

**SPRINGETTSBURY TOWNSHIP  
CONDITIONAL USE HEARING**

**FEBRUARY 10, 2022  
APPROVED**

The Springettsbury Township Board of Supervisors held a Conditional Use Hearing on Thursday, February 10, 2022 at 6:00 p.m. at the offices of York Area Fire and Rescue located at 50 Commons Drive, York, PA in person and by Zoom technology.

**ATTENDANCE:** Mark Swomley, Chairman  
George Dvoryak, Vice Chairman  
Charles Wurster, Assistant Secretary/Treasurer  
Don Bishop (via Zoom)  
Robert Cox

**ALSO IN**

**ATTENDANCE:** Mark Hodgkinson, Township Manager  
Charles Rausch, Solicitor  
John Luciani, Civil Engineer  
Dori Bowders, Director of Administrative Operations  
Teresa Hummel, Director of Finance (via Zoom)  
Dan Hoff, YAUFR Chief (via Zoom)  
Abby Gibb, Communications Manager  
Jean Abrecht, Stenographer

**1. CALL TO ORDER**

- A. Cu-2021-0006 – Conditional Use Application to Allow Multiple Tenant Retail Building within the Eastern Boulevard Plaza, 2424 Eastern Boulevard

**SWOMLEY** Chairman Swomley opened the Conditional Use Hearing. He stated the purpose of the Hearing was for a Conditional Use Application to allow a multiple tenant retail building within the Eastern Boulevard Plaza, 2424 Eastern Boulevard.

**RAUSCH** Solicitor Rausch provided guidance for the Conditional Use Hearing with instructions for the Stenographer, witnesses, the Applicant’s testimony, and time for the Board to ask questions. In addition, time would be made available for Public Comment. Solicitor Rausch invited Attorney Stacey MacNeal to speak.

**MACNEAL** Attorney MacNeal indicated she was present representing the Applicant, Josh Georg, who will present testimony.

**RAUSCH** Solicitor Rausch swore in Josh George.

**MACNEAL** Attorney MacNeal provided copies of the Conditional Use Application for the Board members indicating there would be no additional exhibits. They expected to review the plans and photographs that are part of the application.

**RAUSCH** Solicitor Rausch noted that the application would be marked as Exhibit #1.

**MACNEAL** Attorney MacNeal provided questions for the Applicant Josh George. For the purpose of these Minutes, the points are summarized.

- Location of the project: 2424 Eastern Boulevard/Eastern Boulevard Plaza
- Zoning of the property: Mixed-Use with Town Center Overlay.
- Access points: Four – Haines Road, Eastern Boulevard and two on Kingston Road.
- Widths of access points in conformance with TCO: Haines Road, 35 ft; Eastern, 40 ft; Kingston, 25 and 35 ft.
- Onsite landscaping: some landscaped islands in parking lot plus around perimeter of property
- Interior parking lot lighting: light standards in main parking lot plus smaller lights
- Sidewalks: Existing along Haines Road and Eastern Boulevard sides
- Impervious coverage: 87% approximately
- Project Plan: proposes a 9,200 sf building, stand alone, retail, L-shaped building
- Associated portion to be redeveloped according with Town Center Overlay
- Building developed, construct sidewalk, grass strip, public plaza with TCO
- Parking: Per Township Ordinance and Zoning Ordinance to be more spaces than required between building and street
- Access drives stay the same; adequate with traffic circulation and parking
- Sidewalk improvement: Proposed 8-ft wide along Eastern Boulevard with grass strip
- Setback requirements: Meeting all minimum and maximum setback requirements; setback from adjacent property: 10 ft, side yard is 0
- Building setback: Minimum 18; maximum 50. Upper left corner is proposed to be on 50-ft mark; upper right corner is 42 ft.
- Lot coverage: Under 87%
- Pedestrian network: Primary entrance on north side; access to other tenant spaces.
- Proposed refuse area: southside of the building opaque screened away from roadway
- Loading area: small and also screened from street
- Signage: attached on building above each potential tenant spaces
- Parking lot lights: Review of photometrics during Land Development process; additional lighting in accordance with minimum and maximum height 15 to 18 ft for parking lots/TCO
- Benches: Two benches in the Public Plaza area
- Landscaping: screening and buffering; also in redeveloped parking lot area; reduction of existing impervious (about 1%) to add trees and shrubs to parking area.
- Plaza area includes 560 square feet

- Rooftop equipment: screened with architectural features.
- Front and street side of exterior of the building: 34% transparent or translucent materials.
- Façade finish in column-like appurtenance to provide definition; designed canopies

**COX** Mr. Cox questioned whether the existing sidewalk around the property is four-five foot wide vs. the proposed eight-foot wide sidewalk.

**GEORGE** Mr. George responded that the eight-foot wide sidewalk is proposed to be around the redeveloped project, not around the entire property.

**WURSTER** Mr. Wurster questioned whether there is a reason why the property owner would not want to spruce up the sidewalk that surrounds the perimeter.

**COX** Mr. Cox noted that the sidewalk is in bad condition. Mr. Cox questioned whether there is a walking designation where a pedestrian can safely transfer from one shop to another without walking through a drive aisle.

**GEORGE** Mr. George responded that there is an opportunity to place a painted aisle through the parking area to accomplish that.

**SWOMLEY** Chairman Swomley brought forward a Plan Summary for the project with Design Concerns and Deficiencies containing 20 items. He asked if Mr. George had a copy.

**GEORGE** Mr. George responded that he had not seen it.

**LUCIANI** Mr. Luciani stated that it was provided to the Planning Commission. They had asked if a restaurant went in this strip center, whether it could be used for outdoor dining, which would involve moving the Public Plaza closer to the building. Mr. Luciani did not believe that could be done as it is out along the sidewalk area. In addition, he noted that the Town Center Overlay requirement requires sidewalks along Eastern Boulevard that are eight-feet wide. It does not say only in front of the store, rather around the site. Along other township roads, it requires a five-foot grass strip and five-foot sidewalk. The existing conditions don't meet that, so those are some of the deficiencies that were pointed out in the review.

**GEORGE** Mr. George noted that their intention was to focus this on a development area, which was not intended to be a complete overhaul of the shopping center.

**LUCIANI** Mr. Luciani indicated that the application that came in said that they're not asking for any waivers. He noted any deviation from the Town Center standards would require a formal Waiver Request.

**COX** Mr. Cox asked for the name of the current owner is.

**GEORGE** Mr. George responded it is an entity called MDRE Equities, or MDRE Eastern Plaza LLC based in Timonium.

A lengthy discussion surrounding sidewalks continued and main points are summarized:

- There are existing sidewalks, some of which need repair. They are open to repairing/restoring damaged sidewalks.
- The Board expressed the need to provide new sidewalks around the perimeter
- There would be a significant cost structure for this small project.
- There are existing utility poles and other sign relocations that need to happen.
- During Land Development process a six or nine-month note for sidewalk around the perimeter could be attached to the plan.
- Signs in the middle of the current sidewalk deter anyone in a wheelchair.
- Town Center Overlay needs to be implemented on the entire parcel.
- Site can hold additional construction; could be accomplished in a multi-phased project as additional constructions are completed.

**SWOMLEY** Chairman Swomley stated that the Conditional Use Hearing should be continued.

**GEORGE** Mr. George noted it is difficult from their perspective, with coming to a meeting but not provided with the same information the Board has and be expected to be able to make a decision immediately about something and lose time simply because they weren't provided all the documentation.

**RAUSCH** Solicitor Rausch stated that the Hearing could be reconvened to a specific date and time.

**Consensus of the Board is to reconvene to February 24, 2022 at 6:30 p.m.**

**WURSTER** Mr. Wurster encouraged the engineer and attorney to continue to work forward. He indicated he liked the plan that is a good reuse of vacant land. It is a good retail addition to the Town Center, as well as to that part of the area that is being cultivated as retail. He looked forward to a solution that works for all parties.

**COX** Mr. Cox agreed and noted that it is an underutilized piece of property. This is a great use for it. He wanted to see it done the right way, which can help the Township, as well as the owners of the Plaza.

**RAUSCH** Solicitor Rausch questioned whether the issue is only sidewalks or some overall Town Center Overlay.

**WURSTER** Mr. Wurster noted that the Board wants to be in agreement as to what the Land Development Plan will be relative to the issues the Applicant had not seen.

**MACNEAL** Attorney MacNeal indicated they will review all the documentation and how items were handled in other situations.

**HODGKINSON** Mr. Hodgkinson commented that other things missing are street lights and public benches in addition to the sidewalks.

**RAUSCH** Solicitor Rausch noted he would send the documents to her.

**SWOMLEY** Chairman Swomley announced that the Hearing will be continued until February 24<sup>th</sup> at 6:30 p.m.

**2. NEW BUSINESS**

There was no New Business.

**3. PUBLIC COMMENT**

There was no Public Comment.

**4. ADJOURNMENT**

The Conditional Use Hearing was continued at 6:52 p.m.

Respectfully submitted,

Doreen K. Bowders  
Secretary

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