



**SPRINGETTSBURY TOWNSHIP PLANNING  
COMMISSION MEETING**

**February 15, 2024**

**6:00 PM (Via Zoom & In-Person)  
1501 Mount Zion Road**

**1. CALL TO ORDER**

- Pledge of Allegiance

**2. REVIEW AND APPROVAL OF MEETING MINUTES**

- January 18, 2024, Minutes

**3. BRIEFING ITEMS**

- LD-2024-0001 – **3420 East Market Street P/F LDP**
  1. Modifications/Waivers Requested
    - a. Section 289-10 – Preliminary Plan
    - b. Section 289-13.A – Plan Scale
    - c. Section 289-13.A(23) – Contour Intervals
    - d. Section 289-26.B.– Installation of Concrete Monuments
    - e. Section 289-25 – Vertical Curb with 8” Reveal
    - f. Section 289-35. C&D – Type II Buffer yard along Eastern Boulevard
    - g. Section 281-13.B(2) – 50% Reduction in Post Development Runoff Rate in the 25, 50, & 100-year Storm Events
  2. Specific Design and/or Standards as described in the PC Plan Summary for the Land Development Plan

**4. ACTION ITEMS (Action items may be tabled)**

- LD-2023-0001 – **Memory Lane Apartments – 1737 Memory Lane Extended**
  1. Modification/Waivers Requested
    - a. Section 289-10 – Preliminary Plan
    - b. Section 289-13.A – Plan Scale
    - c. Section 289-31 – Curbs and Gutters
    - d. Section 289-31 & C&M Specifications – Curbing Height 6” rather 8”
    - e. Section 289-32– Installation of Sidewalks on Both Sides of Street

- f. Section 281-15.B.1(J) – Maximum Basin Side Slopes of 4:1
- g. Section 281-15.C(3) – Loading Ratios for Basins of 5:1 Impervious and 8:1 Total
- h. Section 289-21 – Traffic Impact Study (new)
- i. Section 289-41.J(4) – Requiring Slopes no steeper than 50% within 25 feet of the Right-of-Way (new)

- 2. Specific Design and/or Standards as described in the PC Plan Summary for the Land Development Plan – PC recommended approval of the modification/waivers requested and conditional approval of the LDP at their January 18, 2024, meeting. Potential action only on the two (2) additional modifications/waivers requested.

- CU-2023-0002 – **Shiny Shell Carwash**

- 1. Modification/Waivers Requested
  - a. Section 289-35.C – Landscape Buff Yard Requirements
  - b. Section 281-12.A(2)(b) – Volume Controls
  - c. Section 281-13.A – Rate Controls
  - d. Section 325.199.C – Main Building Setback along East Market Street
  - e. Section 325-200.G(1) – Entrance Orientation of Public Building
  - f. Section 325-200.G(3) – Translucent/Transparent Materials – 25% Minimum on Each Story Below Roofline
  - g. Section 325-202.C(6) – Clear Sight Triangle
  - h. Section 325-204 – Public Plaza
  - i. Section 325-205.B(1) – Street Tree Planting Location
- 2. Specific Design and/or Standards as described in the PC Case Summary for the Conditional Use Master Plan

- SD-2023-0002 – **Preliminary Druck Valley Road Subdivision Plan**

- 1. Modification/Waivers Requested
  - a. Section 289-11.B – Plan Sheet Size
  - b. Sections 289-12.C, 289-12.D, & 289-25 – Construction Materials Specifications specifically, RCP Pipe Used in Street Cartway
  - c. Section 289-41.A(6) – Subdivision Shall Have at Least Two Access Points
  - d. Section 289-41.K(6) – Cul-de-sac Length of 600'
  - e. Section 281-15.C(3)(a) – Maximum Impervious Loading Ratio of 5:1
  - f. Section 281-15.C(3)(b) – Maximum Total Loading Ratio of 8:1
- 2. Specific Design and/or Standards as described in the PC Plan Summary for the Subdivision Plan

## 5. Modification/Waiver Recommendations

**6. Informational** - A pending joint BOS and PC meeting will be held in March and/or April to review the draft Springettsbury Township Comprehensive Plan.

**7. New Business**

**8. Other Business**

**9. Adjournment**