

**SPRINGETTSBURY TOWNSHIP  
PLANNING COMMISSION  
MARCH 16, 2023**

**MEMBERS IN**

**ATTENDANCE:** Tim Staub, Chairman  
Mark Robertson, Vice-Chairman  
Paula Musselman  
Charles Stuhre  
James Tanzola

**ALSO IN**

**ATTENDANCE:** Randall Heilman, Director of Community Development  
John Luciani, Township Engineer/Deputy Zoning Officer  
Scott Lineberry, Solicitor  
Tim Holmes, Zoning Officer  
Jill Trostle, Stenographer

**1. CALL TO ORDER**

**A. Pledge of Allegiance**

Chairman Staub called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

**2. ACTION ON THE MINUTES**

**A. JANUARY 19, 2023**

The minutes of January 19, 2023 were presented for approval. **MR. TANZOLA MOVED TO ACCEPT THE MINUTES AS PRESENTED, SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.**

Mr. Heilman introduced Mr. Scott Lineberry as the new Solicitor replacing Doug Myers who is no longer with the legal firm.

**3. BRIEFING ITEMS**

**A. LD-2022-0007 - Final Land Development Plan - Panda Express-East York**

Mr. Randall Heilman noted that Mr. Vu Le was attending via Zoom to represent the applicant. Mr. Heilman provided a brief summary of the application, which was first presented to the Board of Supervisors on May 12, 2022 and approved for Conditional Use. The Zoning Hearing Board granted a variance on July 7, 2022 to allow a drive-through facility. The plan has been on hold pending the receipt of a highway occupancy permit (HOP) by PennDOT. The proposed development is zoned M-U - Mixed Use/Town Center Overlay, and is served by public water and sewer.

Vu Le of Klover Architects

Mr. Le reviewed the final land development plan for Panda Express, which is located at 2510 East Market Street, the site of the former Fat Daddy's Night Club which was a nonconforming use. The applicant is seeking a drive-through facility with 14 car stacking spaces and 40 parking spaces. The development plan is a two-phase plan with the Panda Express Restaurant being phase 1 and a 7,000 square foot office building with 50 parking spaces in phase 2. However, there is currently no tenant for the office building. The

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applicant is requesting a waiver to submit a final land development plan since Conditional Use was approved by the Board of Supervisors and a variance was granted by the Zoning Hearing Board for a drive-through facility, making the submission of both a preliminary and final plan unnecessary. The drive throat length was increased from 30 feet to 50 feet to meet Township standards for a low volume driveway.

Mr. Heilman referred to the Engineer's Review Letter addressing the 150-foot throat length. The revised transportation assessment was reviewed by Mr. Heilman and Mr. Luciani previously to confirm it is a low volume driveway, so the 50-foot throat length is correct on the entrance to the facility. Mr. Luciani stated that PennDOT's review is not yet complete. Mr. Le reported PennDOT is not concerned with the 30-foot throat length on the egress side of the drive, but is concerned about the ingress into the site and whether or not traffic would back up into East Market Street. Mr. Le will address the remaining comments from the traffic impact study and expects PennDOT's approval next month.

Mr. Robertson referenced the proposed foot candles which appear to stop at the property line and asked if there would be cutoffs on the light fixtures. Mr. Le responded there would be cutoffs on the parking lot lights, and the photometric addresses the lighting plan for phase 1 - Panda Express. Additional lighting for the office building will be addressed in the submission of phase 2 of the land development plan. Mr. Luciani suggested this clarification be added as a notation on the site plan.

Mr. Robertson referred to the truck template showing trucks driving over one of the islands to access the dumpsters. Mr. Le responded that waste pickup occurs after hours when there are no cars in the parking lot. He also stated the islands would be filled with concrete to protect the curbs, allowing large trucks to drive over them without causing damage. Mr. Luciani noted a vertical concrete curb is required in that area and suggested trucks navigate along a different path, or the geometry of the island be changed to accommodate better navigation. Mr. Luciani suggested the plan be refined to eliminate the need for trucks to drive over the island.

Mr. Luciani made Mr. Le aware that an erosion control plan and stormwater plan will be required. Mr. Robertson asked if the building to be demolished has been sampled for asbestos. Mr. Le verified that this was handled according to code and there is no asbestos. Mr. Le was instructed to submit verification of asbestos testing and results to the Township.

Mr. Staub requested the following modifications to the site plan:

1. Review the drive through stacking area and develop a better design to prevent the blocking of parked vehicles.
2. Consider adding shrubbery, fencing or a wall along the Market Street side to prevent headlights flashing from the drive through lane onto Market Street.
3. Request a waiver to remove two of the three trees shown at the pull in of the driveway to be moved to the outside seating area for shade.

Mr. Robertson noted there is not a lot of slope on the storm drains. Mr. Luciani responded the applicant will be required to add stormwater storage. Mr. Le confirmed a Geotech report was provided and they are proposing underground detention on the site plan. Mr. Luciani noted that designs for the parking area for the rear of the site will be included in phase 2, when the applicant has a user for the building. Phase 2 will need to include a plan to convey and grade the back area. Until then, the current pavement will remain.

This land development plan will be reviewed by the Planning Commission at a future meeting after the suggested changes are made to the site plan and permits are approved.

**B. LD-2023-0001 - Final Land Development Plan - Harley Davidson 2023 Expansion**

Mr. Helman reported Harley Davidson is proposing to add a small 3,850 square foot building to the north of the existing manufacturing facility on a 165-acre campus and has requested 13 waivers. Due to the scale of the proposal and size of the Harley Davidson campus, Mr. Heilman shared that the waivers requested are reasonable. He introduced Mr. Mike Scarborough from Nutec Design Associates, the consultant representing Harley Davidson,

Mr. Mike Scarborough, NuTec Design Associates

Mr. Scarborough briefly reviewed the applicant's proposal for a 3,850 square foot addition to a 531,000 square foot building. A total of 13 waivers are requested. The proposed building will extend 50 feet out the back. Site improvements include:

- Adding a loading dock off the east side
- Relocating an existing sidewalk containment area
- Adding sewer lines
- Adjusting a stormwater line.

No additional employees are proposed with this addition. The plan will not increase the sewer capacity, parking, site lighting or stormwater management.

The project is under time constraints due to internal changes within Harley-Davidson; therefore, on behalf of the applicant, Mr. Scarborough asked the Planning Commission members to consider moving this briefing item to an action item. The plans have been submitted to the Township and reviewed by the Township Engineer, the County has reviewed the plans, and all 31 comments have been addressed. Mr. Scarborough noted only four of the comments were technical and two involve profiles for existing driveways and an existing stormwater basin. The other two concern calculations of a roof leader, and a standard profile on the adjusted inlet that will be moved 30 feet off the loading dock area. The other comments concerned the 13 waivers or were administrative in nature. Some of the administrative waivers involve landscaping which will not be changed, public road improvements, and curbed sidewalks. The history between the Township and Harley indicates the company has conformed with all road improvements requested.

Mr. Robertson asked if there would be an increase in truck traffic. Mr. Scarborough responded there would be no increase in traffic. The expansion will create additional room at the dock. Mr. Heilman noted that YCPC's comments were just received today (March 16, 2023), so they were not included in the packet distributed to the Commission Board members.

Mr. Luciani shared that Harley previously went through the plant reprogramming and rebuilt the road, but they are required to go through the planning process as required by the ordinance. Mr. Staub asked about the stormwater, to which Mr. Luciani responded it was accounted for in an earlier design.

**MR. ROBERTSON MADE A MOTION TO MOVE LD-2023-0001 FROM BRIEFING TO AN ACTION ITEM. MR. STUHRE SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.**

**CHAIRMAN STAUB RECOMMENDED APPROVAL TO MOVE TO THE BOARD OF SUPERVISORS LD-2023-0001, INCLUDING ALL THE MODIFICATIONS/WAIVERS**

**REQUESTED AND COMPLETION OF THE ADMINISTRATIVE COMMENTS IN THE ENGINEERING LETTER DATED MARCH 13, 2023. MR. ROBERTSON SECONDED THE MOTION.**

**MR. STAUB MODIFIED THE MOTION TO STATE “INCLUDING ALL THE MODIFICATIONS/WAIVERS AS LISTED ON THE PLAN SHEET.” MR. ROBERTSON SECONDED THE MODIFIED MOTION.**

The waivers listed on the plan sheet are provided below:

**1. §289-10. – Preliminary Plan**

**A modification is requested to allow the submission of a Preliminary/Final Plan rather than a Preliminary Plan before the consideration of a Final Plan. The applicant cites that the timing required to break ground by June 2023. Coordination of new equipment arriving to eliminate or minimize delays in production. This request will remain open until the Board of Supervisors’ render a decision on this modification request.**

**2. §289-11.B(20). – Existing Streets within 400’ of the Tract, Including Name, Right-of Way Width and Cartway Width**

**A modification is requested to show the streets immediately adjacent to the tract boundary and all streets within 400’ of the proposed development activity shown on the plan. Streets immediately adjacent to the tract boundary are shown and all streets within 400 feet of the proposed development activity are shown. Extending the coverage area to 400 feet beyond the entire tract perimeter would provide information of minimal value. This request will remain open until the Board of Supervisors’ render a decision on this modification request.**

**3. §289-12.A.2(f). – Traffic Impact Study in Accordance with § 289-21.**

**A waiver is being requested to not require a Traffic Impact Study because no new employees will be added for this proposed project. Traffic for the facility and Route 30 will not be impacted by this proposed building addition modification. The applicant says no new employees will be added for the proposed construction. Traffic for the facility and Route 30 will not be impacted by the proposed building addition. Additional loading is the main use of the proposed building expansion. This request will remain open until the Board of Supervisors’ render a decision on this waiver request.**

**4. §289-13.A. – Plan Scale**

**A modification is requested to allow a variety of scales that demonstrate and capture the entire property and provide plans at a smaller scale to depict more detail rather than the required 50’ or 100’ to the inch. The applicant cites creating plans to the scale that demonstrate and allow information to be transferred, reviewed, and constructed in the most reliable and accurate way. This request will remain open until the Board of Supervisors’ render a decision on this modification request.**

**5. §289-13A.(9). – Complete Street Layout at 1=800’**

**A modification is being requested to allow a smaller scale of 1” =200’ for a complete street layout which provides a smaller scale depicting the same information. The applicant cites that plans have been submitted at a smaller scale depicting the same information; additionally, submitting plans with the same information at a larger and less reliable scale would add no value. This request will remain open until the Board of Supervisors’ render a decision on this modification request.**

**6. §281-31. – Curbs and Gutters on Both Sides of all Streets**

**A waiver is being requested to not install curbs on both sides of the street; however, place a six (6) month note on the plan detailing that the owner will install curbs at a future time when requested by the Springettsbury Township Board of Supervisors. The applicant cites that curbs would be in areas that have environmental concerns. Existing topography and drainage channels directly adjacent roads restrict curb improvements. This request will remain open until the Board of Supervisors’ render a decision on this waiver request.**

**7. §289-32.A – Sidewalks on Both Sides of all Streets**

**A waiver of installation of sidewalks on both sides of all streets as existing sidewalks on the north side of Eden Road and Paradise Road provide pedestrian pathways. Additionally, placing sidewalks along Route 30 would present safety concerns due to potential pedestrian/vehicle conflict and based on prior discussion with Township staff permanent relief from the sidewalk in this area was requested. This request will remain open until the Board of Supervisors’ render a decision on this waiver request.**

**8. §289-35. – Landscaping/Buffer Yards**

**A modification is being requested to have the existing natural topographic and vegetative buffer that is several hundred feet in depth remain and serve as the required buffer. The applicant cites that there is already a natural topographic and vegetative buffer that is larger than required present. Additional buffering serves no purpose and could disrupt existing monitoring wells on the site. The applicants cites that a note will be added to the proposed plan detailing if the existing vegetation is removed a planted buffer will be installed. This request will remain open until the Board of Supervisors’ render a decision on this modification request.**

**9. §289-36. – Streetlights on both Eden and Paradise Roads**

**A waiver of not requiring the installation of streetlights along Eden and Paradise Roads. Streetlights were previously installed as part of previous development in the area of the current project. Existing topography and drainage channels directly adjacent to roads restrict streetlight improvements. There are no streetlights currently in this wooded section**

of Eden and Paradise Road. This request will remain open until the Board of Supervisors' render a decision on this waiver request.

**10. §289-41.C – Local and Collector Street Widths**

A waiver has been requested to not make roadway improvements regarding the widths of local and collector widths as part of this project. The applicant is proposing to leave the roadway widths in their current condition. Eden Road cartway width has been recently improved from Route 30 to all access points in the General Industrial zone. Traffic from the site will not be utilizing the unimproved section of Eden Road. This request will remain open until the Board of Supervisors' render a decision on this waiver request.

**11. §289-41.J.(5). – Curbs on Both Sides of Access Ways**

A modification has been requested to install curbs at strategic areas along the access drive to divert water. Areas allowing for roadside swales to improve environmental runoff will be designed with gravel shoulders to filter water and help with traffic control. The applicant cites roadside swales and recommended by DEP and encouraged by York County Conservation District as a water quality measure in lieu of curbing. The owner continues to work with local and state agencies to improve the water quality of the site. This request will remain open until the Board of Supervisors' render a decision on this modification request.

**12. §281-12.A.(2)(a) – Pre-Development Ground Cover Conditions as “Meadow”**

A modification has been requested to utilize pre-development ground cover conditions that shall be assumed to be meadow. This request will remain open until the Board of Supervisors' render a decision on this modification request. The applicant cites the site has been significantly developed in the past and is no longer representative of meadow conditions from a hydrologic and hydraulic perspective. Based on previous stormwater modeling, a baseline condition was established for the determination of discharge rates from the site; and this baseline was observed for the modeling of this project.

**13. §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**

A modification has been requested to address the intent of the ordinance by mitigating the stormwater impacts with the areas undergoing the development activity. The applicant cites that the project proposed is on a significantly large tract. Reduction of flows in areas unaffected by the proposed development would present a significant restriction and would be cumulative in nature (future projects would similarly require a 50% reduction of a 50% reduction). The stormwater management as proposed addresses the intent of the ordinance which is to mitigate the stormwater impacts associated with areas undergoing development activity. This request will remain open until the Board of Supervisors' render a decision on this modification request.

**MODIFIED MOTION READS: CHAIRMAN STAUB RECOMMENDED APPROVAL TO MOVE TO THE BOARD OF SUPERVISORS LD-2023-0001, INCLUDING ALL THE MODIFICATIONS/WAIVERS AS LISTED ON THE PLAN SHEET AND COMPLETION OF THE ADMINISTRATIVE COMMENTS IN THE ENGINEERING LETTER DATED MARCH 13, 2023. THE MOTION PASSED WITH A VOTE OF FOUR AYES AND ONE ABSTENTION BY MR. TANZOLA.**

Mr. Heilman received a copy of the plan revisions from Mr. Scarborough on March 15. A brief review indicates many of the issues have been addressed. Mr. Heilman will notify Mr. Scarborough when the plan will be presented to the Board of Supervisors.

**C. LD-2023-0002 - Preliminary/Final Land Development Plan - WCJ Wire Building Expansion**

Mr. Heilman reported this is an industrial expansion of a 13,000 square foot addition located on 220 Boxwood Lane in York. Mr. Bob Sandmeyer was present to represent WCJ Wire.

Robert Sandmeyer, Site Design Concepts

Mr. Sandmeyer described the plan as a simple expansion project to a 48,000 square foot building. The proposed addition will be located on the back of the building. No additional employees will be hired as a result of the expansion. Paving will be reduced 5% by putting a detention basin in the front area. Six modifications/waivers are requested:

1. §289-10. - Preliminary Plan - Allow submission of a preliminary/Final Plan rather than a Preliminary Plan before consideration of a Final Plan.
2. §289-13.A. - Plan Scale - Allow a scale of 30' to the inch rather than the required 50' or 100' to the inch.
3. §289-26. - Monuments - Allow existing steel pins to remain and add two (2) concrete monuments where they are missing.
4. §289-27.C. - Street and Aprons - Allow access driveways to be bituminous paved and painted crosswalks as per PennDOT requirement instead of concrete.
5. §289-35.C. - Landscaping and Buffer Yards - Eliminate the required buffer on the west side of the site due to the existing underground gas line with an easement, and an overhead electric line with an easement conflicting with the required buffer.
6. §281-15.C.3(c) - Maximum Impervious Loading Ratio of 3:1 in Karst Areas - Provide a storm water management ratio of 5:1 in karst areas.

All waiver requests will remain open until the Board of Supervisors' render a decision on these modification requests.

Mr. Sandmeyer added the following comments:

- The purpose of the expansion is to increase space.
- Items currently stored outside will be moved to the dock area.
- Parking will be reduced from 87 to 65 spaces.
- There are currently two shifts of employees: 10 on first shift and 3 on second shift.

Mr. Luciani noted two components to consider in the stormwater analysis : 1) Getting water from the back of the site around the building, and 2) dewatering. The applicant needs to prove the water will flow properly around the building. Mr. Sandmeyer confirmed that percolation tests were completed. Mr.

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Sandmeyer noted there is an underground infiltration pipe with a valve. If the basin does not drain, the valve is opened and water is discharged into the storm system north of the basin which goes into the existing parking lot. If the basin is overflowing, the discharge is on the right side which is standard on all detention basins.

Mr. Sandmeyer asked Mr. Luciani if another waiver should be added for curbed driveways and sidewalks. Mr. Luciani confirmed the Township ordinance would require driveways be curbed so a seventh waiver would be required.

Mr. Heilman received YCPC comments earlier today. It was Mr. Heilman's opinion that there are a number of comments to be addressed or resolved before moving this plan from a briefing to an action item.

**4. ACTION ITEMS - None**

**5. MODIFICATION/WAIVER RECOMMENDATIONS - None**

**6. INFORMATIONAL**

Mr. Heilman will receive the conditional use application for Mt. Zion Commons on March 17, 2023, and it will be on the April agenda.

Mr. Luciani received a traffic impact study for a 20-unit apartment complex, which includes a connection at Market Street and a connection at Eastern Boulevard.

Mr. Heilman reported there is still no word on Wyndham Point.

**7. NEW BUSINESS - None**

**8. OTHER BUSINESS**

Ms. Musselman asked if there is an update on the K-Mart building. Mr. Luciani responded that the deal with WellSpan fell through. Mr. Heilman stated they are actively marketing the property and have entertained potential clients.

A discussion ensued regarding the point at which the Township becomes saturated with apartment buildings. The following comments were recorded:

- The Township has to provide dense affordable housing to prevent saturating rural areas.
- School officials want to be included in the comprehensive planning process as new apartments and affordable housing are developed because this affects student population and school capacity.
- The Township can't deny people the right to develop their properties if the ordinances allow it.
- The current ordinances don't provide the guidance needed.
- The Township is deficient in senior housing options.
- How do we keep Springettsbury Township viable for all ages?

Mr. Heilman shared that the comprehensive plan consultant will review residential and commercial activities, growth management, and housing choices for residents.



**9. ADJOURNMENT**

**CHAIRMAN STAUB ADJOURNED THE MEETING AT 7:24 P.M.**

Respectfully submitted,

Secretary  
/jht