

**SPRINGETTSBURY TOWNSHIP
PUBLIC HEARING**

**FEBRUARY 22, 2018
APPROVED**

The Springettsbury Township Board of Supervisors held a Public Hearing on Thursday, February 22, 2018 at 6:30 p.m. at the offices of Springettsbury Township located at 1501 Mt. Zion Road, York, PA.

MEMBERS IN

ATTENDANCE: Mark Swomley, Chairman
George Dvoryak, Vice Chairman
Kathleen Phan, Assistant Secretary/Treasurer
Blanda Nace
Charles Wurster

ALSO IN

ATTENDANCE: Benjamin Marchant, Township Manager
Charles Rausch, Solicitor
Teresa Hummel, Finance Director
John Luciani, Civil Engineer
Dennis Crabill, Environmental Engineer
Jessica Fieldhouse, Director of Community Development
Andy Hinkle, Manager, Information Systems
Jean Abrecht, Stenographer

1. CALL TO ORDER

SWOMLEY Chairman Swomley welcomed those present and called the Public Hearing to order. He stated the purpose of the Hearing was to discuss CU-17-03, the Conditional Use Application to Redevelop the Site and Construct a Restaurant with Accessory Parking at 2401 East Market Street.

2. NEW BUSINESS

A. CU-17-03 – Conditional Use Application to Redevelop Site and Construct Restaurant with Accessory Parking at 2401 East Market Street

FIELDHOUSE Ms. Fieldhouse introduced Joshua George, Snyder, Secary & Associates, to represent the plan.

GEORGE Mr. George stated that his purpose for this presentation was to discuss and ask the board's approval of a Conditional Use Application for a Proposed MOD Pizza Restaurant at 2401 East Market Street, the site of the former Hess Gas Station. He stated that the project will construct a 2,640 square foot restaurant with parking, access, landscaping and storm water management controls. The plan is located in a Town Center Overlay and involves approximately one-half acre. Mr. George provided additional details of the plan summarized as follows:

- PennDOT recommendations for access – Market Street entrance right-in only; Memory Lane access – existing median extended; driveway right-in/right-out.

- No Traffic Impact Study required. Moving forward to HOP process.
- One parking spot change relocated to northwestern corner of property; 26 parking spots.
- Planned turnaround spot to be striped and signed.
- Truck turning movements: Two separate ones including (a) small tractor-trailer coming in from Market Street; leaving on Memory Lane. (b) trash hauler come in from Memory Lane, head to the dumpster, execute a backup maneuver, head back to Memory Lane. Does not conflict with MOD business hours.
- Additional internal traffic circulation possible through option of connecting north to existing access between Gyro Express and back of Giant on Taco Bell property. Discussions on-going.
- Old 24-inch diameter storm water management pipe to be televised; will be replaced if deteriorated.
- Consideration to changing angle of curb to setback line to provide larger turnaround space.

3. PUBLIC COMMENT

There was no public comment.

4. ADJOURNMENT

SWOMLEY Chairman Swomley recessed the Public Hearing at 6:58 p.m.

CALL TO ORDER

SWOMLEY Chairman Swomley re-convened the Public Hearing for the Conditional Use of 2401 East Market Street.

MR. WURSTER MOVED TO GRANT CONDITIONAL USE APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:

MODIFICATION, SECTION 325-203 REDUCE THE EIGHT FOOT GRASS STRIP;

SECTION 325-202 A.5 REDUCE THE WIDTH OF REQUIRED FIVE TO EIGHT-FOOT WIDE GRASS STRIP ALONG MEMORY LANE;

SECTION 325-205-B PERMIT THE REQUIRED BENCHES TO BE LOCATED ALONG MEMORY LANE;

SECTION 325-206.A (1) REQUIRES THE PERIMETER LANDSCAPE BUFFER OF THREE FEET ALONG PARKING LOTS. THIS IS A 1.3 FEET FROM FACE TO CURB BUFFER AT THE NORTHERN END OF THE SITE;

SECTION 325-206.A(3A) REQUIRES PLANNING ISLANDS TO BE FOUR FEET WIDE. THERE IS A TWO-FOOT WIDE ISLAND LOCATED ALONG MEMORY LANE DRIVEWAY, AND ALSO SUBJECT TO ALL OUTSTANDING COMMENTS TO

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**BE ADDRESSED; AND ALSO, SUBJECT TO A NEW DRAWING SATISFACTORILY
REVIEWED BY TOWNSHIP OF THE DEFINED TURNAROUND SPACES SUBJECT
TO OUR CONVERSATION.**

MR. NACE WAS SECOND. MOTION UNANIMOUSLY CARRIED.

ADJOURNMENT

SWOMLEY Chairman Swomley adjourned the Public Hearing at 7:00 p.m.

Respectfully submitted,

Doreen K. Bowders
Secretary

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