

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
MARCH 17, 2022**

MEMBERS IN

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

NOT PRESENT:

ALSO IN

ATTENDANCE: Randall Heilman, Director of Community Development
John Luciani, First Capital Engineering, Deputy Zoning Officer
Shane Rohrbaugh, Solicitor
Abby Gibb
Sue Sipe, 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 20, 2022

MS. MUSSELMAN MOVED FOR APPROVAL OF THE MEETING MINUTES OF JANUARY 20, 2022 AS PRESENTED. MR. TANZOLA SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

A. LD-2021-0002 - East Market Street Apartments

Justin Kuhn, Integrated Development Partners

Mr. Heilman stated this is the second appearance for the applicant who submitted a revised preliminary/final land development plan for 3883 East Market Street, former site of the York Valley Inn in response to the Township Engineer's review letter.

Mr. Kuhn indicated the property is located at the corner of East Market Street and Yorklynn Gate. The proposal is for a 150-unit apartment building with full access turning movement off Yorklynn Gate. There will be a right out only onto Market Street, as sanctioned by PennDOT, however, PennDOT will allow emergency vehicles to enter at that site.

Mr. Kuhn indicated there have been three re-submissions since the last presentation. He noted they have received their NPDES and the most technical comments will be addressed in the next 60 days. They received their HOP and are finalizing the outside agency approvals.

Mr. Kuhn stated they will not be requesting a waiver for sidewalk since they are proposing sidewalk on Market Street. Streetlights and required landscaping along Market Street is being proposed. He noted the only two waivers being requested is for preliminary plan and final plan scale. Mr. Kuhn pointed out Yorklynn Gate already has sidewalk so they are proposing to replace the driveway with a ramp at the intersection of Yorklynn Gate and Market Street.

Mr. Kuhn indicated the plan has not changed in terms of buildings and parking. He noted a dumpster was moved out of the front setback. They also added an area at the back of the parking lot for cars backing up. They addressed stormwater comments. They added the streetlights and the landscaping along Market Street for the corridor.

Mr. Kuhn stated a dog park is proposed and pointed out the location on the plan.

Mr. Kuhn stated for the retention pond they had to go to a managed release concept because they could not get infiltration on the site.

It was noted the turning movements on the site for emergency vehicles was identified on the plan. Mr. Luciani affirmed that YAUFRR would be okay with entering the site on Market Street without an issue.

A question was raised as to the number of dumpsters for the site. Mr. Kuhn stated there are two dumpsters and the number of pickups will be increased to accommodate the 150 units.

In regards to stormwater infiltration, Mr. Kuhn indicated they tested the site and could not find anything suitable for infiltration. He noted in the rear of the property is a small pond which discharges into the main pond along Market Street. In the manage release concept, a DEP cap on the water is released extremely slow with a soil bottom. He noted in many instances once the entire basin is opened up, areas where the pond ends is infiltrating anyway. He noted it is designed to hold the 100-year storm water event.

Mr. Kuhn stated the units will be predominantly 1- and 2-bedroom apartments.

Mr. Luciani stated they do have a landscaping plan. He was concerned about the existing brush on the west side of the property with a buffer yard 5. He referred to a note indicating existing vegetation can count towards the landscape buffer. He recommended to bond that area. He referred to the buffer yard 2 along Market Street which requires a berm wall 40 inches high. The minimum buffer allowed is 15 ft. which is showing on the plan. Mr. Luciani also referred to the HOP in process, noting there are pipes which extend into the site. He indicated the HOP will require the storm pipe will need to be in the name of the Township and PennDOT will require the Township to maintain the pipe along the road.

Mr. Kuhn stated they would sign the counter-agreement and take responsibility.

Mr. Kuhn stated the lighting on the site is proposed to be LED.

MR. TANZOLA MADE A MOTION TO RECOMMEND LD-2021-0002 EAST MARKET

STREET APARTMENTS BE MOVED TO AN ACTION ITEM. SECONDED BY MR. STUHRE. MOTION UNANIMOUSLY PASSED.

MR. ROBERTSON MOVED TO RECOMMEND APPROVAL OF THE FOLLOWING WAIVERS FOR LD-2021-0002 EAST MARKET STREET APARTMENTS:

- §289-10 – PRELIMINARY PLANS PROCEDURE – MODIFICATION HAS BEEN REQUESTED TO ADVANCE THE PRELIMINARY PLAN TO A FINAL PLAN FOR REVIEW AND APPROVAL.
- §289-13 – FINAL PLAN SCALE – MODIFICATION REQUESTED TO PROVIDE FINAL PLAN SCALE 1"=40' INSTEAD OF 1"=50' OR 1"=100' PER TOWNSHIP ORDINANCE FOR INCREASED PLAN READABILITY.

SECONDED BY MR. STUHRE. MOTION UNANIMOUSLY PASSED.

MR. ROBERTSON MOVED TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS FOR LD-2021-0002 EAST MARKET STREET APARTMENTS WITH THE CONDITIONS AS NOTED IN THE ENGINEER'S LETTER OF MARCH 14, 2022 WHICH INCLUDED MR. HODGKINSON'S COMMENTS, AS WELL AS ENSURING ALL SITE LIGHTING SHALL BE LED. SECONDED BY MS. MUSSELMAN. MOTION UNANIMOUSLY PASSED.

B. CU-2022-0001 - Raymour & Flanagan Furniture Store

Neil Metzger, Site Design Concepts

Dave Jones

Adam Wasileski, Director of Real Estate Development

Mr. Jones stated the property is at the site of the former Wolf Furniture Building on Northern Way. He indicated Raymour & Flanagan is a furniture retailer and they are proposing to rebrand the site and building with a monument sign on Northern Way.

Mr. Metzger indicated the property is situated in the Commercial-Highway district with the Town Center Overlay. He noted they are requesting a conditional use with several waivers. The building will be reused with few modifications. The façade will be redone with signage which goes with Raymour & Flanagan. They are proposing to plant street trees along Northern Way as well as install three pedestrian lights. They are also proposing a headlight screen consisting of low-level vegetation along the eastern edge of the parking lot.

Mr. Metzger pointed out the site abuts two public streets – Industrial Highway to the north and Northern Way to the east. The road on the south side towards Lowes is a private road and the roadway from Wolf Road, also a private road, is a shared access drive. They are proposing two street trees along the private access drive to the west of the building. Mr. Metzger referred to the existing monument sign which is 9 ft. 10½" located along Industrial Highway in the northwest corner of the site. They are proposing to add a similar sized sign along Northern Way at the main entrance in the front of the store.

Mr. Metzger noted waivers requested include:

- §325-207.C(1)(l)-13: Traffic Evaluation Study – The site will remain the same use – they do not have traffic count data from the former business.
- §325-200.E(3): Monument Signs – They are requesting to install a new monument sign along Northern Way at the same height and size as the existing sign.

Mr. Metzger indicated they are also requesting additional waivers from full compliance with the

current zoning ordinance based on re-occupancy of the site.

- §325-193.F(1) Abandonment – it was determined the building was not abandoned.
- §325-200C: Refuse Areas – Raymour & Flanagan do not have dumpsters at their site. They store refuse inside the facility utilizing totes to move it to the outside on collection days.
- §325-200.D(2): Service and loading area – on the west side of the building there are two loading docks and one drive-in door in the northwest corner as well as street trees on Industrial Highway.
- §325-200.F: Exterior Lighting – they are proposing to re-use the existing site lighting. They are providing pedestrian lighting along Northern Way.
- §325-206.A(1): Surface parking lots shall have perimeter landscaping minimum 3 ft. wide. This would be a modification since they are proposing to provide screening along the entire length of Northern Way.
- §325-206.A(3): Parking lot interior landscaping – there is some interior landscaping in the existing parking lot and they are not proposing any modifications. The existing trees will be maintained.

Mr. Metzger provided renderings showing how the site will look from Northern Way based on the current condition and how it will look when Raymour & Flanagan occupy the building, with the landscaping improvements as well as the proposed new monument sign.

Discussion was held regarding the signage. Mr. Metzger stated they will reface the existing monument sign along Industrial Highway and are proposing one additional monument sign along Northern Way. It was noted a non-conforming sign is allowed to remain as long as the letter area is the same.

It was noted the site has excess parking spaces more than what is needed.

Discussion was held concerning having a clear sight triangle at the location of the new sign on Northern Way. Mr. Metzger stated a clear sight triangle is shown on the plan. He also noted the sign is located at least 20 ft. back from the roadway. He noted they would recheck that location to assure there is a clear sight triangle at that location.

Chairman Staub questioned if the business would have outside displays. Mr. Wasileski stated they do not contemplate any merchandise outside of the store.

Ms. Musselman pointed out on the site there are several thrift bins located on the parking lot, which are not taken care of and have trash laying outside of the bin. Mr. Metzger stated Mr. Wasileski is addressing this issue and they will either be removed or relocated.

Chairman Staub recommended the owner provide lighting at the rear of the building on Industrial Highway, since he determined there is a need for pedestrians walking at night in that area. It was determined that wall packs would be acceptable especially with the mature trees in that area.

In reviewing the photos for the signage on the rear of the structure, it was noted there are utility units at the bottom of the building. It was recommended that some type of screening or planting be added at that location. Mr. Metzger stated they will assess the situation and rectify it.

Discussion was held regarding Wolf Drive and the access road from a municipal standpoint relating to in terms of providing improvements for the intersection on Northern Way to include the bridge in that location. It was determined a recommendation shall be made to the Board of Supervisors to re-evaluate the future roadways in this location for the Town Center Overlay.

MR. ROBERTSON MADE A MOTION TO RECOMMEND CU-2022-0001 RAYMOUR & FLANAGAN BE MOVED TO AN ACTION ITEM. SECONDED BY MR. TANZOLA. MOTION UNANIMOUSLY PASSED.

MR. ROBERTSON MOVED TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS FOR CU-2022-0001 RAYMOUR & FLANAGAN WITH THE FOLLOWING WAIVERS:

- §325-200.E(3) – MONUMENT SIGNS – MODIFICATION FOR THE NEW MONUMENT SIGN WITH THE DIMENSIONS OF 9 FT. 10.5 INCHES, MATCHING THE HEIGHT OF THE EXISTING SIGN LOCATED ALONG INDUSTRIAL HIGHWAY.
- §325-207.C(1)(I)-13 - TRAFFIC EVALUATION STUDY – MODIFICATION TO PROVIDE A SIMPLIFIED TRAFFIC ASSESSMENT LETTER.
- §325-200.D(2) – SERVICE AND LOADING AREA WILL NOT BE SCREENED.
- §325-200.E(3) – MONUMENT SIGNS – THE NEW MONUMENT SIGN WILL MEET SPECIFICATIONS OF 9 FT. 10.5 INCHES.
- §325-206.A(1) – SURFACE PARKING LOTS – MODIFICATION BASED ON THE DESIGN SUBMITTED FOR LANDSCAPING.
- §325-206.A(3) –PARKING LOT INTERIOR LANDSCAPING – MODIFICATION TO USE EXISTING INTERIOR LANDSCAPING.

SECONDED BY MS. MUSSELMAN. MOTION UNANIMOUSLY PASSED.

THE FOLLOWING WERE DETERMINED TO NOT BE NEEDED:

- §325-193.F(1) – ABANDONMENT - THE SITE WAS DETERMINED NOT ABANDONED.
- §325-200.C – REFUSE AREAS – THERE IS NO EXTERNAL REFUSE AREA.

MR. ROBERTSON MOVED TO DENY WAIVER §325-200.F – EXTERIOR LIGHTING - THE OWNER WILL PROVIDE EXTERIOR LIGHTING VIA WALL PACKS ON THE BUILDING ON INDUSTRIAL HIGHWAY. SECONDED BY MS. MUSSELMAN. MOTION UNANIMOUSLY PASSED.

C. CU-2022-0002 - Panda Express Chinese Kitchen

Michael Twitchel

Vu Le

Mr. Heilman stated this conditional use is at the site of the former Fat Daddy’s Restaurant and Nightclub. The applicant, Klover Architects is proposing to redevelop the site with the Panda Express drive-through restaurant with a portion of the lot to be used as a medical office in the future.

Mr. Twitchel stated their proposal is for a 2600 sq. ft. drive-through restaurant is in the Mixed-Use Zoning District and the Town Center Overlay. The location is 2510 E. Market Street. The project would be done in two phases – the first phase is the Panda Express and the second phase will be re-submitted when that project comes to fruition. Parking required is for 39 spaces and based on the property line they have 44 parking spaces with an additional 16 spaces available for the first phase to connect East Market Street and Eastern Blvd.

Mr. Twitchel indicated with the second phase the medical office building would be on the back

side of the lot and would be 7,000 sq. ft. He reiterated at this time they are not seeking approval for the second phase and are focusing on the Panda Express restaurant.

Mr. Twitchel stated for the Panda Express there will be space for 13 stacking positions with two drive-through lanes, as well as a pass-through lane. There will also be a striped waiting lane on the north side of the building towards East Market Street.

Mr. Twitchel indicated there were comments in regards to creating an outdoor seating patio area. He indicated typically Panda Express does not design patios, however they have agreed to create a type of patio along Market Street to comply with Township requirements. This would consist of four top tables.

Mr. Twitchel indicated indoor seating would be available for an occupancy of 65 people.

Chairman Staub indicated in regards to the conditional use there were some concerns on the layout of the land development. He cited precedents with drive-through facilities in the Town Center, noting several drive-throughs with internal circulation which do not have direct access to Market Street. He noted the proposed site has conflicting movements at the entrance to their site with the drive-through lane.

Chairman Staub also pointed out with the Town Center Overlay the intent is to promote pedestrian traffic so in the event of the second phase, better pedestrian circulation in the parking lots and connecting Eastern Blvd. to Market Street will be necessary.

The Planning Commission determined a revised plan is necessary which reflects the plaza and other improvements to meet the Town Center Overlay requirements. A lengthy discussion was held with the applicant to determine design options for the site.

Mr. Le agreed to a time extension to re-present a revised plan to the Planning Commission at the April Planning Commission meeting.

3. ACTION ITEMS - None

4. WAIVER RECOMMENDATIONS - None

5. OLD BUSINESS

Chairman Staub indicated at the last meeting a recommendation was made to provide a list and the status of all active plans. Mr. Heilman stated he would provide that information.

Mr. Heilman announced the hiring of the new Zoning Officer, Timothy Holmes. Mr. Luciani was promoted to Deputy Zoning Officer. He also noted Aixa Rivera was hired as the new Code Enforcement Officer.

Mr. Heilman informed the Planning Commission he is seeking to hire a professional planner with the intent of moving forward with the Comprehensive Plan review.

6. NEW BUSINESS - None

7. ADJOURNMENT

CHAIRMAN STAUB ADJOURNED THE MEETING AT 7:59 P.M.

Respectfully submitted,

Secretary

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