

**SPRINGETTSBURY TOWNSHIP
PUBLIC HEARING**

**FEBRUARY 27, 2020
APPROVED**

The Springettsbury Township Board of Supervisors held a Public Hearing on Thursday, February 27, 2020 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
Charles Wurster, Assistant Secretary/Treasurer
Don Bishop
Robert Cox

ALSO IN

ATTENDANCE: Benjamin Marchant, Township Manager
Charles Rausch, Solicitor
Teresa Hummel, Finance Director
Jessica Fieldhouse, Director of Community Development
Dan Hoff, Chief, YAUFRR
Andy Hinkle, Manager, Information Systems
Jean Abreght, Stenographer

1. CALL TO ORDER

SWOMLEY Chairman Swomley called the meeting to order. He stated that the purpose for the Public Hearing was to discuss the Proposed Ordinance to Permit Adaptive Reuse to Mini Storage Facility as a Use By Right in the Town Center Overlay and Commercial Highway (CH) District.

2. NEW BUSINESS

A. Proposed Ordinance to Permit Adaptive Reuse to Mini Storage Facility as a Use By Right in the Town Center Overlay and Commercial Highway (CH) District

FIELDHOUSEMs. Fieldhouse presented a summary of the proposed amendment to Chapter 325 of the Township's Codified Ordinance of Zoning.

- Proposed is the addition of a new use called Adaptive Reuse to Mini Storage. This would allow the interior to any pre-existing, non-residential structure comprised of 70,000 square feet or more in the Commercial Highway and Town Center Overlay. This would be a use permitted by right and will expressly prohibit outdoor storage and truck rental of any kind.
- Background comments: Reviewed by Staff, Township Solicitor and Planning Commission with recommended approval. With changes it was sent to York County Planning Commission; recommended not to adopt as

it did not meet the goals of the Town Center Overlay or strengthen the retail core.

RAUSCH Solicitor Rausch commented that the mall was not initially in the Town Center Overlay. The Township had put that in the Overlay in order to have more control over the Casino operations and redevelopment of the 55 acres.

SNYDER Alex Snyder, Barley Snyder firm had several comments which are summarized:

- Retail market does not support big box retail stores.
- Board had been creative in finding alternate uses at the mall, such as the Casino and the gym.
- The proposed is high-end storage, which would not detract from the mall flow.

SWOMLEY Chairman Swomley commented that he had been reading of a decline in the use of climate-controlled, mini-storage on a national level. He did not think a mini-storage would bring traffic to the mall or promote any retail there.

CAMBRUZZI Blaze Cambruzzi, True Commercial Real Estate made several comments:

- Decline in the market is the result of new product coming on line.
- Anticipated demand shows current supply has a more than 300,000 square foot deficit.
- Ten mall anchor comparisons in Pennsylvania; five were purchased for storage.
- Mini-Storage would be on the back side of the mall; no direct exposure to highway.

COX Mr. Cox noted that he had been in commercial real estate for nearly 50 years. His biggest concern would be putting a solid wall on the mall side of the upper level and lower level, contributing to a lack of foot traffic. He asked if there would be opportunity for office space.

CAMBRUZZI Mr. Cambruzzi responded probably not; however, he thought CBL would be reworking the integral design pieces to create more lease-able area. The concept will be to construct something that will bring traffic into the mall. CBL is doing the leasing for the mall, and they have been very supportive of the mini-storage concept.

RAUSCH Solicitor Rausch commented that the Bon Ton is a separate parcel of the mall. He asked if that would have any impact.

CAMBRUZZI Mr. Cambruzzi responded that there is a lot line that includes seven and a half acres as opposed to just the building.

- COX** Mr. Cox asked about the plans for the parking space acreage.
- CAMBRUZZI** Mr. Cambruzzo responded that the parties are interested in conversion of the interior space to storage. Good planning and asset management might look at that as surplus land.
- WURSTER** Mr. Wurster questioned whether the seven acres could be converted into outdoor storage of RV's, etc.
- SNYDER** Mr. Snyder responded it would not be at this time. That type of ancillary activity is very marginal.
- FIELDHOUSE** Ms. Fieldhouse commented that the Staff's hope in designating the 55 acres as Town Center Overlay was that as redevelopment occurs, out parcels will be possible for which development of those outparcels can be dictated to increase walkability.
- SNYDER** Mr. Snyder noted that they viewed the mini-storage as a neutral flow. There is a need for it. In the future it might evolve into something different; however, it is an alternative to letting the structure sit empty.
- COX** Mr. Cox questioned whether W. P. Carey would be the actual developer of the storage space.
- SNYDER** Mr. Snyder responded that they are not. They have a list of parties they are working with; however, they have taken the tour of step up going through the process. They would be selling to a storage operator.
- WURSTER** Mr. Wurster stated that the township has had the precedence of having some redevelopment of existing industrial warehouse space in the township that were redeveloped into storage units. He thought this use would be consistent with that. An old, abandoned building will be redeveloped into a proper use. He expressed support for the Ordinance whenever it would come before the board for approval.
- SNYDER** Mr. Snyder noted that the second life of this building is better served to storage than an industrial building. He thought the use fit perfectly.

3. PUBLIC COMMENT

There were no public comments.

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4. ADJOURNMENT

SWOMLEY Chairman Swomley adjourned the meeting at 6:56 p.m.

Respectfully

Doreen K. Bowders
Secretary

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