

**SPRINGETTSBURY TOWNSHIP
CONDITIONAL USE HEARING**

**FEBRUARY 24, 2022
APPROVED**

The Springettsbury Township Board of Supervisors held a Conditional Use Hearing (continued from February 10, 2022) on Thursday, February 24, 2022 at 6:30 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)

MEMBERS NOT

IN ATTENDANCE: Robert Cox

ALSO IN

ATTENDANCE: Mark Hodgkinson, Township Manager
Charles Rausch, Solicitor
John Luciani, Civil Engineer
Randall Heilman, Director of Community Development
Dori Bowders, Director of Administrative Operations
Teresa Hummel, Director of Finance (via Zoom)
Dan Hoff, YAUFRR Chief
Abby Gibb, Communications Manager
Jean Abreght, Stenographer (Zoom)

1. CALL TO ORDER:

SWOMLEY Chairman Swomley called the Conditional Use Hearing to Order.

2. NEW BUSINESS

A. CU-2021-00006 – Conditional Use Application to Allow Multiple Tenant Retail Building within the Eastern Boulevard Plaza, 2424 Eastern Boulevard (continued from February 20, 2022)

SWOMLEY Chairman Swomley welcomed the attendees back for the Continual Use.

RAUSCH Solicitor Rausch stated that the same ground rules applied as were in place during the February 20th Hearing. This is a continued hearing, and everything is being recorded. He asked for updates that have been made to the plan to be presented.

MINNICH Attorney Paul Minnich was present on behalf of the applicant MBRE, Eastern Plaza, LLC. He noted Mr. George was present for the plan. He stated his partner, Attorney Stacey MacNeal had been present at the February meeting, but she is not available this date. He indicated that there had been some feedback, as well as some supplemental information made available by the board that was helpful in

terms of formulating some additional information. He asked Mr. George to explain the handout, marked Exhibit #2, the Plan.

GEORGE Mr. George stated that Attorney Minnich handed out a Supplemental Plan that had been prepared based on the discussion during the previous meeting two weeks prior. The exhibit contained information relevant to specific pole locations, guide wire locations, etc., and they requested it be in as conformity with the plan with some minor modifications as necessary based upon the conditions. The document contained five potential modifications for review.

- **Section 325-200F, Exterior Lighting** – The modification is to not provide the pedestrian pathway lighting along the sidewalk that is not in the area of the proposed construction; only lighting in the area of the building, the sidewalk and other portions of the site.
- **325-202.A(5) & 325-203 - Grass strip width that's along Haines Road and Eastern Boulevard** – The modification is to allow the sidewalk to be slightly adjusted in its location as necessary, to accommodate existing utility poles in consideration of the expense involved in relocation of the poles.
- **Section 325-205.C – Streetscape Elements – Street Trees** – Benches are planned in the area of the proposed building. This modification would allow for not placing benches along and adjacent to the other areas of sidewalk; i.e., not in other portions of frontage along Eastern Boulevard or Haines Road.
- **Section 325-206.A(1) – Perimeter Landscape Strip around Parking Lots** – There is significant parking to be used with this proposed building. The modification allows for keeping that parking lot as is; however, new landscaping is proposed in portions of the parking lot to be redeveloped as part of this project.

MINNICH Attorney Minnich stated that the information summarizes their perspective. There are some changes and attempted to keep them in proportion to changes to the Center. He offered to respond to questions.

SWOMLEY Chairman Swomley stated he appreciated their working with the board, especially on the condition of the sidewalks.

RAUSCH Solicitor Rausch asked whether there was anything else to be addressed.

GEORGE Mr. George responded that the Plan Summary covered a lot of land development related issues, as well as the Town Center Overlay Conditional Use issues. The modification requests focused on the Town Center Overlay Provisions, and most of those issues will be covered in land development.

LUCIANI Mr. Luciani stated that they made a good effort with the modifications. He mentioned that in their application it indicated there is a stormwater conveyance system built in the 50's. Whatever the developer might disturb, it is required to manage runoff from the disturbed area. During the Land Development Plan there will be some stormwater management for the disturbed area.

GEORGE Mr. George responded that they recognize the ordinance has provisions that would require clearing all the disturbed area as meadow per redevelopment conditions. They will do their best to comply with the requirements during the process. If there are further waivers or modifications for the stormwater management requirements, that will come as part of the Land Development process.

WURSTER Mr. Wurster questioned the perimeter landscaping and noted the removal of a tree. He asked whether it would be a net tree growth or the same.

GEORGE Mr. George responded there is one tree that must come down by the sidewalk; however, there will be additional landscaping in the parking lot islands and along the property frontage, which will be an increase as part of the project.

RAUSCH Solicitor Rausch questioned timing of the sidewalks and whether the intent is to do the sidewalks at the same time as the new development.

GEORGE Mr. George responded that the intent is to include the sidewalks as part of the Land Development Plan. They would be put in at some point during that process.

3. PUBLIC COMMENT

There were no public comments.

4. ADJOURNMENT

SWOMLEY Chairman Swomley closed the Hearing at 6:47 p.m.

Respectfully submitted,

Doreen K. Bowders
Secretary

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