

**SPRINGETTSBURY TOWNSHIP
CONDITIONAL USE HEARING**

**MARCH 14, 2024
APPROVED**

The Springettsbury Township Board of Supervisors held a Conditional Use Hearing on Wednesday, March 14, 2024 at 6:00 p.m. at the Municipal Complex, 1501 Mt. Zion Road, York PA in person and by Zoom.

MEMBERS IN

ATTENDANCE: Mark Swomley, Chairman (Zoom)
Charles Wurster, Assistant Secretary/Treasurer
Don Bishop (Zoom)
Bob Cox

NOT PRESENT: George Dvoryak, Vice Chairman

ALSO IN

ATTENDANCE: Mark Hodgkinson, Township Manager
Cory Dillinger, Acting Solicitor
John Luciani, Township Engineer
Randall Heilman, Community Development Director
Dori Bowders, Director of Administrative Operations
Nitza Sanchez-Bowser, Human Resources Director (Zoom)
Todd King, Chief of Police
Angel Diaz, HR Coordinator
Sue Sipe, Stenographer
Bethany Riley, Court Stenographer

1. CALL TO ORDER

Supervisor Wurster called the hearing to order and turned the meeting over to Solicitor Cory Dillinger.

Solicitor Dillinger stated the Condition Use Hearing applicant is Shiny Shell Carwash, Coldwater Development, LLC. The applicant is seeking a conditional use approval to construct a 5,174 sq. ft. automatic carwash to include 21 vacuum stations and a playground for children on approximately 1.96 acres located at 3021 East Market Street in accordance with §325-197.C.1 of the Springettsbury Township zoning ordinance.

Mr. Heilman stated a public notice was advertised on February 29, 2024 as well as March 7, 2024. The property was also posted to advise the public of the pending public hearing. He indicated the original application was received on November 14, 2023. It was presented to the Planning Commission on December 21, 2023 as a briefing item. It was re-presented at the February Planning Commission, at which time made a recommendation of approval was made for the modifications/waivers as well as the master plan presented by the applicant. A review letter was received from First Capital Engineering as well as a case summary provided to the Planning Commission and to the Board of Supervisors.

Solicitor Dillinger reported two members of the Board of Supervisors are present and two members are in attendance via Zoom.

Solicitor Dillinger stated the procedure for the hearing is the applicant will provide their evidence and witnesses. After each witness, the Board or any objector may cross examine, after which the Board may ask follow-up questions. Public comment will follow and after that the Board may deliberate and has the power to make a decision.

Solicitor Dillinger asked if any individuals are requesting party objector status, i.e., Standing status. It was noted there were no participants requesting Standing.

Solicitor Dillinger swore in all participants.

2. NEW BUSINESS

- A. CU-2023-0002 – Shiny Shell Carwash, 3021 East Market Street
Chris Koonz, Consulting Engineer, Pennoni Associates
Nick Ord, Developer

Mr. Ord stated he is with Shiny Shell Carwash and wanted to introduce the project and provide more background information about their company and their proposal.

Mr. Ord stated they are proposing to build a modern express fully automated carwash. He noted they are under contract to purchase the property at 3021 East Market Street, currently at the location of the Barnhart Inn. He provided renderings of one of their existing facilities, which he noted is a high-tech modern facility at which to clean vehicles. He described the operation of the facility providing the following information:

- Customers stay in their vehicle after going through a drive-through pay lane.
- They remain in their vehicles while going through the car wash.
- They can pull into the parking lot where each parking space has a central vacuuming system or drive away from the facility.
- License plate technology is used to identify vehicles who have signed up for a monthly membership.
- The vacuum stations offer added features such as microfiber towels, cleaners and compressed air as an aid to clean inside the vehicle.
- Trashcans are provided at each station.
- Automatic mat cleaners are available.
- Customers can pay a monthly fee for a membership which allows them unlimited use of the carwash during that month.
- A Members Lounge is located inside the facility offering sodas.
- A playground is proposed at this site.
- This is an owner operated facility. It is not a franchise.
- An advanced filtration and reclamation systems is featured with reuse up to 70% of water.

- Soaps and detergents are safe for sewer systems and pass-through multiple sediment filters.
- Hours of operation – 7:30 AM to 8:00 PM
- They partner with the community providing employment opportunities.

Mr. Ord described the flag-shaped lot pointing it out on the drawing and explaining the flow of vehicles with a flexible entrance.

Mr. Cox asked if there was an extra charge when using the materials at the parking stall. Mr. Ord stated it is included with the price of the car wash.

Mr. Cox asked about the cut-through before going through the pay station. Mr. Ord stated that is the “escape lane” so cars can leave if they change their mind.

Chairman Swomley asked if there were any other design elements for the building. Mr. Ord stated the orange and blue is typical of their brand and ties more in with retail uses.

Mr. Wurster asked about the location of the dumpster, the size and accessibility for pickup. Mr. Ord referred to the turn exhibits, noting Mr. Koonz will provide additional information. He noted the trash pickup will occur in the early morning or before closing.

Mr. Cox asked if there would be a tire wash and underbody cleaning of the vehicles. Mr. Ord explained the three wash packages which vary in price which all include that service.

Mr. Koonz provided background and indicated the plan shows a possible future expansion which at this time is not being pursued since they are waiting to see what traffic is generated to the site. He noted they will be designing the stormwater system to account for the possible expansion. Phase I parking will be 21 parking spots. With the expansion it would be 27 spots.

Waiver requests include:

§289-35.C – Landscape buffer yard requirements pertaining to the east side of the property along the Verizon site. Due to the limited space in that area between the curb and the property line. There is also an easement on their property line that services utilities to the Verizon site. At the request of the Planning Commission, they are proposing 20 ft. to allow more space for vehicles backing out. He noted they are still providing all required landscaping.

§325-199.C – Main building setback along the north side of East Market Street - In response to concerns about vehicle queuing in front of the site, they moved the building an additional 10 ft. to provide more queuing area in the front.

§325-200.G(1) – Entrance orientation of public buildings – Although the site geometry works well for a carwash design it requires a slight modification to waive having the front of the building facing East Market Street.

Chairman Swomley asked if there was a side yard setback requirement. Mr. Koonz stated there is no requirement for this zone. He stated they are 5 ft. from the setback on both sides.

Mr. Luciani confirmed there is no requirement for a side setback in the Town Center Overlay.

§325-200.G(3) – Translucent and/or transparent materials – 25% minimum on each story below the roofline. Mr. Koontz indicated with the building being made as slim as possible, the mechanicals were added on the back side to allow windows. With the tightness of the design, they can meet the 25% translucent material on the side facing East Market Street but on the front of the building along the parking stalls they are at 9.8%. They are asking for a modification of that requirement.

§325-202.C(6) – Clear sight triangle of 100 ft. – Mr. Koonz stated with the sight having more of a driveway, they will not have access to adjoining sites. There will also be a retaining wall on the left side of the building. They will need to raise a portion of the site to match the elevation on the Verizon side. They are requesting to have that modified to a 75 ft. clear sight triangle.

Mr. Koonz noted this will be a right-in, right-out driveway onto East Market Street. Upon discussion it was the consensus there were no safety issues. Mr. Koonz also indicated they are meeting the PennDOT safe distance requirements.

§325-204 – Public Plaza – Mr. Koonz indicated they will incorporate the public plaza as being part of the playground area in the back with benches, as well as landscaping and location of trash cans. Mr. Koonz indicated they are adding trees and bushes behind the playground along with landscaping to the rear of the property. The area will be lighted with the rest of the site.

§325-206.A(3)(a) – Planting Islands – Requesting a modification since they do not want to have plantings over top of the stormwater system and would shift trees and plantings to areas where they would fit in and not inhibit the ability of customers vacuuming their vehicles.

Mr. Bishop asked to confirm there is pedestrian access to the public plaza. Mr. Koonz pointed out on the site plan the access via sidewalk with a crosswalk.

Mr. Koonz pointed out the plan for showing the stacking of vehicles and how that will be managed, along with turn radius for emergency vehicles.

Mr. Bishop asked about the timing of potential approval of the conditional use request.

Solicitor Dillinger pointed out the options, i.e., close out the hearing this evening with a decision made, close the hearing with 45 days to provide a decision, or continue the hearing for another date.

Mr. Luciani clarified a stormwater plan would be presented during the land development phase of the project.

PUBLIC COMMENT

Joe Slatky – 3673 Cimmeron Road
Mr. Slatky stated in was in favor of the carwash.

Discussion was held concerning holding an Executive Session for Board discussion. It was determined an Executive Session was not needed.

MR. WURSTER MOVED TO CLOSE THE CONDITIONAL USE HEARING FOR SHINY SHELL CARWASH. MR. COX WAS SECOND. MOTION UNANIMOUSLY PASSED.

4. ADJOURNMENT

Mr. Wurster adjourned the hearing at 7:03 p.m.

Respectfully submitted,

Doreen K. Bowers
Secretary

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