

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
JANUARY 15, 2015**

MEMBERS IN

ATTENDANCE: Alan Maciejewski, Chairman
Mark Swomley
Charles Stuhre

MEMBERS NOT

IN ATTENDANCE: Mark Robertson
Charles Wurster

ALSO IN

ATTENDANCE: Trisha Lang, Director of Community Development
John Luciani, First Capital Engineering
Christopher King, Solicitor
Sue Sipe, Stenographer

1. CALL TO ORDER:

A. Pledge of Allegiance

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

2. REORGANIZATION

Mr. Swomley presented the following slate of officers for 2015:

**Alan Maciejewski, Chairman
Mark Robertson, Vice Chairman
Charles Wurster, Secretary**

**MR. SWOMLEY MOVED TO APPROVE THE SLATE AS PRESENTED. MR. STUHRE
SECONDED. MOTION UNANIMOUSLY CARRIED.**

3. ACTION ON THE MINUTES

A. DECEMBER 18, 2014 – The minutes were tabled.

4. BRIEFING ITEMS – None

5. ACTIONS ITEMS

A. LD-14-06 – Candlewood Suites

James Snyder, Snyder, Secary & Assocs.

Project Narrative: This plan involves the development of a vacant lot located at the current stub of Saturn Way. This street was originally designed as a public street that would potentially extend across the adjacent lot and out to Memory Lane. The applicant has already obtained relief from the Zoning Hearing Board to exceed the maximum permitted length for a hotel.

Plan Background: This project was previously presented to the Planning Commission at their meeting on October 16, 2014 and again on December 18, 2014.

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

1. SALDO ARTICLE IV Section 289-13.A Plan Scale. The applicant is requesting that the plan be permitted to be drawn at a scale of 1"=30' rather than the 1"=50' or 1"=100' which are the only options permitted by the ordinance. The lot is approximately 4 acres in size and the larger scale allows the plan to be placed on a single sheet in a legible manner.
2. SALDO ARTICLE VI Sections 289-41.K.3 and 289-41.K.6. Provision of a turnaround for cul-de-sac/loop streets and maximum length of cul-de-sac/loop streets

The following outstanding items may be considered conditions of approval:

ADMINISTRATIVE ISSUES

The applicant has acknowledged the need to comply with the following before recording the plan:

1. Provide a copy of all existing and proposed agreements that will address O&M issues for all shared infrastructure as well as any infrastructure that will be the sole responsibility of Candlewood Suites.
2. SALDO (§289-12.A.2.g) Final plans; procedure. Applicant shall submit a letter stating that a sediment and erosion control plan has been approved by the York County Conservation District.
3. SALDO (§289-12.C) Final plans; procedure. Applicant shall provide financial security estimate to be reviewed for the required guarantee for completion of the proposed improvements and provide the required surety.
4. SALDO (§289-12.L) Final Plans; procedure. Applicant shall pay to have the plan recorded in the Office of the Recorder of Deeds of York County within 90 days of plan approval.
5. Provide all required seals and signatures.
6. SALDO (§289-12.M) Applicant shall provide all information and revisions to comply with the conditions of approval established by the Board of Supervisors prior to recording the plan.
7. SALDO (§289-35.E.2.) Landscaping and buffer yards. Applicant shall make arrangements acceptable to the Township for the property's long-term landscape maintenance.
8. SALDO (§289.13.A) Final plans; specifications. Applicant shall submit the plan on Mylar for recording in addition to submitting a pdf of the approved plan.
9. Provide a sanitary sewer planning module.
10. Provide copy of document controlling access and responsibility for maintenance of the private street serving the proposed lot.
11. Provide a copy of all agreements that address O&M issues associated with the multiple easements (sanitary sewer, storm drainage, and storm water management) as well as the access that is shown as existing on the site.
12. SWMO (§281-23)The landowner/developer shall be responsible for providing as-built plans of all SWM BMPs shown on the approved plan. Such plans shall be consistent with all criteria established in §281-23.A-D

DESIGN ISSUES

The applicant has disputed the applicability of items 13 & 14 and requested modifications related to items 15& 16.

13. SALDO (§289-42.A, B) Demonstrate that the required distance is provided for all turning movements at all street, access drive, and driveway intersections. The applicant has only addressed the intersection of Saturn Way and North Hills Road.
14. Provide sealed retaining wall design calculations and plans from a qualified design professional for all walls over 4' in height. The applicant has indicated that the developer does not intend to submit this information until the building permit stage

15. SALDO (§289-41.K) Cul-de-sac and loop streets. The terminus of Saturn Way is more than 850' from the intersection with North Hills Road. Now that the street has no potential to be extended, this becomes a permanent cul-de-sac/loop street and may not exceed a distance of 600'. The previous plan provided a 50' Right-of-Way across lot #3 to allow a future connection to Memory Lane. The present proposal is to abandon that right-of-way. The applicant has requested a modification of this requirement. See discussion below.
16. Dead end streets shall be provided a turnaround at the closed end. If the Board decides to grant a waiver of the requirement for a turnaround, it is recommended that the pavement in the parking lot meet street pavement standards. The applicant has submitted a modification of this requirement. See discussion below.

TRAFFIC IMPACT ASSEMENT COMMENTS

The applicant disputes the applicability of all traffic comments listed below:

16. The level of service at the AESYS access drive is F. The Township considers this a failing level and mitigation must be provided. The applicant has suggested that the westbound lane has a LOS E which the Township regulations does not define as a failing level of service and therefore no mitigation is required.
17. The AESYS access drive requires PennDOT reclassification due to the increased volume. The applicant has indicated that the traffic volume does not exceed the criteria and therefore no reclassification is necessary.
18. The queues on south bound North Hills Road at Industrial Highway are between 198' (50th percentile) and 293' (95th percentile) in the PM peak hour. These queue lengths prevent vehicle access to the south bound left-turn lane and create a situation that encourages vehicles to cross through the gore-striped area to enter that lane. The gore-striped area is intended as access to businesses on the west side of North Hills Road and the through traffic creates potential for accidents. As the property owner's [LCBC] modification of the intersection spawned the aforementioned situation, the property owner shall provide a satisfactory safety improvement to the intersection. The applicant has responded that no improvements are required or proposed.

Mr. Snyder summarized the findings from the December meeting. He noted the issues and comments centering around the access driveway resulting in an agreement that the applicant submit a waiver request relative to the removal of the cul-de-sac, which was submitted. Mr. Snyder indicated that the comments and final plans were also submitted and have been reviewed with several administrative items remaining.

It was unclear as to whether an easement on the property was offered for dedication. There is a graphical representation across the property noted on the plan. A subsequent plan that LCBC submitted shows a planned storm water detention basin underneath that has now been constructed. Ms. Lang indicated she agreed with the assumption that it was not offered for dedication. She noted there is no cartway there so there is nothing to offer, it was simply a reservation of the right of way as a potential future extension of the cul-de-sac. If the cartway was ever built then it would be offered for dedication. The area was called out as an easement for future extension so the Township and the applicant were in agreement there was the potential for future extension.

The Planning Commission requested that the Township Solicitor review it to determine what has been documented in that regard.

Discussion was held regarding a modification on the length of the cul-de-sac exceeding 600 ft. Mr. Snyder noted the removal of the turnaround resulted in the waiver request which was discussed at the last meeting.

Mr. Snyder indicated they show turning templates that enable an emergency vehicle to get in and out of the hotel site. The removal of the loop at the end of the cul-de-sac was to provide an alternate easement through their site and back through the LCBC site to provide the mechanism to replicate the circulation. He affirmed their pavement structure will be substantial and will support a fire truck.

Clarification of the issue was approval of a cul-de-sac to be longer than 600 ft. It was noted this is actually a roadway that ends in a parking lot requiring an easement through the parking lot, resulting in the additional amount required for an emergency vehicle turn around.

Ms. Lang stated part of the reason the length of the cul-de-sac becomes a question is because currently there is the potential for an extension making the cul-de-sac temporary which has a different standard than if it is permanent. So as long as they leave that potential for extension, it can be measured by the higher number as a temporary stop. She noted the applicant has assured the ability to have the same control currently in regards to the extension across their lot to access Memory Lane. The only reason this issue of the length of the cul-de-sac came into question is because they proposed to remove that. If they keep it, it could still qualify as a temporary.

Discussion was held regarding the traffic study prepared by TRG and the traffic flow on North Hills Road and surrounding area as it relates to the peak hour traffic.

Mr. Snyder stated they are adding four cars out of the AESYS driveway during the peak hour traffic going south on North Hills Road,

Mr. Bailey from LCBC confirmed the driveways are controlled by constables who direct traffic prohibiting left turns out of the AESYS driveway during the 2 hour peak time on Sunday morning.

It was determined that the question of the easement needs to be established in order to make a decision on the cul-de-sac. It was also determined that pending the question on the easement, there would be an agreement to provide an easement which would be defined and recorded on the plan.

Chairman Maciejewski opened the floor for public comment.

Mr. Mike Snyder - Deininger Road

Mr. Snyder indicated he has An auto repair business at 200 North Hills Road which is across from the hotel and LCBC property. He noted numerous traffic issues over the past several years since Rutter's was built several years prior. He stated he attended several road meetings at which time PennDOT and the Township were in consultation to make improvements in that area which have not been accomplished.

Mr. Luciani indicated he is aware of the proposed modifications, noting the plans have not yet been implemented.

Discussion was held for options on addressing the waivers and the plan. It was determined that additional time was needed for the applicant to work with Township Staff to address outstanding issues. It was noted the deadline for the application is February 19. Due to the timing of the Board of Supervisor meetings it was requested that the applicant consider allowing a time extension.

The Planning Commission tabled the plan with an agreement from the applicant to grant a time extension to February 28, and if necessitated by weather related issues causing a cancelled meeting, they would agree to grant an additional time extension.

6. ZONING & WAIVER RECOMMENDATIONS – None

7. OLD BUSINESS

A. Review of resource list associated with draft of delay of demolition regulations.

Ms. Lang provided the latest listing of the 100 most historically significant sites and structures, as well as information from the 1860 map of the Township. She noted the existing resources discussed at the Historic Forum in October 2013, and included pages from the comp plan showing the Township's interest in updating historic resources, the resources map and enhancing historic preservation protection. The comp plan also noted what authorization the MPC provides to do some of the things that were discussed in regards to the demolition ordinance to use for future reference. She introduced Mr. Smith who is the current chairman of the Historic Preservation Committee. She noted the list was originally provided in 2001 and had not been looked at since then. It has now been updated, not only in terms of identifying the resource but also identifying why it is important in Springettsbury history.

Mr. Smith provided a background of how the list was determined which started in the 1980s. He noted when the list was put together the requirements were based from a list of criteria that the Board of Supervisors and the Historic Preservation Committee agreed to as to what constitutes placement in the categories. The list has been revised and upgraded as to who are the current owners. Mr. Smith indicated they intend to send out letters to the owners of these properties to determine who wants to be included on the list. In regards to the delay of demolition, he noted they have an agreement which is not yet in writing that they have 30 days to document the property currently if a demolition permit is submitted. He noted they are proposing it be 90 days.

Ms. Lang determined from the Board of Supervisors that in addition to lengthening the time available to tear it down, they also wanted to include criteria that would provide an alternative in order to retain the property rather than tear it down. She noted she has applied that in the draft ordinance prepared.

A discussion was held on deed restrictions and how that would apply.

Ms. Lang indicated they intend to develop a map showing the location of the properties and will update the list several times a year.

Discussion was held regarding the idea to hold workshops in the community to invite property owners to engage them in this process. It was suggested to announce it in the Springettsbury periodical as an introduction.

In terms of proceeding with the proposed ordinance, Ms. Lang suggested in following direction from the Board, moving forward with confirming interest in the list of 100 before considering the demolition delay ordinance again. The Planning Commission agreed and also recommended it be announced to the public before moving forward with the changes to the ordinance.

Mr. Smith read the letter that will be going out to the current property owners on the list.

8. NEW BUSINESS

A. Traffic Report

Mr. Luciani reported that the Township has been contemplating implementation of a traffic control device which PennDOT has been using called Adaptive Signal Control. Mr. Luciani presented a video that explained the concept, which uses cameras to memorize traffic movements for 30 days to determine the gaps and then programs the signals to respond accordingly to those traffic movements

Mr. Luciani indicated that currently they are proposing to install it on Route 30 from Kenneth Road to North Hills Road and possibly on Market Street.

Discussion was held regarding the potential to install the device on the Mt. Zion Road corridor.

9. ADJOURNMENT

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 8:30 P.M.

Respectfully submitted,

Secretary

/ses