

**SPRINGETTSBURY TOWNSHIP  
PLANNING COMMISSION  
FEBRUARY 21, 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. ACTION ON THE MINUTES**

**A. JANUARY 17, 2019**

**MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF JANUARY 17, 2019 AS PRESENTED. MR. TANZOLA SECONDED. MOTION UNANIMOUSLY CARRIED.**

**3. BRIEFING ITEMS**

**Sketch Plan – York County Pleasant Acres Subdivision**

Jason Wolf, C.S. Davidson

Ms. Fieldhouse stated the subdivision has not yet been formally submitted to the Township. Township requirements specify installing curbing and sidewalks along Pleasant Acres Road. She indicated the County is requesting a modification for curbing and sidewalk since there are utilities that run along the street and in addition they developed up to the property line. There are chillers for the nursing home and large mature trees which would not survive the addition of sidewalks. There are also elevation issues with utilities poles. She stated the County is requesting to install curbing and sidewalk n Heindel Road which runs through the nursing home lot and the private drive. They will realign Heindel Road with the connection being from Pleasant Acres Road to Concord Road. She noted they are looking for feedback from the Planning Commission. They

have already received feedback from McMann & Associates with regards to pedestrian transportation. McMann does want to see the sidewalks on Pleasant Acres Road.

Mr. Wolf stated they are looking for the Planning Commission's input on the sketch plan for a two-lot subdivision. He noted the two-lot subdivision institutionalizes the condominium plan that has already been completed. They are not proposing any new construction. He noted they will be requesting some modifications of ordinance requirements that may be difficult to construct on this site, one being the sidewalk and curbing on Pleasant Acres Road. He noted the pedestrian circulation being put in place will constitute improvements. He described where the subdivision is taking place on the two lots.

Mr. Wolf reviewed the conceptual circulation plan where they intend to place sidewalks. He noted areas that show a continuous walkway on one side of the roadway to make the connection from Pleasant Acres to Concord Road. As part of that they will be re-aligning Heindel Road which goes around an existing house. He noted close to the connection to Concord Road they will also be replacing existing culvert. This is because they need to widen Heindel Road at that end so will have to widen the culvert and in addition will bring the sidewalk across.

It was recommended the applicant review the possibility of installing curbing on Pleasant Acres Road as part of the conveyance system. It was noted at this time no issues have been reported.

**A. LD-2019-01 / CU 2019-02 2841 Taco Bell**

Michael Lardi

Joe DiPasquale, Summerwood Corp.

Ms. Fieldhouse indicated the developer is proposing to redevelop the Taco Bell site and the Gyro Express which entails tearing down the existing Taco Bell and build a brand new store and tear down Gyro Express and build a two unit retail center for which the concept currently is for a sub shop on one side and a phone store on the other. She noted the plan has going through initial reviews with Staff and the township engineer. No issues were identified. The Zoning Hearing Board granted a variance for the amount of parking for 56 spaces.

Mr. Lardi provided photos of the prototype for the Taco Bell. He noted there will be 66 seats in the building as well as seating outside. They are improving vehicular circulation within the site. They re-oriented the building to line up with the western property line which will improve the stacking by providing a better bypass lane. There will be an 8 ft. sidewalk along Market Street. They have pedestrian access cutting across the escape lane to the outdoor seating area and the main entrance. Concerning the access points, Mr. Lardi indicated there is the main driveway on Market Street. They closed up the access at the site of the trash enclosure which is open to the shared access drive between Giant and Taco Bell. They are keeping the access drive at the bottom of the site and using access along the easement connecting Memory Lane to the shared access way with Giant. The easement will be re-aligned to conform to the new site geometry to allow better circulation. The driveway on Memory Lane to which that easement connects is unaltered and has the same medians, same porkchop and dimensions. They made it a 90 degree angle at the Memory Lane intersection.

Mr. Lardi pointed out on the northern portion of the site is the multi-tenant building, which they are referring to as T-Mobile and Jersey Mike's.

Mr. Lardi noted they were made aware the Township would have preferred to have the building

backed up to Memory Lane to provide zero frontage. As was explained in their narrative, they have several large underground utilities traversing their site which were not visible in the original survey. Consequently, the position of the multi-tenant building was placed as close to Memory Lane as they are able to get it without having to move a 12” and 6” water main. He pointed out they were able to re-align the parking area, adding a trash enclosure as well as adding three new raingardens – one in the north corner, one in the center between the two uses and one in the large lawn area behind the Taco Bell freezer.

Mr. Lardi pointed there is drainage on the site with no storm water management. With this plan they will be collecting and treating stormwater and providing rate controls which will have plantings to supplement the site.

Mr. Lardi pointed out on the photo their landscape concept. He indicated they have requested relief from compliance for shade trees along the street, but rather add the shade trees internally throughout the parking lot. They will also add shrubs and seasonal flowers around the Taco Bell. He noted they received comments from the township engineer which they will address.

The following discussion was held:

- A question was raised regarding the route for trash pickup. Mr. Lardi indicated the trash pickup truck can come from either Market Street or Memory Lane driveway. The applicant will be the owner/operator and they have private haulers. He noted they will look at their plans to make sure they are able to access the dumpsters.
- Providing a low screening to keep vehicle headlights from shining onto Market Street.
- A question was raised about the access point close to the intersection at Market Street. It was suggested that one of the two entrances be removed, preferably the driveway closest to Market Street..
- A question was raised regarding having one trash location for both the Taco Bell and the adjacent tenants. Mr. DiPasquale stated the tenants will require their own trash enclosure. He noted there may be two separate trash haulers. .
- Discussion regarding where vehicles going through the drive-through would park if food would need to be delivered to the vehicle. Mr. Lardi stated they would pull into a parking space in front. There is no designated space.
- Question about plans for parking spaces for mobile app ordering and pickup. Mr. DiPasquale, stated although this may occur in the future there are no designated spaces.
- Question on stormwater conveyance. Mr. Lardi indicated when the raingarden fills up it will be conveyed from the site with interconnections with MOD Pizza.

Ms. Fieldhouse indicated there is a conditional use hearing scheduled with the Board of Supervisors on March 28. When the plan comes back to the Planning Commission on March 21 will be looking for action on the conditional use and depending on where the land development potentially that as well.

**B. LD-2019-02 / CU 2019-01 2841 East York Apartments**

Joshua George, Snyder, Secary & Assocs.

Jon Seitz, TRG

Ms. Fieldhouse stated the site of the lot is behind Wendy's, Arby's and next to Mister Clean Carwash. The applicant is proposing to construct two 16 unit, two story apartment buildings facing each other with the appropriate parking and stormwater management. She pointed out on the plan the existing access lane through the site allowing vehicles to enter off North Northern Way, drive along the access drive to get to Wendy's and Arby's and then back out onto East Market Street. She noted that Mister Clean Carwash is using a large portion of the site that is not currently utilized.

Ms. Fieldhouse stated a Staff meeting was held and they are waiting on four more comments from the township engineer's office.

Mr. George stated the East York Apartments are two 16 unit buildings in a over/under style – a unit on the first floor and a unit on the second floor of each building. He noted around the site is developed with mostly commercial and retail type uses. It is zoned Mixed Use and the development proposed is the only residential development permitted. The site is served by public water and public sewer. Stormwater management will be provided via an underground stormwater management facility in the parking lot, which will tie into the existing storm drain system in Northern Way. There is an existing stormwater discharge system in the area with a small swale and they will be discharging into the swale.

Mr. George indicated they will provide pedestrian connectivity from Northern Way into the site to allow pedestrians to walk to surrounding businesses. The walkway will connect to the public plaza and then the sidewalk continues to the other surrounding sidewalks.

Mr. George provided a rendering of the buildings.

In regards to vehicular access, Mr. George stated there are two access points – Market Street and from the south Northern Way.

Ms. Fieldhouse referred to Lt. King's memorandum regarding the issues. She indicated she talked to the township solicitor about the existing issues with the Mister Clean Carwash. She noted there is an access agreement in place which the township solicitor will review. She noted the applicant can develop this site. The issues with this access are being created by the Mister Clean carwash. Essentially, Mister Clean Carwash will need to abide to the agreement to prevent access issues. The township solicitor indicated it is a civil issue between the two lot owners.

Mr. George stated the developer is under the same constraints. The carwash has an easement that is very clearly defined and only gives them the right to use the portion of the property directly behind their building. He pointed out they have no easement that allows them to park or circulate into their property.

Ms. Fieldhouse relayed the concern of the Staff and the township solicitor that this is a permitted use and they are meeting the requirements. .

Mr. George stated one of the other considerations here is that the use they are proposing is the least intensive traffic generator of any possible use on this property.

Mr. George indicated in regards to guest parking there will be 6 to 8 guest spaces out of the total parking provided.

It was pointed out there is no green space for recreation for children.

Solicitor Rohrbaugh stated the owner has the right to use the property however he wants. It will be a civil issue between the two parties to amicably work out or with the courts. He will review the access agreement with Solicitor Rausch..

Mr. Seitz of TRG stated he provided a trip generation letter for the development. He noted putting 32 apartment units in this location is most likely the least intensive traffic use for this area as compared to surrounding businesses. In regards to the township engineer's recommendation for a traffic study for AM/PM and Saturday he noted it has been his experience that no Saturday traffic study has been necessary.

Ms. Fieldhouse relayed her concern that although a traffic study would identify all existing issues which are a problem in the surrounding area, she did not believe that legally they could require the applicant to fix existing issues. She noted once the applicant submits a waiver to the traffic study it will be sent to the township engineer and the township solicitor

- 4. **ACTION ITEMS - None**
- 5. **WAIVER RECOMMENDATIONS - None**
- 6. **OLD BUSINESS – None**
- 7. **NEW BUSINESS**

**Discussion: Inclusion of Light Assembly in Commercial Highway**

Ms. Fieldhouse indicated Staff is envisioning light commercial assembly in the Commercial Highway district. This is due to a request from an entity looking for an appropriate place for an assembly facility to repair broken iPhones. She noted this is not a heavy industrial use but rather a more lighter assembly. They would need appropriate parking requirements. She indicated currently this type of use would be allowed in the industrial areas, but the use itself is not very industrial.

Discussion was held as to how frequently these types of technologies for this type of a use would be coming into the township and what are the most appropriate areas. It was noted that this type of use could be housed in a commercial property that is currently sitting vacant. .

Discussion was held regarding developing a map which highlights vacant commercial property in the acceptable districts. Ms. Fieldhouse indicated they are already working on an opportunities map that Staff has put together. Discussion included pointing out local opportunities available at this time.

**8. ADJOURNMENT**

**CHAIRMAN STAUB ADJOURNED THE MEETING AT 7:40 P.M.**

Respectfully submitted,

Secretary  
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