

A. APRIL 15, 2004

MR. STETS MOVED FOR APPROVAL OF THE MEETING MINUTES OF APRIL 15, 2004 AS PRESENTED. MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS:

A. LD-04-02 Commerce Bank

Larry Lugaro , VP of Construction, Commerce Bank
Judd Dayton, Engineer

Mr. Baugh reported that the proposed land development for Commerce Bank is located at the northwest corner of the Mt. Zion Road and Whiteford Road intersection. It is zoned Commercial Highway. The property currently consists of a three-story office and bank building, a convenience store with gas pumps and a vacant restaurant. The applicant proposes to demolish the existing vacant restaurant and construct a 3,840 square foot Commerce Bank with associated parking. The access points along Mt. Zion Road and Whiteford Road will remain as they currently exist, and no additional access points are proposed. The applicant is requesting a waiver of §304, submission of preliminary plan and proposes submission of final plan. This item is presented as a briefing item only.

Mr. Lugaro reviewed the above mentioned points indicating that the parking lot will remain the same; however, there will be some additional green space created because of the elongated island.

Discussion was held regarding the following issues:

- Access driveways and how that will affect traffic coming out of the driveway at the Circuit City complex. The Board asked the applicant to consider how they will address that concern when the plan is again presented.
- Possibility of a traffic light at the Galleria in front of Pargos.

- Proposed addition of new fuel islands
- Discussion of how fuel trucks will come in and out since Rutter's intends to maintain the existing pumps and tank
- What type of canopy will be used.
- Signage - Mr. Baugh indicated there would be one free standing sign for the entire group and then each individual store can have attached signs.
- Traffic study was conducted
- Car wash - it was noted that the applicant initially submitted land development plans that had a car wash in the location of Rutter's. Due to the projected sanitary flows from the car wash, it was determined it was not feasible at that time to include it. However, Rutter's has since come up with a reclamation system that will reduce the amount of sewage production from the car wash to an acceptable level that would allow a car wash to be put back on the plan. The applicant was advised that, if they decide to add the car wash, it would cause a significant revision to the plan because the Planning Commission, Engineer and the County would need to review it.
- The Planning Commission requested that the applicant keep in mind the historical nature of the area and modify their architectural plan for the bank to blend in with the surrounding buildings.
- Landscaping in relation to Comment #7 - Mr. Dayton indicated they have addressed that comment by eliminating 6-7 parking stalls. They have raised the islands and they will be all curbed. The Board recommending plantings of substantial size be put on the islands

B. SD-04-04 James Meadows

Robert Sandmeyer, Site Design Concepts
Daniel Thornton, Engineer, TRG

Mr. Baugh indicated that this is a 6½ acre parcel owned by Shiding, Wallen and Fabie which is currently an idle vacant meadow. The adjoining .47 acre property owned by George and Peggy Ann Snyder is currently an existing single-family residential lot located at 2130 Eden Road. The proposed use will be a 13 dwelling unit single-family residential subdivision with a non-dwelling unit lot being joined to the adjoining property of the Snyders, which will remain as an existing single-family residential lot. The applicant is requesting a waiver of §502.6.D. which is the distance between street intersections. The applicant proposed to allow the distance between intersections of existing and proposed streets to be 303 feet and 515 feet as opposed to the required 600 feet. Site constraints including existing wetlands, site distances and property frontage limit the proposed street location. The applicant is also requesting a waiver of §502.9 - access drive standards in order to eliminate driveways onto Eden Road from Lots 9 through 12. This item was previously presented as a briefing item, and it is again submitted as a briefing item in regard to the requested waivers. Staff would prefer the entry to the subdivision on Paradise Road rather than Eden Road. Staff would be agreeable to granting a waiver of access drive standards to eliminate the need for driveways on Eden Road in the interest of public safety.

Mr. Baugh clarified that it is being presented as a briefing item to obtain the input of the Board to eliminate the driveways on Eden Road and establishing driveways through the cul-de-sac entering the back of the four lots that front on Eden Road and the intersection distance.

Mr. Sandmeyer noted that after presentation at the last PC meeting, they reviewed the site again to determine how they could handle the design of the four driveways that would exit on to the lower Eden Road section. They then considered a common driveway to bring it back through and connect it with the cul-de-sac. This would eliminate any access on to the lower Eden Road, which in the future will be

widened on the Harley Davidson side, which will increase their truck traffic. A traffic report was submitted stating that there are no issues with the Woodcrest Street in regards to the potential stacking of cars. Mr. Sandmeyer indicated that the issue of Mr. Snyder's property which is to the north of the subdivision has been dealt with, as they will be putting in a turn-around which is shown on the drawing.

Mr. Sandmeyer also noted that the existing pump station which is on the right side of the project will be eliminated and sanitary sewer will be running down through the property, which will allow for easier access for the Public Works Department. He also stated that a common easement access will be set up and they will have a homeowners association which will maintain the main part of the common driveway sections, and also take care of sidewalks and detention basin.

The applicant is also considering having a large buffer planting at the bottom of the street, which will create a large berm. If this is done they will build the houses so that the back yards face that way.

Discussion was held regarding emergency vehicles having sufficient access to the subdivision.

It was also noted that the main road to the cul-de-sac would be a township road. The cul-de-sac will be a private access driveway for Lots 7 -12.

Discussion was held concerning how streets will be addressed so they can be readily located by fire and police.

Mr. Sandmeyer indicated the applicant needs a decision from the Board in regard to the request for the two waiver items, since their progress will be determined by that action.

Chairman Maciejewski called for a motion.

MR. STETS MOVED TO RECOMMEND APPROVAL OF THE FOLLOWING WAIVERS FOR SD-04-04 TO BE SUBMITTED TO THE BOARD OF SUPERVISORS:

- **506.6.D. DISTANCE BETWEEN STREET INTERSECTIONS,**
- **502.9 ACCESS DRIVE STANDARDS.**

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY APPROVED.

Mr. George Snyder, owner of the adjoining property, commented on the vehicular traffic and the driveways as to how it would affect him. Mr. Sandmeyer assured him that there should be no problems with access in and out of his driveway. Mr. Snyder questioned whether he would have to be a part of the homeowner's association. Mr. Sandmeyer stated that the homeowners association was intended only for Lots 1-12 of the subdivision.

4. ACTION ITEMS

A. SD-03-02 Motter Tract (Industrial)

Mike Jeffers, Kinsley Co.
Paul Francis, P.E.

Mr. Baugh reported that the purpose of this plan is to combine lots 1A and 1B of the parent tract to form Lot 1 as shown on the plan. Lot 2 is the remaining area of the parent tract. There will also be a proposed drive installed on Lot 1 that accesses East Market Street. The tract is located at 3900 East Market Street and is Zone I: Industrial and R-2 Medium Density Residential. It is presently being used for agricultural purposes. The proposed land uses are industrial for Lot 1 and residential for Lot 2. Lot 1 will have a gross area of 41.9 acres and Lot 2 will have a gross area of 76.3 acres. This plan was reviewed as a briefing item at the Commission's January meeting. Most of the outstanding items discussed at that meeting have been resolved in further reviews. On January 22, the Board of Supervisors voted to grant waivers of §304, Preliminary Plan and §502.j, cul-de-sac length. The Board of Supervisors also voted to

grant modifications of §408.1, Sidewalks - eliminating the required sidewalk on the west side of the entry drive only and §502.c, Street widths - applicable only to Locust Grove Road and requiring the applicant to place a note on the plan stating the applicant will address all Locust Grove Road requirements during the land development process for the residential portion of the subdivision.

Staff recommends approval of the plan with the following conditions:

- The cost estimate and storm water report to be sealed by a Professional Engineer.
- Submission of an approved Highway Occupancy Permit and Sedimentation Plan.
- Bonding for all public improvements including the signal at Locust Grove Road and East Market Street is received.
- Curb and sidewalk be installed along the entire Market Street frontage. A depressed area should be provided to allow the storm water that flows across Market Street to enter Channel 2B. In addition, spot elevations should be provided in the area where the storm water flows across Market Street so that Channel 2B can be analyzed to determine if it will pick up runoff rather than allowing it to bypass to the East.

Discussion was held regarding the situation with flooding on Market Street. Mr. Luciani detailed the history of the water flooding that area. He noted that in an attempt to allow for conveyance of floodwaters, curbs and sidewalks were installed. Mr. Jeffers indicated that they have installed a channel to convey the water.

A question was raised as to how the water flow would affect the Motter Residential project and Mr. Jeffers noted that the hydraulic model for Motter Residential is set up to assume that the water would flow down through it.

The approval of the HOP from PennDOT for the entrance driveway is dependent upon the permit of the right hand turn lane on Mt. Zion Road.

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 TO RECOMMEND APPROVAL OF SD-03-02 MOTTER TRACT INDUSTRIAL TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:

- **THE COST ESTIMATE AND STORM WATER REPORT TO BE SEALED BY A PROFESSIONAL ENGINEER,**
- **SUBMISSION OF AN APPROVED HIGHWAY OCCUPANCY PERMIT AND SEDIMENTATION PLAN,**
- **BONDING FOR ALL PUBLIC IMPROVEMENTS UNLESS BONDING REQUIRED BY PENNDOT,**
- **CURB AND SIDEWALK BE INSTALLED ALONG THE ENTIRE MARKET STREET FRONTAGE. A DEPRESSED AREA SHOULD BE PROVIDED TO ALLOW THE STORM WATER THAT FLOWS ACROSS MARKET STREET TO ENTER CHANNEL 2B. IN ADDITION, SPOT ELEVATIONS SHOULD BE PROVIDED IN THE AREA WHERE THE STORM WATER FLOWS ACROSS MARKET STREET SO THAT CHANNEL 2B CAN BE ANALYZED TO DETERMINE IF IT WILL PICK UP RUNOFF RATHER THAN ALLOWING IT TO BYPASS TO THE EAST.**

SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY APPROVED.

5. OLD BUSINESS:

There was no Old Business for discussion.

6. NEW BUSINESS:

A. Appointment of Member and Alternate to Comprehensive Plan Ad hoc Committee

Mr. Baugh indicated that the Planning Commission needed to appoint one of their members as an alternate voting member of the Comprehensive Plan Ad hoc Committee.

IT WAS THE FORMAL RECOMMENDATION OF THE PLANNING COMMISSION THAT MR. MEYERHOFF WILL BE THE ALTERNATE TO THE COMPREHENSIVE PLAN AD HOC COMMITTEE. (IT WAS NOTED THAT MR. MACIEJEWSKI HAD FORMERLY CONSENTED TO BE A MEMBER OF THE COMMITTEE.)

B. Review and Recommendation of Proposed Ad hoc Committee

Discussion was held as to possible recommendations for appointments to the Ad hoc Committee.

MR. ROBERTSON MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS THE FOLLOWING PEOPLE BE CONSIDERED FOR MEMBERSHIP ON THE COMPREHENSIVE PLAN AD HOC COMMITTEE:

**MARK GOODSON, PENN STATE CO-OP EXTENSION
BILL SONENBERG
BOB JENSENIUS
DON BUTCHER
TIM DEBES
CHARLIE STUHR
TONY SURTASKY
ALAN MACIEJEWSKI
DON BISHOP
LAUREN REED
LORI MITRICK
CHARLES WURSTER**

SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY PASSED.

C. Recommendation to Board of Supervisors to advertise Request for Proposal for Comprehensive Plan Consultant.

MR. ROBERTSON MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL TO ADVERTISE REQUEST FOR PROPOSAL FOR COMPREHENSIVE PLAN CONSULTANT. SECONDED BY MR. SWOMLEY. MOTION UNANIMOUSLY PASSED.

7. ADJOURNMENT:

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 8:10 P.M.

Respectfully submitted,

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
APRIL 15, 2004**

MEMBERS: Alan Maciejewski, Chairman Present
Larry Stets Present
Randy Meyerhoff Present
Mark Robertson, Secretary Present
Mark Swomley Present

ALSO PRESENT: James Baugh, Director of Community Development
Erika Belen, Community Development Coordinator
John Luciani, First Capital Engineering
Charles Rousch, Solicitor
Susan Sipe, Stenographer

1. CALL TO ORDER:

A. Pledge of Allegiance

Mr. Maciejewski, Chairman, called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

2. ACTION ON THE MINUTES:

A. FEBRUARY 19, 2004

MR. STETS MOVED FOR APPROVAL OF THE MEETING MINUTES OF MAY 15, 2004 AS PRESENTED. MR. SWOMLEY SECONDED. MOTION UNANIMOUSLY CARRIED.

B. MARCH 18, 2004

MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF MARCH 18, 2004 AS AMENDED. MR. MEYERHOFF SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

A. SD-04-01 Motter Residential

Mike Jeffers, Kinsley Design

Ms. Belen indicated the property is currently used for agriculture. The property abuts a tributary of Kreutz Creek and is mostly open field with a few patches of woods. The proposed use is an open space residential community. Eastern Boulevard is also proposed to be extended through the site from Locust Grove Road to Stonewood Road. The applicant is requesting waivers of Section 407.1 - Vertical curb on residential streets, and Section 408 - Sidewalks along Eastern Boulevard. As an alternative to vertical curb, the applicant proposes mountable curb because it would allow for the placement of the dwelling at any frontage location within the lot building envelope. An alternative to Section 408, the applicant proposes a trail system as an alternative means for pedestrian traffic. This item was presented as a briefing item only. Additionally this plan was discussed at the Board of Supervisors meeting in regards to the boulevard. Currently the cartway is 34 feet in width. The minimum required is 36 feet. The Board of Supervisors seemed to recall that a boulevard was going to be put in there. They would like to see alternatives recommended to them. Additionally, sidewalks were discussed and the Board of Supervisors is strongly in favor of sidewalks.

Upon discussion with Mr. Jeffers the following points were discussed:

- ◆ Discussion was held with the Recreation Board about the walking path. The applicant is seeking input from the Planning Commission.
- ◆ Required buffers were added to the plan.
- ◆ The Eastern Boulevard configuration remains the same.
- ◆ Hellam Township was not in favor of further extension to Eastern Boulevard. It was recommended that written confirmation of this be obtained.
- ◆ It was noted that there would be underground utilities throughout the development.
- ◆ This is an open space residential community - all single family residences.
- ◆ No detail on street lighting is shown at this point.
- ◆ Applicant discussed with the Recreation Board about connection with an existing playground.
- ◆ There was a County comment about shading the "open space" areas on the plan to make them more visible.
- ◆ Concern was expressed about the widths of the streets in the development as well as Eastern Blvd which was noted in a letter from the Chief of Police who was emphatic about restricting parking along one side. This also related to a concern about emergency vehicles being able to get through the streets when parking is on both sides of the streets.
- ◆ There was a County comment about the design of the cul-de-sacs.
- ◆ Discussion was held regarding sidewalks being required on the west side of Stonewood Road.
- ◆ Widening of Stonewood Road will be required.
- ◆ Street landscaping on Eastern Blvd was discussed.

B. SD-04-04 James Meadows

Robert Sandmeyer, Site Design Concepts

Ms. Belen reported that this is a 6.5 acre parcel owned by Schiding, Wallen and Fabie which is currently an idle vacant meadow. The adjoining 0.47 acre property owned by George and Peggy Ann Snyder is an existing single-family residential lot located at 2130 Eden Road. The proposed use will be a 13 dwelling unit single-family residential subdivision with a non-dwelling unit lot being joined to the adjoining property of the Snyders, which will remain as an existing single-family residential lot.

The applicant is requested a waiver of Section 502.6D - Distance between street intersections. The applicant proposes to allow the distance between intersections of existing and proposed streets to be 303 feet and 515 as opposed to the required 600 feet. Site constraints including existing wetlands, site distances and property frontage limit the proposed street location. This item is presented as a briefing item only.

Discussion was held concerning the following issues:

- ◆ Mr. Sandmeyer indicated they are looking for direction in regards to the site distance between street intersections.
- ◆ Discussion was held regarding the distance between the two intersections and how they will impact each other.
- ◆ Maintenance of the storm water basin.
- ◆ Easement around the basin.
- ◆ The applicant has agreed to put sidewalk on both sides of the road in front of Snyder property.
- ◆ Street lights shown on the plans.
- ◆ Small area of steep slopes.
- ◆ Check dams.

4. ACTION ITEMS

A. SD-03-18 Kingswood Estates

James Holley, Holley Associates

Jason Brenneman, EIT, Holley Associates

Ms. Belen stated that Kingswood Estates is located at the southwest corner of Kingston Road and Edgewood Road and is located in the R-2: Medium density Residential District. This item was presented as a briefing item previously. It is a proposed 53 single-family detached dwelling subdivision. Each lot will be provided with underground utilities. At their regular scheduled meeting on January 22, the Board of Supervisors voted to approve the following modification and waiver: Section 502(c) Streets Widths - the modification applies only to Edgewood Road and Kingston Roads. Also 502(j) Cul-de-sac length. At that meeting the Board denied the waiver request for Section 407 Curbs and 408.1 Sidewalks.

Staff recommends:

- ◆ Granting a modification of Sections 407.1 Curb - along the east side of Edgewood Road, PennDOT owns the R-O-W on Edgewood Road.
- ◆ Denial of the waiver of Section 408.1 Sidewalk - although staff has no opposition to the alternative provided by the applicant, there is a slope problem with the sidewalk as currently shown. If the slope problems can be resolved staff would support the alternative.
- ◆ Approval of the plan conditioned on receiving a letter of adequacy from the York County Conservation District for Erosion and Sedimentation control,
- ◆ Approval of the plan conditioned on receiving a copy of the PennDOT permit for the basin discharge into an inlet on a state road
- ◆ Approval of the plan conditioned on receiving an updated detail for inlets CB-4 and CB-5 shown clean washed stone and weep holes as discussed at staff review on March 23, 2004.

Discussion was held regarding the sidewalk issue:

- ◆ Mr. Holley indicated they have proposed an alternate route suggested by the Recreation Board because of the steep slopes along Edgewood Road along the west side where the sidewalk is requested.
- ◆ Installation of a sidewalk between lots 30 and 31 which goes into the internal street and sidewalk inside the development.
- ◆ Mr. Holley pointed out the sidewalk proposed between Lots 20 and 21 and how that would come out to Edgewood Road.
- ◆ The sidewalk as shown on Lot 20 and 21 has been changed since staff review, due to the slope problem which was up to 25-30% in that lot area.
- ◆ They are changing the sidewalk layout to go up the back property line through Lot 20 and 21, which will reduce the slope to 8-10%. This alternative is being proposed because they are being questioned about the reasoning for sidewalks along a busy street, i.e., Edgewood Road and also because of the steep slope right beside the road. It was felt that it would be safer also.
- ◆ They are going to have to build a retaining wall to hold the slope in order to put the sidewalk right along Edgewood Road.
- ◆ There is also another problem at Lot 22 with a storm water management basin where the existing culvert is located. There is a depression off the edge of the road.
- ◆ Pedestrian traffic was discussed.
- ◆ Concern regarding the safety issue of having a sidewalk going through a storm water management area that would not have street lighting on it.
- ◆ Concern about the sidewalk ending in the middle of Edgewood Road which will create a hazard.
- ◆ It was reiterated that the Board of Supervisors has indicated by their denial of the waiver that they were looking for a continuous sidewalk on Edgewood Road.

It was noted that in the comments from the York County Planning Commission comments there was a question regarding roadways and single family homes within the steep slope area. Mr. Holley noted that

the requirements of the ordinance were complied with by having the lots enlarged and providing adequate building space on the lots.

There was also a comment regarding the right-of-way width for Edgewood Road. Mr. Holley indicated that copies of the R-O-W drawings were obtained from PennDOT and provided to the engineer and the staff.

In regards to light fixtures, Mr. Holley indicated that they conform to Township standards.

Discussion was held regarding seepage pits that the builder will put in when the houses are built.

Mr. Maciejewski as if there was there anyone in attendance who wished to speak for or against the applicant.

Mr. Gary Zimmerman, 407 Pinehurst Road. Property abuts Kingswood Estates.

Mr. Zimmerman stated his concern with runoff water. He expressed that he thought the plans showed adequate handling of the runoff, but was concerned about whether there would be adequate protection during the construction.

Mr. Holley noted that Mr. Brenneman designed an extensive erosion sedimentation control plan, which the contractor will be required to comply with during the construction. He assured Mr. Zimmerman that at any time during the construction he or his neighbors experience mud or water on their properties, they can call the Soil Conservation District of York County which enforces erosion sedimentation control.

Mr. Brenneman further explained that in reference to the stormwater management plan they are looking at the overall drainage area down to Kingston Road. In determining the pond sizes for storm water facilities and the volume required in the storms, they have to analyze the predevelopment flow which would be the existing field and how much water is coming off that field and going to a certain point. Then in post-development analysis they mimic that predevelopment flow so along Kingston Road a certain amount of water is coming down on to Kingston Road. They will intercept that water with storm water inlets, swales and basins and then discharge it into an existing storm sewer. So Kingston Road will be seeing less water than what has initially been seen. After construction has been finished the flow from the site will mimic the flow from pre-development conditions. There are 3 detention ponds, one out next to Edgewood Road at the southern property where there is an existing culvert under Edgewood Road, one at the corner at Kingston and Edgewood at the intersection and then one at the rear of the lots parallel to Kingston Road.

Katherine Wherley - 3106 Kingston Road

Addressed the water problem in her home. She asked if what was being proposed would help the existing surrounding properties.

Mr. Brenneman stated that there should be a marked difference from the storm water flows.

Tim Griffin - 413 Pinehurst

Addressed a concern about a seepage pit he put in which did not work due to the clay soil, and also that it had to be installed less than 10 feet away from his house.

Discussion was held regarding if they do have clay soil, what happens with the seepage pits in the development.

Mr. Holley stated that they are going to be excavating ground from the southern part of the development and filling in the section in the middle. He noted that the clay soils are going to be down near the bottom

and moving up it has a tendency to get coarser even though its is the same soil boundary. He stated that they will check it and see what it is because the developer and builder will want to know. If it is determined that the seepage pits will not work they will have to go back to Soil Conservation Service and put seepage trenches in the detention ponds to get the 2 year storm event into the ground. If that can not be done, they will waiver due to soil conditions or subservience conditions if percolation does not work on the site.

Chairman Maciejewski called for a motion.

MR. ROBERTSON MOVED TO RECOMMEND APPROVAL OF SD-03-18 KINGSWOOD ESTATES TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING WAIVERS:

- ◆ **FOR §407 CURB AND §408.1 SIDEWALK - NO CURB AND SIDEWALK ON THE EAST SIDE OF EDGEWOOD ROAD,**
 - ◆ **MODIFICATION OF §407 CURB AND 408.1 SIDEWALK - TO PROVIDE CURB ON THE WEST SIDE OF EDGEWOOD ROAD AND ALTERNATE SIDEWALK PLAN FOR 3 ALT REV 6 SHOWING NORTHEAST CORNER ONLY - THIS RECOMMENDATION WAS MADE BASED ON SAFETY IN TERRAIN, MAKING CONTINUOUS SIDEWALK IMPRACTICAL AND UNSAFE ON THE WEST SIDE OF EDGEWOOD ROAD.**
- SECONDED BY MR. STETS. MOTION UNANIMOUSLY CARRIED.**

MR. ROBERTSON MOVED TO RECOMMEND APPROVAL OF SD-03-18 KINGSWOOD ESTATES TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:

- ◆ **APPROVAL OF THE PLAN ON CONDITION OF RECEIVING A LETTER OF ADEQUACY FROM YORK COUNTY CONSERVATION DISTRICT FOR EROSION AND SEDIMENTATION CONTROL,**
- ◆ **CONDITIONED ON RECEIVING COPY OF PENNDOT PERMIT FOR BASIN DISCHARGE INTO INLET ON STATE ROAD,**
- ◆ **CONDITIONED ON RECEIVING UPDATED DETAIL FOR INLETS CB-4 AND CB-5 SHOWING CLEAN WASHED STONE AND WEEP HOLES AS DISCUSSED AT STAFF REVIEW ON MARCH 23, 2004,**
- ◆ **CONDITIONED ON SHOWING LIGHT FIXTURE TO CONFORM TO TOWNSHIP STANDARDS ON THE ATTACHED SHEET,**
- ◆ **CONDITIONED ON HOP FOR THE RIGHT TURN LANE AND SIGNAL CHANGES AT KINGSTON.**

MR. STETS SECONDED. MOTION UNANIMOUSLY APPROVED.

5. OLD BUSINESS:

Parking Ordinance

Ms. Belen indicated that the Township Manager has recommended that the revised Parking Ordinance be advertised and presented to the Board of Supervisors for their review. Ms. Belen provided copies of the ordinance that was approved at the last meeting.

Chairman Maciejewski called for a motion.

MR. STETS MOVED TO RECOMMEND THE PROPOSED PARKING ORDINANCE BE SUBMITTED TO THE TOWNSHIP BOARD OF SUPERVISORS FOR APPROVAL. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY PASSED.

6. ADJOURNMENT:

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 8:15 P.M.

Respectfully submitted,

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
MARCH 18, 2004**

MEMBERS: Alan Maciejewski, Chairman Present
Larry Stets Present
Mark Robertson, Secretary Present

NOT PRESENT: Mark Swomley
Randy Meyerhoff

ALSO PRESENT: James Baugh, Director of Community Development
John Luciani, First Capital Engineering
Stacey MacNeal, Solicitor
Susan Sipe, Stenographer

1. CALL TO ORDER:

A. Pledge of Allegiance

Mr. Maciejewski, Chairman, called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

2. ACTION ON THE MINUTES:

A. FEBRUARY 19, 2004

THE MINUTES OF FEBRUARY 19, 2004 WERE DEFERRED TO THE NEXT MEETING DUE TO LACK OF QUORUM.

3. BRIEFING ITEMS:

There were no Briefing Items for discussion.

4. ACTION ITEMS:

A. SD-03-10 Pleasantrees Phase I and II (Resubmission)

Robert Sandmeyer, Site Design Concepts

Mr. Baugh reported that Pleasantrees Residential Development is located at Pleasant Valley Road and Alpine Road, and includes R-1, R-2 and R-3 residential districts. The property is currently an idle wooded lot consisting of 34.5 acres.

The Pleasantrees Subdivision was previously approved, but certain protections granted by the MPC have expired prior to securing a building permit. The project is being resubmitted as previously designed for 46 residential lots with public sewer and water. The road system will be dedicated to the Township with the exception of the private driveway serving Phase I.

The MPC protects plans from changes in ordinance for a period of five years. It was the consensus of Township staff when this plan was resubmitted that the only ordinance to change since the approval and recording of this plan is the Storm Water Management Ordinance of 1993. It was agreed the plan would be reviewed with regard to storm water, and the applicant further agreed to design all public improvements in accordance with current design standards. Therefore, many items in the attached

tracking sheet are shown as PA, which means the items were addressed in the previously approved plan and unaffected by the ordinance changes.

Staff recommended approval of the plan with the following conditions:

- ◆ Provide letter of adequacy from the York County Conservation District for Erosion and Sedimentation Control,
- ◆ Provide financial security bond in the amount of 110% of the cost of requirement improvements for the project. A bond currently exists, but it will be reviewed and calculated based on current costs, and the current bond will be subtracted from the cost of the improvements and a new bond in the amount of the difference will be issued.

Mr. Maciejewski stated that conditions from 1992 are still in effect. Discussion was held regarding waivers for curbs and sidewalks. He noted the waiver as currently stated is a pure waiver for curbs and sidewalks for certain portions of the development. It was the recommendation of the Planning Commission that the waiver be changed to more adequately reflect current practice, which would be upon 6 months notification for curbs and sidewalks on those areas, since waivers are no longer issued for curbs and sidewalks.

A question was raised as to whether the waiver for preliminary plan and stormwater facilities at greater than 4 to 1 slope was previously approved. It was noted on the drawings as being requested, but no record of approval was noted. Mr. Sandmeyer clarified that it was not a previously approved waiver. He explained that the Phase I section, which is the uphill side, did not have any storm water management facilities related to it and each individual lot had its own infiltration system. In conformity with the new storm water ordinance, the developer has decided to make a detention basin out of an existing quarry, which has a slope that is straight up and down, which is the reason for the request for a waiver.

Discussion was held regarding the quarry and it was noted the depth of the quarry was 8 to 10 feet deep on the low end and 15-20 feet on the high end. It was noted that the pit was formerly a dumping area, however Mr. Sandmeyer reported that it was cleaned out and perk tests were conducted by going down five feet with a back hoe without finding any trash. Mr. Sandmeyer noted that the soil was not tested. However, that the detention basin will be infiltration and discharged into the ground and not into the stream.

A question was raised as to whether the project had been reviewed by the York County Planning Commission. Mr. Sandmeyer indicated that at staff review when the project was first started, the County said since none of the design or any of the planning had changed they did not feel a need to re-review the project.

Discussion was held as to how traffic was being addressed with the plan revisions due to the changes in traffic and impact studies. Mr. Luciani noted in his report that a traffic study that had been submitted in 1992. He noted the developer is widening Pleasant Valley Road as well as adding curbing. They are also providing onsite improvements. The frontage along Pleasant Valley is 400-500 feet and they are replacing an existing corrugated metal pipe with a concrete box culvert.

Discussion was held regarding water pooling on Pleasant Valley Road and how that will be controlled. Mr. Luciani stated that the developer is rebuilding a pipe and putting in a double inlet to carry water down to the new box culvert. In addition they are putting in 4 inlets on the high side of the roadway because that will be curbed and those inlets will collect that water which will provide improved drainage on the Pleasant Valley Road side. There also will be curbing on the south side of the road and a parking lot will be added for the recreation area.

Mr. Maciejewski asked if there was anyone in attendance who had an interest in the plan.

The developer, Mr. Patton, indicated his plan to insure that everything is done to the specification of the engineers and the Township.

Mr. Maciejewski called for a motion in the case of SD-03-10 Patton-Shelley Joint Venture, Pleasantrees.

MR. ROBERTSON MOVED TO RECOMMEND APPROVAL OF THE FOLLOWING WAIVERS FOR SD-03-10 PATTON-SHELLEY JOINT VENTURE - PLEASANTREES TO THE TOWNSHIP BOARD OF SUPERVISORS:

- ◆ **WAIVER FROM PRELIMINARY PLAN,**
- ◆ **WAIVER FOR STORM WATER MANAGEMENT FACILITIES ON LOT 7 AS SHOWN ON SHEET 4 DATED 8/26/03 - REVISION # 3 DATED 2/11/04.**

MR. STETS SECONDED - MOTION UNANIMOUSLY CARRIED.

MR. ROBERTSON MOVED TO RECOMMEND APPROVAL OF SD-03-10 PATTON-SHELLEY JOINT VENTURE - PLEASANTREES TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:

- ◆ **PROVIDE LETTER OF ADEQUACY FROM THE YORK COUNTY CONSERVATION DISTRICT FOR EROSION AND SEDIMENTATION CONTROL,**
- ◆ **MODIFY BOND TO MEET CURRENT STANDARDS,**
- ◆ **RECOMMENDATION TO ADD THE SIX-MONTH NOTE TO THE PLAN FOR CURBS AND SIDEWALKS.**

MR. STETS SECONDED. MOTION UNANIMOUSLY CARRIED.

It was clarified that adding the note to the plan for curbs and sidewalks will be done subject to the review of the engineer.

5. OLD BUSINESS:

There was no Old Business for discussion.

6. NEW BUSINESS:

There was no New Business for discussion.

7. ADJOURNMENT:

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 6:30 P.M.

Respectfully submitted,

Secretary

/ses

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
FEBRUARY 19, 2004**

MEMBERS: Alan Maciejewski, Chairman Present
Larry Stets Present
Randy Meyerhoff Present
Mark Swomley Present

ALSO PRESENT: James Baugh, Director of Community Development
John Luciani, First Capital Engineering
Stacey MacNeal, Solicitor
Susan Sipe, Stenographer

NOT PRESENT: Mark Robertson, Secretary

1. CALL TO ORDER:

A. Pledge of Allegiance

Mr. Maciejewski, Chairman, called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

2. ACTION ON THE MINUTES:

A. JANUARY 15, 2004

MR. MEYERHOFF MOVED FOR APPROVAL OF THE MEETING MINUTES OF JANUARY 15, 2004 AS AMENDED. MR. STETS SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS:

None

4. ACTION ITEMS:

A. SD-03-16 Kissling Property

Tom Conley, LSC Design

Mr. Baugh noted that this plan was reviewed as a briefing item at the Planning Commission's January meeting. All of the outstanding items discussed at that meeting have been resolved in further reviews. The purpose of this subdivision was to create 4 lots out of the parent tract. The lots are spread among Springettsbury Township, Hellam Township and East Manchester Township. No new building lots or improvements are proposed.

Mr. Baugh indicated that Staff recommends granting the following waivers:

- ◆ Showing all existing streets on, adjacent to, or within 400 feet of any part of the tract. It was noted the location map on the cover of the plan is acceptable.
- ◆ Contour intervals - the intervals shown on the plan are sufficient since the lots being created are non-building lots.

Staff further recommends approval of the plan with no conditions.

Mr. Luciani noted that the applicant has agreed to set the corners and Mr. Luciani will make sure that is accomplished.

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

MR. STETS MOVED TO RECOMMEND APPROVAL OF SD-03-16 KISSLING PROPERTY TO THE TOWNSHIP BOARD OF SUPERVISORS WITH THE FOLLOWING WAIVERS:

◆ **SHOWING ALL EXISTING STREETS ON, ADJACENT TO, OR WITHIN 400 FEET OF ANY PART OF THE TRACT.**

◆ **CONTOUR INTERVALS**

SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY PASSED.

MR. STETS MOVED TO RECOMMEND APPROVAL OF SD-03-16 KISSLING PROPERTY TO THE TOWNSHIP BOARD OF SUPERVISORS. SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY PASSED.

B. SD-03-17 Nancy L. Ness Property

William Davis, Site Design Concepts

Mr. Baugh stated this case was reviewed as a briefing item at the January meeting of the Planning Commission. Most of the outstanding items discussed have been resolved in further reviews. This plan involves moving a lot line because the house was built over the lot line.

Staff recommends granting the following waivers:

◆ Submission of Preliminary Plan.

◆ Scale of 1 inch equals 50 or 100 feet. Compliance would result in a less readable plan due to the small size of the property being subdivided.

Staff also recommends approval of the plan with the following conditions:

◆ Provide name, seal and signature of surveyor prior to plan approval.

◆ Remove tree at driveway to obtain required sight distance.

◆ Shade and label portion of the existing driveway to be removed.

It was noted that the Driveway tree has been removed.

Mr. Luciani stated that Note #23 indicates that at the time of building application the sidewalk will be installed in accordance with existing specifications of the township as shown on the plan. Upon discussion it was noted that the sidewalk was not shown on the plan which the Board was reviewing. The Board requested that the wording "as shown on the plan" be removed.

Discussion was held as to verification of adequate sight distance for the driveway. Mr. Davis verified that four trees were removed and then the sight distance was re-measured which showed there was 510 feet of adequate sight distance to the left and right.

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

MR. MEYERHOFF MOVED TO RECOMMEND APPROVAL OF SD-03-17 NANCY L. NESS PROPERTY TO THE TOWNSHIP BOARD OF THE SUPERVISORS WITH THE FOLLOWING WAIVERS:

- ◆ **SUBMISSION OF PRELIMINARY PLAN.**
 - ◆ **SCALE OF 1-INCH EQUALS 50 OR 100 FEET.**
- SECONDED BY MR. STETS. MOTION UNANIMOUSLY PASSED.**

MR. MEYERHOFF MOVED TO RECOMMEND APPROVAL OF SD-03-17 NANCY L. NESS PROPERTY TO THE TOWNSHIP BOARD OF THE SUPERVISORS WITH THE FOLLOWING CONDITIONS:

- ◆ **PROVIDE NAME, SEAL AND SIGNATURE OF SURVEYOR PRIOR TO PLAN APPROVAL.**
 - ◆ **VERIFICATION OF TREE REMOVAL AT DRIVEWAY TO OBTAIN REQUIRED SIGHT DISTANCE**
 - ◆ **SHADE AND LABEL PORTION OF THE EXISTING DRIVEWAY TO BE REMOVED.**
 - ◆ **MODIFICATION TO NOTE #23 - STRIKE LAST 5 WORDS "AS SHOWN ON THE PLAN".**
- MR. STETS SECONDED. MOTION UNANIMOUSLY CARRIED.**

It was clarified that the sidewalks will be installed either at 6 months notice or at time of building permit.

C. LD-03-11 Nefra Printing

David Morgan, Rettew Associates
Mr. Neal Courtright - Co-Owner Nefra Communication Center

Mr. Baugh indicated that this plan was reviewed at the Planning Commission's January meeting. Most of the outstanding items discussed at that meeting have been resolved in further reviews. The applicant appeared before the Zoning Hearing Board on February 5, 2004 to request variances of the Springettsbury Township Zoning Ordinance §1204.3, Coverage and §1204.4.b, Side Yard Width. Both variances were granted by the Zoning Hearing Board. Mr. Baugh clarified that the coverage variance was with regard to the landscaping, not that they have less than the required open space or buffering, only that it referred to the plantings.

Mr. Baugh stated that Staff recommends granting the following modification:

- ◆ §411 A modification to the landscape requirements for the buffer yard width and berm requirement along Market Street. Strict conformance would restrict the sight triangle.

Staff also recommends approval of the plan with the following conditions:

- ◆ Provide seal and signature of the professional engineer prior to final plan approval.
- ◆ Provide signed and notarized owner's certification prior to final plan approval.
- ◆ Provide a letter of adequacy from the York County Conservation District for Erosion and Sedimentation control when obtained.
- ◆ Financial security in the amount of 110% of the cost of required improvements must be provided.
- ◆ Provide Maple Donuts agreement letter required for variance to Side Yard Width.
- ◆ Add comment to site plan reading "See Note 4 on cover sheet" to explain side yard on east side of the lot.

It was noted there was an additional waiver request on the drawing for Section 508e Storm Drainage Easement. It was noted that the ordinance indicates it should be a 34-foot easement around a swale. Mr. Luciani stated that the swale in question is a grading easement with a minute channel, and that the volume of water would be insignificant.

Discussion was held regarding the variances granted by the Zoning Hearing Board. Mr. Baugh noted that the screening between the private residence and the addition will occur on the Maple Donuts property. Mr. Morgan stated that this is not currently indicated on the plan. He stated that Nefra has indicated they will plant shrubs on the office side of the drainage easement and also provide landscaping and shrubbery to provide privacy to the residence. Mr. Baugh indicated this needs to be added as a note on the plan, as it is a requirement of the ordinance because even though it is zoned commercial - commercial its being used as residence.

Discussion was held regarding the photometrics because of the apartment complex behind the Nefra building. Mr. Davis indicated that Sheet 5 of 7 shows the lights, which will be placed above each of the man doors on the western side of the building. They will be low intensity - quarter of a foot-candle.

Discussion was held regarding the comments of the fire chief that the west side of the building should be designated as a fire lane and parking along that side of the building should be prohibited. This was reiterated with the applicant and it was noted that "No Parking" signs would need to be installed on that side of the building. A note will be added to the plan to that effect.

It was noted that in the comments from the York County Planning Commission they have recommended that an agreement letter should be provided from Maple Donuts for the encroachment of the proposed building addition within the side yard area. Mr. Baugh indicated that the applicant did provide this letter to the Zoning Hearing Board. It will be made available to the Planning Commission.

It was noted that the number of parking spaces for the building meets the requirement, and is adequate for the size of the building.

Mr. Luciani pointed out that the applicant is proposing to use a pervious pavement which is stabilized turf.

Mr. 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 TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING MODIFICATION FOR LD-03-11 NEFRA PRINTING:

- ◆ **§411 A MODIFICATION TO THE LANDSCAPE REQUIREMENTS OF THE BUFFER YARD WIDTH AND BERM REQUIREMENT ALONG MARKET STREET. STRICT CONFORMANCE WOULD RESTRICT THE SIGHT TRIANGLE.**
- ◆ **DRAINAGE EASEMENT OF 508(E) AS A MODIFICATION FROM 35 FEET REQUIREMENT TO 10 FEET.**

SECONDED BY MEYERHOFF. MOTION UNANIMOUSLY PASSED.

MR. SWOMLEY MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF LD-03-11 NEFRA PRINTING WITH THE FOLLOWING CONDITIONS:

- ◆ **PROVIDE SEAL AND SIGNATURE OF THE PROFESSIONAL ENGINEER PRIOR TO FINAL PLAN APPROVAL,**
- ◆ **PROVIDE SIGNED AND NOTARIZED OWNER'S CERTIFICATION PRIOR TO FINAL PLAN APPROVAL,**
- ◆ **PROVIDE A LETTER OF ADEQUACY FROM THE YORK COUNTY CONSERVATION DISTRICT FOR EROSION AND SEDIMENTATION CONTROL WHEN OBTAINED,**
- ◆ **FINANCIAL SECURITY IN THE AMOUNT OF 110% OF THE COST OF REQUIRED IMPROVEMENTS FOR THE PROJECT MUST BE POSTED WITH A BONDING COMPANY PRIOR TO PLAN RECORDING. THE PROPOSED CORNER MARKERS MUST BE BONDED.**

- ◆ **PROVIDE MAPLE DONUTS AGREEMENT LETTER REQUIRED FOR VARIANCE TO §1204.4.B SIDE YARD WIDTH,**
- ◆ **ADD COMMENT TO SITE PLAN READING “SEE NOTE 4 ON COVER SHEET” TO EXPLAIN SIDE YARD WIDTH ON EAST SIDE OF THE LOT.**
- ◆ **NOTE ON DRAWINGS SHOWING THE BUFFER YARD PLANTINGS ON THE EAST SIDE OF THE BUILDING BETWEEN NEFRA AND THE RESIDENCE OWNED BY MR. BURNSIDE.**
- ◆ **NOTE ON THE PLAN FOR THE FIRE LANE “NO PARKING” SIGNS ON THE WEST SIDE OF THE BUILDING.**

SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY PASSED.

5. OLD BUSINESS:

A. Parking Ordinance Review

Ms. Belen indicated that several changes were made and they were outlined in the cover memo submitted to the Planning Commission.

Discussion was held regarding Page 6 #10 Lighting - A minimum of 2.0 foot candles is to be provided for any off-street parking areas. It was felt it might be too restrictive and difficult to enforce. It was noted that this should be changed to indicate “for single family residences.”

Discussion regarding Page 5 #3 Parking area reservation. All off-street parking areas shall be reserved and used for automobile parking only, with no sales, dead storage, repair work, dismantling or services of any kind on residential dwelling lots and residential districts. It was noted this would apply to all locations.

Ms. MacNeal noted Page 3, Section 5 - areas with residual parking area. She indicated that some wording was added to reflect that if a contractor wanted to use alternate surfacing methods in residual parking areas that they would need to obtain a maintenance agreement. She further explained that the intent is to indicate that in certain circumstances if there are peak seasonal parking or peak times for parking, that with the approval of the plan they could get specific approval for parking in a residual parking area.

She also noted some confusion on Page 6 - #6 - “Outdoor parking space and the approaches thereto shall be paved with concrete or bituminous surface.” And then in Section 9 (c) “Alternative surfacing methods may be utilized in the residual areas as long as there is a maintenance agreement.” Discussion was held if alternative parking surfaces should be permitted for the entire parking lot. Concern was expressed that it would have potential for people to abuse it. It was decided that present guidelines should be for alternative paving for overflow residual parking areas only, with possibly expanding the guidelines in the future as paving technology factors offer more advanced alternatives which are economically feasible.

Discussion was held regarding Page 7 #15 regarding dimensions for angled parking. Mr. Luciani and Mr. Swomley will go over the dimensions to assure their accuracy.

B. Subdivision and Land Development Ordinance

A comprehensive discussion was held in regards to the criteria an applicant needs to meet in order to determine when a plan is ready to present to the Planning Commission. This was in an effort to assure that a plan had fulfilled the outstanding items needed before it was presented to the Planning Commission.

Discussion included the following viewpoints:

- Enlist a policy that when a plan is presented as a briefing item that would indicate the start of the 90-day time frame. If there are many outstanding items a time extension must be requested from the developer or a recommendation can be made that it be forwarded to the Board of Supervisors with recommendation of denial.
- Advise the applicant that the Ordinance states that a plan will not be considered duly submitted until it is presented to the Planning Commission.
- Possibly list a minimum of 7 items that must be completed before the plan can be presented to the Planning Commission to include traffic study, environmental impact study.
- Possibly use the verbiage “substantial revision” in the review letters to reflect that the plan is incomplete.
- Ms. MacNeal suggested that she meet with Mr. Baugh and Mr. Luciani to determine the requirements for applicants to present plans to the Planning Commission and review the wording of the Ordinance in this regard.

Ms. MacNeal noted from the January minute’s two small revisions that she would make and email to the Board for review. Also on Page 4 Item #6 she noted there was a change to private streets - in the previous draft it was shown that private streets were not being allowed. After Staff’s consideration it was agreed that private streets could be included provided they conform to the same standards as public streets and the same general requirements apply.

Mr. Maciejewski called for a motion.

MR. MEYERHOFF MOVED THAT THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REVISION BE APPROVED AND PRESENTED TO THE TOWNSHIP BOARD OF SUPERVISORS AFTER REVIEW BY THE SOLICITOR. SECONDED BY MR. STETS. MOTION UNANIMOUSLY PASSED.

A presentation was made by Mr. Luciani and Kristina Wentz, E.I.T. of First Capital Engineering on Municipal Separate Storm Sewer Systems.

6. ADJOURNMENT

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 8:00 P.M.

Respectfully submitted,

Secretary

/ses

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
JANUARY 15, 2004**

MEMBERS:	Alan Maciejewski, Chairman	Present
	Larry Stets	Present
	Randy Meyerhoff	Present
	Mark Robertson, Secretary	Present
	Mark Swomley	Present

ALSO PRESENT: James Baugh, Director of Community Development
John Luciani, First Capital Engineering
Stacey MacNeal, Solicitor
Susan Sipe, Stenographer

1. CALL TO ORDER:

A. Pledge of Allegiance

Mr. Maciejewski, Chairman, called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

2. ELECTIONS AND APPOINTMENTS:

A. Election of Officers

Mr. Stets presented the following slate of officers for 2004:
Chairman - Alan Maciejewski
Vice Chairman - Lawrence Stets
Secretary - Mark Robertson

**MR. ROBERTSON MOVED TO ACCEPT THE NOMINATIONS. MR. MEYERHOFF
SECONDED. MOTION UNANIMOUSLY PASSED.**

**B. Motion to prepare a new Comprehensive Plan, Zoning Ordinance, Subdivision and Land
Development Ordinance and Storm Water Management Ordinance for consideration by
the Board of Supervisors.**

Mr. Baugh stated that review and revision of the Comprehensive Plan would take place mid-year. The Township would like to use the same firm that is consulting to do the zoning ordinance and the other ordinances that go along with the comprehensive plan. Mr. Baugh stated that a committee would be formed in the upcoming weeks to begin planning the schedule. He indicated that the motion needed to come from the Planning Commission because in the case of a zoning ordinance it must initiate with the Planning Commission.

Chairman Maciejewski called for a motion.

**MR. STETS MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS
THE PREPARATION OF A NEW COMPREHENSIVE PLAN, ZONING ORDINANCE,
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND STORM WATER
MANAGEMENT ORDINANCE. SECONDED BY MR. ROBERTSON. MOTION
UNANIMOUSLY PASSED.**

C. Representative for Comprehensive Plan ad hoc Committee

Mr. Baugh stated the Committee is seeking a representative from each of the Boards and then will appoint other individuals throughout the Township with varying backgrounds to provide input. Mr. Maciejewski volunteered to serve on the Committee.

3. ACTION ON THE MINUTES:

A. DECEMBER 18, 2003

MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF DECEMBER 18, 2003 AS AMENDED. MR. STETS SECONDED. MOTION UNANIMOUSLY CARRIED.

4. BRIEFING ITEMS:

Mr. Baugh stated that all of the consultants present were informed that if they had any revisions as a result of this meeting, the deadline for submitting them to him or Mr. Luciani was January 27. Staff will discuss any revisions at their meeting on February 10.

A. SD-03-16 Kissling Property

Tom Conley, LSC Design

Mr. Baugh stated the proposed subdivision is located at 4055 Trout Run Road in an Open Space District. The property consists of 140 acres and lies along the Codorus Creek, between the creek and Trout Run Road. One house exists on the property at 4055 Trout Run Road in Hellam Township. The entire property is forested and lies in East Manchester Township, Springettsbury Township and Hellam Township. The purpose of this subdivision is to create 4 lots of the parent tract. Lot 1, located in Springettsbury Township, will remain open space and be attached to other lands of Mr. and Mrs. Kissling. Lots 2 and 3, located in Hellam Township, are individual lots. Lot 2 will encompass the existing home, outbuildings and pool located at 4055 Trout Run Road. Lot 4, located in East Manchester Township, will remain open space and be attached to other lands of the Starview Sportsman's Association. No new buildings or improvements are proposed. This item is presented as a briefing item only. Mr. Baugh further explained that the subdivision is creating 4 lots with 2 of the lots in the same plan, yet merged into one, so the end result will be only 3 lots.

Mr. Conley reviewed the plan with the Commission, pointing out the access drives and right of ways.

It was noted that the applicant is requesting a waiver for environmental impact study.

B. SD-03-17 Nancy Ness

William Davis, Site Design Concepts

Mr. Baugh stated the Nancy Ness subdivision is located at 1965 Shulton Drive and consists of two lots, located in the R-3 Low Density Residential District. The subdivision is to relocate a property line between the two parcels and will make Parcel 107 (Lot 1) smaller. The existing property line between Parcels 107 and 117 will be moved north, making Lot 1 smaller and creating Lots 2 and 3. The new Lot 2 will include a driveway that is currently located on Lot 1. Lot 1 will be a vacant residential wooded lot. Lots 2 and 3 will be combined to create one lot and will contain the existing single family detached dwelling and, therefore, the overall effect is to create two lots. This item is presented as a briefing item only.

Mr. Davis indicated they have addressed several of the comments that Mr. Luciani noted. Mr. Davis stated that he had plans available that show the revisions to the plans.

Mr. Luciani referred to one outstanding issue concerning the relocation of the driveway. He noted that the initial builder built the house on the property line which required them to obtain the adjoining lot. Consequently, by moving the property line two conforming lots were created so the current driveway will need to be moved.

Mr. Davis inquired about the note on the plan to move trees for the site distance, if the driveway needed to be done while the current owner is still in possession of the property, or could it be done when the title is transferred. Mr. Luciani stated it would be done before the plan is recorded.

C. LD-03-11 Nefra Printing

David Morgan, Rettew Assoc.

Mr. Baugh noted that Nefra Printing is located at 3433 East Market Street. Property consists of .88 acres and is located in the Commercial-Highway District. Nefra is an offset printing facility that also provides quick copy services. The business currently has retail, office and production space located within the existing building. The purpose of this plan is to expand the building with a 5219 square foot addition. The addition will provide additional retail, office and production space for the growing business. This item is presented as a briefing item only.

Mr. Morgan indicated that the applicant had submitted an application to the Zoning Hearing Board for two variances that came about due to the Staff meeting several weeks ago. He noted the two variances involve a situation where the plans show the proposed improvements to the building as part of the expansion of the building. They are on the east side of the existing building, and they encroach into the eastern side yard set back. Mr. Morgan stated the Ordinance requires a variance because they are actually encroaching on the property line to an existing residential use. They initially believed it was a residential zone, but discovered it was a commercial highway zone. However, there happens to be house there that is rented; therefore, they will need to obtain a variance for that encroachment.

Mr. Morgan indicated the second variance would be for landscape coverage on the property. He noted they are working with an existing non-conforming lot which is less than an acre. He noted they are improving the green space in front of the building and adding a buffer planting to the rear yard area. However, the Ordinance requires 15% landscape plantings on the site and they came up with 12.9%. Mr. Morgan noted that although there are a few other spaces available to do landscaping, they would not serve any purpose and it is in an area where trucks would be maneuvering, so the landscaping would be damaged.

Mr. Maciejewski suggested that the applicant check into the buffer requirement from the residential home.

Mr. Morgan indicated that a drawing of the addition would be submitted with the revised plans.

Mr. Maciejewski stated he would want to see the fire chief's comments relative to the configuration of the parking lot.

Mr. Morgan noted that the lighting plan would also be submitted.

Mr. Morgan stated that the width of the driveway is 22 feet. They plan to widen the current driveway and the only access will be on the west side.

D. SD-03-18 Kingswood Estates

James R. Holley & Assoc.

Mr. Baugh stated that Kingswood Estates is located at the southwest corner of Kingston Road and Edgewood Road, R-2 Medium Density Residential District. Parcel 92A is 13.8 acres and is currently vacant land, approximately 60% wooded with moderate to steep slopes. Parcel 92 is 14.2 acres and is occupied by one single-family residence, primarily open with scattered trees with moderate to steep slopes. It is proposed to subdivide Parcels 92 and 92A into 53 single-family detached dwelling lots ranging in size from 12,000 square feet to 41,400 sq ft. The existing single family dwelling on Parcel 92 will occupy 1 of the 43 lots. Each lot will be provided with public water and sanitary sewer service, as well as underground electric, telephone and TV service. This item is presented as a briefing item; however, the applicant requested the following waivers:

- 407 Curb and 408.1 Sidewalk - Staff does not recommend granting this waiver. A sidewalk is currently located within 1200 feet of the area and this section of sidewalk would contribute to a continual sidewalk system for the entire corridor.
- 502(c) Street Widths - Staff recommends granting of this waiver. The proposed widths of Kingston and Edgewood Road are consistent with existing conditions.
- 502(j) Cul-de-sac length - Staff recommends granting this waiver. Staff has requested that the applicant eliminates access to Edgewood Road due to safety concerns, and the applicant has agreed. The elimination of this access has contributed to the length of the cul-de-sac.

Mr. Holley stated there are steep slopes shown on the plans, which are shaded darker than the rest of the plan. In that area, in accordance with the zoning ordinance, they have enlarged the lots above the minimum. In order to allow the size home that is proposed in the rear of those lots there are retaining walls which are shown on the plan. These will be the block type of structural retaining walls and they will be put in when the original improvements are put in. The developer does not plan on building himself, he has selected Ryan Homes to purchase all the lots and build the homes. Mr. Holley stated they have met all the requirements in the steep slope area and by doing the grading the way it was proposed they believe everything should work.

Mr. Maciejewski questioned how the plan addressed the steep slopes and roadways with grading as opposed to the last plan. Mr. Luciani stated that upon discussion at Staff meeting the structure was satisfactory as long as they adhere to the building code. He noted the walls would be substantial and pointed out that this was an undisturbed site and from a design standpoint it was easier for an engineer to design a retaining wall on an undisturbed site.

Discussion was held regarding:

- The requirements for leveling areas at the intersections.
- Stormwater issues, which included seepage pits.
- Recreation area - Mr. Holley indicated they will be meeting with the Recreation Board and are planning to request to utilize the facilities of an existing park in the northeast quadrant of Kingston Road, near the middle school. Discussion was held regarding how this would impact traffic in relation to pedestrian safety at the intersection.

Mr. Holley noted in response to a question about the sidewalks that they are putting sidewalks in along Kingston Road all the way down to Edgewood Road to join the existing sidewalk. He noted the waiver is only for sidewalk along Edgewood and stated that a note would be put on the plan that within 6 months of notice of Springettsbury Township, the property owner would be required to install it.

Mr. Baugh reiterated that the reason Staff did not recommend this waiver was due to a safety issue since there isn't any place for a pedestrian to go from that intersection on that side of the road. He also

noted that some of the sidewalks would be located a substantial distance from houses and down a substantial slope which would be difficult for the homeowner to maintain.

Discussion was also held regarding the length of the cul-de-sac, which is 800 feet.

Chairman Maciejewski called for a motion on the waiver for §407 Curb and §408.1 Sidewalk.

MR. STETS MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS THAT THE WAIVER REQUEST FOR §407 CURB AND §408.1 SIDEWALK BE DENIED FOR SD-03-18 KINGSWOOD ESTATES. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY PASSED.

Chairman Maciejewski called for a motion on the waiver for §502 (c) Street Widths.

MR. STETS MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS THAT THE WAIVER FOR §502(C) STREET WIDTHS BE GRANTED FOR SD-03-18 KINGSWOOD ESTATES. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY PASSED.

Chairman Maciejewski called for a motion on §502.(j) Cul-de-sac length.

MR. STETS MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS THAT THE WAIVER FOR §502.(J) CUL-DE-SAC LENGTH BE GRANTED FOR SD-03-18 KINGSWOOD ESTATES. MR. SWOMLEY SECONDED. DISCUSSION WAS HELD REGARDING THE RATIONALE FOR GRANTING THIS WAIVER WHICH WAS DUE TO THE FACT THAT STAFF REQUESTED THE APPLICANT TO ELIMINATE ACCESS TO EDGEWOOD ROAD DUE TO SAFETY CONCERNS. THIS CONTRIBUTED TO THE LENGTH OF THE CUL-DE-SAC. MOTION UNANIMOUSLY PASSED.

E. SD-03-02 Motter Tract

Tom Conley, LSC Design

Mr. Baugh stated that the purpose of this plan was to combine lots 1A and 1B of the parent tract to form Lot 1 as shown on the plan. Lot 2 is the remaining area of the parent tract. There will also be a proposed drive installed on Lot 1 that accesses East Market Street. The tract is located at 3900 East Market Street and is zone I: Industrial and R-2 Medium Density Residential. It is presently being used for agricultural purposes. The proposed land uses are Industrial for Lot 1 and Residential for Lot 2. Lot 1 will be approximately 42 acres and Lot 2 will be approximately 76 acres. This item is presented as briefing item only, however the applicant requested waivers:

- §304 Preliminary Plan - Staff recommended granting this waiver. Further reviews will be required for individual commercial lots in the future. This subdivision creates a separate lot needed for subdivision o the residential phase of the project.
- §502.(j) Cul-de-sac Length - Staff recommended granting this waiver. The extension of the cul-de-sac would facilitate any future connection with Stoneridge Road. The additional length provides no additional lots.
- §408.1 Sidewalks - Staff recommended granting this waiver only for the western side of the drive. There are no proposed access points to the facility currently located on that side of the drive.
- §502.(c) Street Widths - Staff recommended granting of this waiver. This area represents a fractional portion of Locust Grove Road. The proposed width is consistent with existing conditions.

It was noted that the reason Staff recommended granting the waiver only for the west side of the drive was because of Fincor which is an existing facility and all of their access points are on the west side of the building.

Mr. Luciani noted that there are a number of outstanding traffic issues on the plan. He noted one issue that caused a delay was stormwater that was flooding a home along the railroad tracks. They have now erected Jersey barriers which provide sufficient conveyance to get the water from the railroad tracks down to the property.

Mr. Conley referred to Sheet PP1 which shows they are building a canal capable of conveying 1100 CFS that would go across Market Street.

Mr. Maciejewski asked if there were any questions regarding the waiver requests. Hearing none he called for a motion regarding the waiver request for §304 Preliminary Plan.

MR. ROBERTSON MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER FOR §304 PRELIMINARY PLAN FOR SD-03-02 MOTTER TRACT. SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY PASSED.

Chairman Maciejewski called for a motion regarding the waiver request for §502(j) Cul-de-sac length.

MR. ROBERTSON MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER FOR §502(J) CUL-DE-SAC LENGTH FOR SD-03-02 MOTTER TRACT. SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY PASSED.

Chairman Maciejewski called for a motion regarding §408.1 Sidewalks.

MR. ROBERTSON MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION WAIVER FOR SD-03-02 MOTTER TRACT, §408.1 SIDEWALKS ON THE WESTERN SIDE OF THE DRIVE WITH THE ADDITION OF A SIX (6) MONTH NOTE ON THE DRAWING. SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY PASSED.

It was clarified that on the sidewalk waiver the modification was to eliminate it entirely on the west side. The applicant would be required to install it on the east side which would also be subject to the six-month note.

Chairman Maciejewski called for a motion regarding §502 (c) Street Widths.

MR. ROBERTSON MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF §502 (C) STREET WIDTHS FOR SD-03-02 MOTTER TRACT. SECONDED BY MR. MEYERHOFF. MOTION UNANIMOUSLY PASSED.

E. SD-03-11 Gary Wesner

Byron Trout, Gordon Brown & Assocs.

Mr. Baugh noted that the plan was not in the packet sent to the Planning Commission members, since it was an addition, however copies were distributed at the meeting. Mr. Baugh stated this is a subdivision along Ridgewood Road which creates three lots. The applicant is here to obtain clarification. He is requesting several waivers:

- §304 Preliminary Plan - Staff recommends granting this waiver. This is a three-lot subdivision. Considering the preliminary and final requirements simultaneously should not create a problem.

- §502 Street Widths §407 and 408.1 Sidewalk and Curb, §411 Landscaping and Buffer Yards §412 Street Lights - Staff does not recommend granting these waivers. Sentry Woods and Springetts Oaks have widened the road and installed sidewalk and curb. The Ness Property has curbing along Ridgewood and the trees on the applicant's property are not near the road. Sentry Woods has street lights. Complying with these sections would be in keeping with the characteristics of the general area.

Concerning a question about curbs, sidewalks and street lighting, Mr. Trout stated that the properties to the east are unlikely to be developed and because of existing drainage, curbing will accentuate the storm water run off into an existing channel that would cause environmental degradation.

Mr. Maciejewski stated he had concerns about this development in regards to the curbing situation with drainage now going across the road onto the field.

A lengthy discussion was held regarding the drainage area along Ridgewood Road and the storm water situation.

Chairman Maciejewski called for a motion regarding the waiver request for §304 Preliminary Plan

MR. MEYERHOFF MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER FOR §304 PRELIMINARY PLAN FOR SD-03-11 GARY WESNER. SECONDED BY MR. STETS. MOTION UNANIMOUSLY PASSED.

Chairman Maciejewski called for a motion regarding the waiver request for §502(c) Street Widths.

MR. MEYERHOFF MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS DENIAL OF THE WAIVER FOR §502 (C) STREET WIDTHS FOR SD-03-11 GARY WESNER. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY PASSED.

Chairman Maciejewski called for a motion regarding the waiver request for §407 and 408.1 Sidewalk and Curb.

MR. MEYERHOFF MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS DENIAL OF THE WAIVER FOR §407 AND 408.1 SIDEWALK AND CURB FOR SD-03-11 GARY WESNER. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY PASSED.

Chairman Maciejewski called for a motion regarding the waiver request for §411 Landscaping and Buffer Yard.

MR. MEYERHOFF MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS DENIAL OF THE WAIVER FOR §411 LANDSCAPING AND BUFFER YARD FOR SD-03-11 GARY WESNER. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY PASSED.

Chairman Maciejewski called for a motion regarding the waiver request for §412 Street Lights.

MR. MEYERHOFF MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS DENIAL OF THE WAIVER FOR §412 STREET LIGHTS FOR SD-03-11 GARY WESNER. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY PASSED.

5. ACTION ITEMS:

There were no items for action.

6. OLD BUSINESS:

A. Parking Ordinance Review

Mr. Baugh indicated that Ms. Belen could not be present due to illness. He stated the revisions to the Parking Ordinance would be sent to the York County Planning Commission for an informal review and recommendations. After receiving those recommendations they will be forwarded to the Planning Commission members prior to the next meeting for review. Mr. Baugh noted that most of the changes recommended from the last meeting were made. He noted they are having difficulty developing the alternative paving solutions, as to how they can be maintained. Mr. Luciani and Ms. MacNeal will meet to work on the language and criteria for a maintenance agreement in order to allow an alternate paving solution.

Discussion was held regarding the possibility of allowing parking on grass for overflow parking situations on a limited basis.

Discussion was held regarding intensity factors for parking space requirements for new development and how to maintain an even level that is not too stringent. Mr. Baugh addressed the rationale of having two parking requirements - one for new development and one for redevelopment. He noted that a hidden use of the intensity factor could benefit a developer in gaining a variance to limit the number of parking spaces required.

Mr. Baugh also noted that one of the long-term goals they will discuss when beginning work on the comprehensive plan is the area of Mt. Zion to the Hellam Township Line. He referred to a form of zoning called "Form Based Zoning", which encourages building up as opposed to out. Mr. Baugh expressed the need to find incentives for developers to buy multiple small parcels.

It was noted that the following changes suggested from the December Planning Commission Meeting still needed to be addressed:

- Trade / business schools needs to be the same as hospitals, hotels and motels having parking spaces for staff.
- Parking of 1 commercial vehicle up to 1 ton - Clarify that it is load carrying capacity.
- Stall length of 19 feet. It was clarified the stall length was accurate because of the 45 degree angle of the back out.

Discussion was held regarding #10 – lighting concerning the need to add the word commercial or single family dwelling

Mr. Baugh indicated they are also trying to establish a requirement for limiting number of cars parked in driveways.

7. NEW BUSINESS:

A. Subdivision and Land Development Ordinance Review

Mr. Baugh stated that due to confusion concerning the definition of a cul-de-sac and some procedural items in the Subdivision and Land Development Ordinance, the Township has asked that the ordinance be reviewed and revised. He referred to revisions suggested by the township engineer and the Planning Commission solicitor.

Ms. MacNeal indicated that the addition to the packet was Section 5 adding Design Standards to streets relating to access to subdivision as well as private streets.

Mr. Baugh stated this review was also the result of discussions with the Staff regarding the cul-de-sac in the Kingswood Subdivision. The staff discussed the fact that if direct access was not allowed for a lot onto an arterial or collector then it would force them to put in a cul-de-sac. They discussed the safety issues with direct access roads in a subdivision.

Mr. Luciani indicated that he added a provision to state that a deed of dedication of private streets shall not be accepted by the Township until such said streets are upgraded to the then current specifications and standards for public streets, with the upgrading cost to be borne by the Developer and/or current owners.

Mr. Maciejewski referred to Section 2 “A plan will be considered duly filed with the Township after it has been received by the Planning Commission after receipt and is found to contain substantially all of the information required by the Ordinance....”. He stressed this provision needs to be adhered to by the Planning Commission, in order to eliminate plans being presented incomplete before the Planning Commission.

Section 4 Item D “At a public meeting the Board of Supervisors shall render a decision on the Plan and communicate its decision to the applicant....” Suggested adding the words “in writing”.

Section 5 Item 1 under Cul-de-sac and Loop Street “ Permanent cul-de-sac and loop streets are not allowed when a through street is feasible”. It was noted this should stated “as determined by the township engineer”, so that it is not an arguable point.

Discussion was held regarding cul-de-sac length.

“Additional Items for Consideration” - Maximum cul-de-sac length – “lengths in excess of 600 feet, a secondary point of access **must** be provided.” The use of the word “must” was questioned.

B. Informational - Mr. Baugh indicated that Manchester Township / North York Borough Proposed Comprehensive Plan was received and is available for review and comment.

8. ADJOURNMENT:

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 8:50 P.M.

Respectfully submitted,

Secretary

/ses