



**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION MEETING
March 16, 2023
6:00 PM (Via Zoom & In-Person)**

1. CALL TO ORDER

- Pledge of Allegiance

2. REVIEW AND APPROVAL OF MEETING MINUTES

- January 19, 2023, Minutes

3. BRIEFING ITEMS

- LD-2022-0007 – **Final Land Development Plan – Panda Express-East York**
 1. Modifications/Waivers Granted in Conditional Use Process/Zoning Hearing Board Meeting (a-d)
 - a. Section 325-199.E – Main Building Setback along Eastern Boulevard
 - b. Section 325-200.G.(3) – Front and Side Yard Exterior Wall of Principal Structure Shall Each Contain 25% of Transparent or Translucent Material
 - c. Section 325-206A.(1)(a-c) – Off-Street Parking – Perimeter Landscaping a Minimum of Three-Foot Wide
 - d. Section 325-37.D – Drive-Through Window – ZHB Granted a Variance at their July 7, 2022 meeting
 - e. Section 289-10 – Preliminary Plan Submission (New Waiver Request)
 2. Specific Design and/or Standards as described in the PC Plan Summary for the Land Development Plan
- LD-2023-0001 – **Final Land Development Plan – Harley Davidson 2023 Expansion**
 1. Modifications/Waivers Requested
 - a. Section 289-10 – Preliminary Plan Submission
 - b. Section 289-11.B(20) – Existing Streets within 400' of the Tract
 - c. Section 289-12.A.2(F) – Traffic Impact Study
 - d. Section 289-13.A –Scale of Plan
 - e. Section 289-13.A(9) – Street Map at 1'= 800'
 - f. Section 289-31 – Curbs on Both Sides of all Streets
 - g. Section 281-32.A - Sidewalks on Both Sides of all Streets
 - h. Section 289-35 – Landscaping/Buffer Yards
 - i. Section 289-36 – Streetlights (Eden & Paradise Roads)

- j. Section 289-41.C – Local and Collector Street Widths
 - k. Section 289-41.J(5) – Curbs on Both Sides of Access Ways
 - l. Section 281-12.A.(2)(a) – Pre-Development Ground Cover Conditions as “Meadow”
 - m. Section 281-13.B.2 – 25, 50, 100-Year Post-Development Peak Flows be Less Than or Equal to 50% of the Corresponding Pre-Development Peak Flows
- 2. Specific Design and/or Standards as described in the PC Plan Summary for the Land Development Plan
- LD-2023-0002– **Preliminary/Final Land Development Plan – WCJ Wire Building Expansion**
 - 1. Modifications/Waivers requested
 - a. Section 289-11.A – Preliminary Plan
 - b. Section 289-13A – Scale of Plan
 - c. Section 289-26 – Monuments to be Concrete
 - d. Section 289-27.C – Streets and Aprons
 - e. Section 289-35.C – Landscaping/Buffer Yards
 - f. Section 281-15.C.3(c) – Maximum Loading Ratio of 3:1 in Karst Areas
 - 2. Specific Design and/or Standards as described in the PC Plan Summary for the Land Development Plan

4. ACTION ITEMS (Action items may be tabled)

5. Modification/Waiver Recommendations

6. Informational

7. New Business

8. Other Business

9. Adjournment