

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
JANUARY 17, 2019**

MEMBERS IN

ATTENDANCE: Tim Staub, Chairman
Mark Robertson
Charles Stuhre
Paula Musselman
James Tanzola

ALSO IN

ATTENDANCE: John Luciani, First Capital Engineering
Jessica Fieldhouse, Community Development Director
Raphael Caloia, Assistant Planner
Shane Rohrbaugh, Solicitor
Sue Sipe, Stenographer

1. CALL TO ORDER:

A. Pledge of Allegiance

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

2. REORGANIZATION

MS. MUSSELMAN MOVED TO RECOMMEND THE FOLLOWING SLATE OF OFFICERS FOR 2019:

**CHAIRMAN – TIM STAUB
VICE CHAIRMAN – MARK ROBERTSON
SECRETARY – CHARLES STUHRE**

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY PASSED.

3. ACTION ON THE MINUTES

A. DECEMBER 20, 2018

MR. STUHRE MOVED FOR APPROVAL OF THE MEETING MINUTES OF DECEMBER 20, 2018 AS PRESENTED. MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

Attorney Charles Courtney, McNees, Wallace & Nurick
Mike Carroll, Penn National Gaming
Tom Englerth, Site Design Concepts

A. Sketch Plan - Penn National Casino

Ms. Fieldhouse stated there has been no formal submission at this time to the Township. The next formal process is the conditional use. Penn National and their representatives are seeking feedback from the Planning Commission prior to formal submittal.

Att. Courtney stated they are working on the conditional use application. They are seeking the Planning Commission's input as well as the Board of Supervisors prior to final submission. He provided an update noting from a licensing standpoint they had a hearing last year and there are several Category 4 licenses that are under review by the Gaming Control Board.

Mr. Carroll stated they are in full design of the project and propose to have schematic design in mid-February. They are currently in conjunction with the landlord working on a tenant separation package relating to the first and second floor of the mall. They anticipate completing their contract of selection process by the end of February and are working towards completion of the conditional use package.

Mr. Englerth reviewed the site plan. He pointed out the three parcels on the mall site, and the 5 existing entrances – two on Pleasant Valley Road; one at each end of the mall; one on the southwest corner of the site which he indicated will be modified. There is another full service access further east on Whiteford Road, as well as the main entrance on Mt. Zion Road with the signal. He reiterated the location of the casino is the Sears Store on the far west end.

Mr. Englerth reviewed the existing conditions and site plan. He noted they are proposing minor changes to the building. The lower parking lot, which was the main entrance for Sears will not change in size but the layout of the parking will be reconfigured, due to the new entrance that will be installed. He referred to the existing islands which are landscaped and have trees. They will be removing the islands and putting in new islands with new landscaping however trees will not be planted.

He pointed out on the plan the proposed changes to the building. There is a 2900 sq. ft. access enclosed stair and elevator tower which they are planning for the right hand side of the building, which will provide access from the other parking lot on the Whiteford Road side. That will be built over the existing retaining wall which will remain in place. Attached to that will be a porte-cochere which will allow pick up or drop off. It will be covered and have several lanes with one-way traffic.

In regards to a question regarding buses entering the site, Mr. Englerth indicated they are not providing for buses. It was noted there is specific requirements for bus parking. Mr. Englerth stated they will not have bus parking. Ms. Fieldhouse indicated the reasoning for that is because this is a Type 4 mini casino which is less a destination for larger outside areas – more for local traffic. The assumption for the applicant is providing for buses, would be few and far between. It was pointed out that assisted living facilities may bus residents to the casino. Mr. Englerth indicated that type of bus is not an issue, since they would drop off passengers and come back for them. For that type of transportation they have accounted for on the upper level. He noted there is plenty of access and a drop off.

Mr. Englerth pointed out on the north side there is a small area they will be redeveloping for MEP

area. The loading dock will remain.

In regards to the entrance, Mr. Englerth indicated they are limited in space so they are proposing to make the exit a right-in, right-out with two lanes. They will straighten out the ring road which will provide more room to come in at a 90 degree angle with the ring road coming from the east to allow them better site distance and vision. It will operate the same as far as vehicles stopping coming in and out. There will be a two way stop.

Discussion was held regarding the right-in, right-out. Mr. Englerth stated they are working through that with the traffic impact study process.

Mr. Englerth indicated there will be lighting and security cameras on the poles. The parking lot will be monitored.

Att. Courtney discussed the landscaping plan for the site, noting one of the requirements for the conditional use is perimeter landscaping. The mall is presently landscaped all the way around, so they are doing some site landscaping for aesthetics. They are not planting trees in the parking lot, based on the need for good sight line to provide security on the poles.

Ms Kubach addressed the building elevations. She noted their goal is to enhance the existing mall façade utilizing paint over the existing brick. They propose keeping the existing concrete block base and adding decorative efface cornice to articulate their portion of the building. The colors are in keeping with the Hollywood Casino theme and brand. However, they will also coordinate with the existing façade of the mall. The mechanical equipment on the rooftop will be screened. The finish is adding efface to articulate architectural details. They propose adding a stone base around the columns of the efface and adding blue tile. The signage will be pin-mounted internally illuminated. They propose using low level lighting for up lighting and pedestrian walkways. They are adding glazing at the porte-cochere and at the second floor vestibule entrance to add natural light.

Att. Courtney referred to the signs noting they are larger. There are three types of signs. They anticipate placing monument signs at four of the five access points. The monument signs are 10 ft. high by 20.5 ft. wide, double-sided approximately 205 sq. ft per side. They will identify the casino, possible the mall. It will be internally illuminated. The second sign is the Hollywood Casino wall sign. One of the signs will be placed on each of the three facades of the building. All are the same size – 210 sq. ft. each, 7 ft..x 30 ft. – internally illuminated. There is also a pylon sign which has three larger panels. They anticipate the mall will be identified on the sign. Base to top it is 75 ft. the sign area is 30 ft. x 36 ft. – internally illuminated. The sign is double sided, 1060 sq. ft. each side. He showed on the plan the proposed locations for the signs. Sign A is a monument sign along Mt. Zion. Sign B is the second monument. There are two C's – one on the southwest entrance and one at the southeast entrance. The façade signs are identified on the plan. He pointed out the pylon signs locations on the map.

In regards to the location of Sign D it was recommended that a visual survey be done due to the height of the terrain which may result in the 75 ft. sign not being high enough.

Att. Courtney addressed the tree modifications for the planting islands. He noted the ordinance requires one tree for every 12 spaces. Security cameras will be in the parking lot and as part of that they do not want to have trees that can potentially obstruct visibility.

Att. Courtney indicated they will be requesting a waiver which will not be part of the conditional use process, due to the stairwell being put in which is 2900 sq. ft. Since they are expanding an

existing building, technically it is land development and so they will be asking for a waiver of land development.

Ms. Fieldhouse stated a formalized list will be developed by Staff of any land development process issues to be reviewed by the township solicitor and given both to the Planning Commission and the Board of Supervisors.

4. ACTION ITEMS - None

5. WAIVER RECOMMENDATIONS - None

6. OLD BUSINESS

Comprehensive Plan Update

Ms. Fieldhouse indicated they are currently working on a demographic analysis from a population housing and economic standpoint. She is looking for feedback from the articles she provided in December to the Planning Commission. She announced a Steering Committee meeting, Wednesday, January 23, at which time McMann & Associates will provide several speakers to discuss targeted aspects of the transportation plan.

7. NEW BUSINESS - None

8. ADJOURNMENT

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

Respectfully submitted,

Secretary

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