

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
MARCH 20, 2014**

MEMBERS IN

ATTENDANCE: Mark Robertson, Acting Chairman
Mark Swomley
Charles Wurster
Charles Stuhre

ALSO IN

ATTENDANCE: Trisha Lang, Director of Community Development
Angela Liddick, Community Development Coordinator
John Luciani, First Capital Engineering
Seth Springer, Solicitor
Sue Sipe, Stenographer

NOT PRESENT: Alan Maciejewski

1. CALL TO ORDER:

A. Pledge of Allegiance

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

2. ACTION ON THE MINUTES

A. February 20, 2014

MR. WURSTER MOVED FOR APPROVAL OF THE MEETING MINUTES OF FEBRUARY 20, 2014 AS AMENDED. MR. SWOMLEY SECONDED. MOTION UNANIMOUSLY CARRIED.

3. NEW BUSINESS - None

4. BRIEFING ITEMS – None

5. ZONING & WAIVER RECOMMENDATIONS – None

6. ACTION ITEMS

A. LD-14-01 – Red Robin

Dave Miller, Rettew Assocs.

This land development plan proposes the construction of a 219-seat Red Robin restaurant within the existing parking lot of the Galleria Mall. This will be a 6,400 square foot square foot building with no drive through service. Main access to the facility will be from the primary mall entrance off Mount Zion Road.

Plan Background: This project is presented for action on the final plan. The Commission previously reviewed the proposal at their meeting on February 20, 2014. The applicant has revised the plan to address the concerns identified by the Commission at that meeting as well as comments received from the staff.

ADMINISTRATIVE ISSUES

1. SALDO (§289-12.A.2.g) Final plans; procedure. Applicant shall submit a letter stating that an erosion control plan has been filed with York County.
2. SALDO (§289-12.C) Final plans; procedure. Applicant shall provide financial security estimate shall be provided to be reviewed for the required guarantee completion of the proposed improvements.
3. SALDO (§289-12.L) Final Plans; procedure. Applicant shall pay to have the plan recorded in the Office of the Recorder of Deeds of York County within 90 days of plan approval.
4. SALDO (§289-12.M) Applicant shall provide all information and revisions to comply with the conditions of approval established by the Board of Supervisors prior to recording the plan.
5. SALDO (§289-13.A.4.) Final plans; specifications. Applicant shall provide certification of title showing that the applicant is the owner of the land.
6. SALDO (§289-13.A.7.) Final plans; specifications. Applicant shall provide documentation of inclusion in the Township's Chapter 94 report.
7. SALDO (§289-14.B.3) Final Plans; specifications. Applicant shall execute all certificates, affidavits, endorsements or dedications, as may be required
8. SALDO (§289-15.A) Environmental Impact Study. Applicant shall provide these statements on the cover sheet for the project or, include the signature and seal of the professional attesting to the veracity of the statements made in the March 12, 2014 Memo on that memorandum.
9. SALDO (§289-35.E.2.) Landscaping and buffer yards. Applicant shall make arrangements acceptable to the Township for the property's long-term landscape maintenance.
10. SALDO (§289-35.E.3.) Landscaping and buffer yards. Applicant shall provide escrow funds for the maintenance and/or replacement of the proposed vegetation for an 18-month period after installation.
11. ZONING (§325-43.C) Area and bulk requirements. Applicant shall revise the zoning data on the cover sheet to identify the existing and proposed conditions of the site with regard to coverage requirements.
12. ZONING (§325-43.D) Area and bulk requirements. Applicant shall revise plan sheet 3 to identify and label the location of each setback and to identify and label the distance from the property boundary.

DESIGN ISSUES

13. SALDO (§289-12.A.2.d) Final Plans; procedure. Applicant shall provide a photometric plan for the site. Information may be confined to the area of the proposed development.

STORM WATER MANAGEMENT ISSUES

14. SWMO (§281-12.) The low impact development practices provided in the BMP Manual shall be utilized for all regulated activities to the maximum extent practicable. Demonstrate the adequacy of the existing stormwater pond.
15. SWMO (§281-13.B.) Stormwater management facilities shall be provided so that the peak rates of runoff for stormwater originating on the project site must meet the conditions of this ordinance, for all watersheds within the site. Demonstrate the adequacy of the existing stormwater pond outlet structure for rate control.

TRAFFIC ISSUES

16. SALDO (§289-12.K) Final plans; procedure. Applicant shall provide a copy of the signal permit plan upon approval from PennDOT. Traffic Signal optimization will require 12" LED signal heads, video camera detectors, battery backup, generator hook-up and pre-emption. Applicant will enter into a developer's agreement for the provision of these required improvements.

Mr. Miller indicated the applicant is proposing a Red Robin Restaurant to be constructed within the existing parking lot at the York Galleria Mall. The restaurant will be 6000 sq. ft. As a result of the discussion at the February Planning Commission meeting and subsequent meetings with Township Staff, the layout of the building was revised to provide a more channelized traffic flow. Mr. Miller referred to

the existing condition which is a driveway through the parking lane that exits close to the ring road. The consensus was to take that further away from the ring road to allow stacking at this point, channelizing sight distance which was accomplished by the revision to the layout. He noted they have also added more landscaping areas to the site. The lawn area provides water quality benefits. They have an open cut in the curb line to allow the water to sheet flow through the lawn area before it enters to the storm sewer system. The parking spaces allocated for the restaurant have been brought into compliance with a maximum of 12 spaces. There are two existing landscaped island with an additional one being added. Mr. Miller indicated they also modified the loading entrance to allow straight access to the loading area, by realigning the curbing and the islands to improve truck maneuvers to the loading area.

Mr. Luciani confirmed all the traffic concerns as discussed at the previous meeting were addressed. He noted it was the intent of the Galleria that the major entrance would be off Mt. Zion Road. Also, that CVL, the owner of the Galleria Mall has verbally agreed to upgrade the signal at the Mt. Zion location. The new code requires LED lights, battery backup video cameras and an emergency generator switch. There will be a developer's agreement which is a condition of approval.

The Erosion control plan was submitted to the Conservation District. The EIS plan was submitted as a separate document. Ms. Lang stated they are asking for that information to be added to the plan with seal and signature.

Acting Chairman Robertson asked if there was anyone in attendance who had an interest in the plan. Hearing none he called for a motion.

MR. STUHRE MOVED WITH REFERENCE TO FINAL LAND DEVELOPMENT PLAN LD-14-01, RED ROBIN RESTAURANT, TO RECOMMEND APPROVAL OF THE FINAL PLAN WITH THE 16 CONDITIONS AS STATED ABOVE. MR. SWOMLEY SECONDED. MOTION UNANIMOUSLY PASSED.

B. CU-13-04 Nello Tire

Robert Sandmeyer, Site Design Concepts

This plan involves the redevelopment of the Nello Tire parcel resulting from PennDOT's "take" of a significant portion of the site to complete the I-83 Exit 18 interchange improvements. The applicant must reconfigure the existing uses on the site in order to accommodate the operation in a smaller area. The building square footage will change from the existing 11,680 square feet to the proposed 14,931 square feet.

Plan Background: This project is presented for zoning consideration only. A final land development plan will follow the acquisition of the required conditional use approval of the proposal. After review of the plan and materials submitted for consideration, Township staff provides the following assessment of the consistency of the application with the Conditional Use Design Standards as specified in Section 325-200:

1. Zoning 325-200.D. Conditional Use design standards; Screening. The ordinance requires that service and loading areas be visually screened from the street and pedestrian ways.
The applicant has requested relief from this requirement due to the nature of the business and the constraints of the site. Staff recommends providing the requested relief.
2. Zoning 325-202.A. Circulation standards; Pedestrian Circulation. The ordinance requires the provision of a 5' sidewalk and 5' planting strip.
The applicant has requested relief from this standard in order to retain alignment with the existing 4' sidewalk along the frontage of the site. Staff recommends providing the requested relief.

3. Zoning 325-204.T. Public Plazas; Agreement to allow public use/access to the public plaza. The ordinance requires that this agreement be provided to allow public use of the plaza located on private property.

The applicant is requesting relief from this requirement due to the nature of the business, the location of the site, and the location of the plaza itself in relation to other public areas. Staff recommends providing the requested relief.

4. Zoning 325-205.A. Streetscape Elements; Pedestrian Scale Streetlights. The ordinance requires the provision of a specific type of street light as part of the Town Center streetscape design. The consistency of elements such as benches and light fixtures is intended to establish a sense of place and element of uniformity to the area within the overlay.

The applicant is requesting relief from the requirement to install these lights due to the unique surroundings of the site. It will be well lit by the I-83 exit improvements, is not a business that will operate in the evening and is not near any such businesses and, because it is surrounded by land that is either owned by PaDOT or is located in an adjacent municipality, would not ever achieve the type of uniformity anticipated by the regulation. Staff recommends providing the requested relief.

5. Zoning 325-206.B. Off-street Parking; Access; Maximum curb cut width 24'. The ordinance permits a maximum curb cut of 24'. The intent is to slow vehicle speeds entering and exiting sites where they encounter non-motorized traffic (bicycles/pedestrians) on the sidewalk or multi-use path.

The applicant has requested relief from this standard due to the nature of the business which necessitates access by 18-wheel semi-trailer trucks. It is not feasible to separate the access for these delivery trucks from the employee/customer access due to the configuration of the site. Staff recommends providing the requested relief, subject to an HOP approval by PaDOT.

Mr. Sandmeyer indicated the applicant is requesting a conditional use application for the Nello Tire Company established in Springettsbury Twp. since 1961. They have recently moved to the location on Camp Betty Washington Road past Haines Road. The conditional use application is a result of the impending improvements at the intersection of Mt. Rose and Rt. 83. As a result PennDOT will be taking land from the property. The current size of the property is 4.2 acres. After PennDOT takes over the land the remaining site will be 1.6 acres. Mr. Sandmeyer provided drawings indicating the existing site north of the property showing Wolf printing on the left and the gas station on the right, both of which are slated for removal due to the improvements. He noted they also have a warehouse which must be demolished by the end of April. Consequently, they are reconfiguring the building, taking the warehouse part and adding it to a new building structure and also keeping some of the other existing building structure.

Mr. Sandmeyer presented the drawing of the new facility, pointing out the location of the new building facility and the existing garage area. He noted they have met the majority of the conditional items for the Town Center Overlay, however they are requesting relief for several items. He noted they have included plans for a buffer planting, street trees and a plaza area for customers, as well as screening for the parking lot and street trees. They shifted the access drive to make it a 30 ft. access to accommodate a large amount of trucks coming in and out of this business, which is 60% service for trucks, RVs and 18 wheelers.

Mr. Sandmeyer pointed out the entrance to the business on the plan, noting there is a plaza with plantings to meet the ordinance requirements for landscaping. He also pointed out the amenities they will be doing on the site as part of the Town Center Overlay, to include a paper bark maple tree which will be the main focus for the site and the plaza area at the main entrance. They will also be providing a bench in the plaza area and in front at the sidewalk as well as a matching trash container.

Mr. Sandmeyer pointed out on the drawing the location of the building lights which will be placed on the side of the building as well as the parking lot lights.

He provided a rendering of the new building with the existing building to illustrate how it ties together, as well as a colored rendering of the site.

Mr. Sandmeyer reviewed the requested waivers:

- Driveway opening
- Sidewalks and grass strip – 5 ft. grass with a 5 ft. sidewalk. He noted there are existing sidewalks which are 4 ft. grass strip and a 4 ft. sidewalk.
- Screening of the service areas because the main service area is in the middle of the parking lot, where the trucks are serviced. Because of the way the site is intended to be split by PennDOT, they could not adequately get 18 wheelers in and out of the property if that area was screened. He noted this is further back into the property.
- A public agreement to allow the public access to this property. They are asking for relief for safety reasons since it would not be safe for pedestrians coming off the street onto the property, due to the nature of this business with trucks coming in and out.
- Streetlights – They are asking for relief due to this area being at the end of the Town Center Overlay, and as well, the site does not warrant street lights since the PennDOT intersection will be well lit. Additionally, this would be the only site with streetlights in that location.

Ms. Lang stated they were impressed with the efforts extended by the applicant to meet the requirements of the Town Center Overlay. She noted this property is unique in what it does and where it is located in relation to other properties in the Township. Not many of the adjacent properties are in Springettsbury Township and therefore, not subject to Township requirements. Staff recommended that relief be provided in each of the waiver requests.

Acting Chairman Robertson asked if there was anyone in attendance who had an interest in the plan. Hearing none, he called for a motion.

MR. STUHRE MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS TO PROVIDE CONDITIONAL USE APPROVAL TO PROPOSAL CU-13-04 AS PRESENTED, WITH RELIEF GRANTED FOR COMPLIANCE WITH FIVE (5) CRITERIA, AS LISTED ABOVE.

MR. WURSTER SECONDED. MOTION UNANIMOUSLY PASSED.

C. CU-13-03 First Capital Federal Credit Union

Jim Barnes, Holley & Associates

Mr. Swomley disclosed that his wife does business with First Capital Federal Credit Union, by providing promotional products. It was noted by Att. Springer that it did not constitute a conflict of interest.

This plan involves the demolition of the existing structure on the site and construction of a new 3,800 square foot credit union branch office with three drive-through lanes. The construction represents the relocation of the same operation from an existing Springettsbury Township location.

Plan Background: This project is presented for zoning review only. A final land development plan will follow the required acquisition of conditional use approval.

After review of the plan and materials submitted for consideration, Township staff notes the following areas where the application submitted is not consistent with the Conditional Use Design Standards as specified in Section 325-200. The application did not include any request(s) for modification of the standards in accordance with Section 325-208 or 325-207.C.1.o:

1. Zoning 325-200.C. Conditional Use design standards; refuse areas. Outdoor refuse areas are to be designed in a manner that is architecturally compatible with the building.

The applicant's business does not require the use of a dumpster. As a result, no space for an outdoor refuse area is included as part of the site design. It should be noted that this situation is unique to this user and would not be established as "existing non-conforming" for future re-development/re-use of the site.

2. Zoning 325-200.D. Conditional Use design standards; screening. A service/loading area of 12'X50' is required to be provided and must be visually screened from the street and pedestrian ways.

The applicant has located the loading area to one side of the building but provides no screening of this area.

3. Zoning 325-200.E. Conditional Use design standards; signs.

All signage for the site will be reviewed/approved as part of the sign permit process.

4. Zoning 325-201. Network of Circulation Systems. Development in the T-C Overlay shall be designed with an interconnected network of circulation systems that facilitates vehicular, pedestrian and bicycle use. The concept plan in the Town Center Plan shall serve as a guide for new street and trail connections.

5. Zoning 325-202.A Pedestrian Circulation. The ordinance requires that, where feasible, existing pedestrian routes shall be retained and enhanced and, that multi-use paths other than the E. Market Street path, shall not be less than eight feet in width.

The Town Center Plan identifies the placement of a multi-use path along Northern Way as the only north-south non-motorized connection in the Town Center. The 8' multi-use path along with the 5' planting strip should be located in the area between back of curb and face of building. The applicant proposes to retain a 5' sidewalk in this location and establish a separate 6' wide bike lane within the cartway of Northern Way; from the intersection with Eastern Boulevard to the northern edge of the parcel; a distance of approximately 115'. It is approximately 500' from this point to the intersection with E. Market Street. Of this distance a little over 100' is owned by Net Source, LLC, while just under 400' is associated with the car wash site. The Commission will need to determine if this on-street facility is safe, appropriate and consistent with the Town Center Plan as well as if this proposal can be implemented in a piece-meal, lot-by-lot manner; or, whether a developer's agreement establishing a contribution towards the ultimate construction of this infrastructure is a better solution. Staff notes that, while an off-street bike lane is mentioned in the adopted Town Center Plan, this reference is related to the discussion of making Eastern Boulevard the primary bicycle access route; an issue that was apparently raised as part of the conversation that took place during the development of this planning document. The figure on page 43 is provided to represent "a potential concept for a bike route on Eastern Boulevard" and should not serve as a design standard for any or all bike accommodations within the Overlay district. Also related to the issue of pedestrian circulation, it is noted that the project does not include the provision of a pedestrian crosswalk south from the site across Eastern Boulevard. A ramp and crosswalk are required in this location.

6. 325-202.C Vehicular Circulation. Motor vehicle circulation shall be designed to minimize conflicts with pedestrians and bicycles.

Staff notes that separating the bicycle and pedestrian traffic as proposed, results in vehicles crossing two areas with non-motorized traffic rather than a single 8' span. In addition, the turning radius at both entrance and exit points as well as the cartway width of the drive aisle should be reduced in accordance with the ordinance provisions to encourage slow traffic speeds.

7. Zoning 325-204.J Public Plazas. A minimum of 50 square feet of landscaping is required and shall contain trees, shrubs, and mixed plantings with year-round interest.

The applicant has provided two planters within the plaza however only one of them is proposed to contain any non-seasonal plants.

8. Zoning 325-204.N Public Plazas. The public plaza is required to be designed to incorporate “public art, amphitheater, water feature or other amenity deemed similar by the Board of Supervisors”.
The applicant is proposing to utilize an existing flag pole to meet this condition. The Commission should determine if this adequately meets the intent of the T-C design criteria.
9. Zoning 325-204.T Public Plazas. An agreement with the community for public access to a plaza constructed by a private entity is required.
This agreement has not been provided.
10. Zoning 325-204.U Public Plazas. The public plaza is permitted to have a minimum dimension of 20’.
The somewhat irregular boundaries of the proposed plaza do not meet this minimum dimension in a number of locations.
11. Zoning 325-205.A. Streetscape Elements; Pedestrian Scale Streetlights. Lights shall be spaced between 60’ and 100’ apart.
With over 300’ of frontage, a minimum of four (4) streetlights should be provided. The applicant proposes only two(2) lights. The distance of these lights from the property boundary as well as the site’s location on a corner are important considerations in determining the adequacy of what has been proposed.
12. Zoning 325-205.C. Streetscape Elements; Street Trees.
It is recommended that no more than 25% of the street trees be of the same species. This prevents total loss of the tree cover if a species-specific blight occurs – such as Oak Wilt, Emerald Ash Bore, Thousand Cankers or Dutch Elm Diseases. In addition, it is noted that a Type II buffer is required in the MU-district where development is adjacent to an arterial or collector street. This planting is not shown on the plan and, although it is a criterion associated with the SALDO, Section 325-198.E. specifically identifies that “all other requirements of this chapter and other Township ordinances shall apply within the Town Center Overlay”. If the plan should be approved without this landscaping shown, it is not clear that the Township can require that it be added at the LDP stage.
13. Zoning 325-206.A. Off-street parking. General Design Requirements. Surface parking lots shall have perimeter landscaping a minimum of 3’ wide. The landscaping shall include one or a combination of one or more of the items in (a), (b), or (c), to provide a continuous screen of the surface parking lot.
The applicant’s proposal does not comply with the height or width specifications, does not show the plant material in the appropriate location, and does not include the required pedestrian breaks at 30’-50’ intervals.
14. Zoning 325-206.B. Off-street parking. Access. Driveways for parking facilities shall be a maximum of 16’ wide for one-way drives. The curb radii shall be the minimum possible dependent upon width of driveway, location of parking.
The proposal identifies an 18’ driveway width with a curb radius of 10’. In addition, the design does not incorporate the minimum throat length of 50’ for a low volume driveway as required by 289-41.J.7. The proposal shows at least four parking spaces that would conflict with the provision of a compliant design. These spaces are not required to meet the minimum parking requirement and could be eliminated to address this criteria.

Mr. Barnes stated the current branch for First Capital Federal Credit Union is located on Kent Road. The applicant has purchased the site of the former IRS building. The site is 6/10th of an acre property located at the northwest corner of the intersection of Eastern Blvd. and Northern Way. The new branch will be approximately 3800 sq. ft. A variance was granted last year to add a drive through facility. The drive through will be a remote facility and not attached to the structure. As part of the remote facility there will

be drive through with an ATM only. The drive through will include three lanes to handle transactions with the tellers in the bank.

Mr. Barnes noted they will use the same pattern for traffic that existed at the time of the IRS which is one way traffic entering from Northern Way and exiting onto Eastern Blvd. The only direction to turn out of the site is west bound on Eastern Blvd.

Mr. Barnes provided the following information:

- There will be 20 onsite parking spaces which will be angled as noted on the plan.
- Plantings will be provided as screening along the north boundary line which abuts a drainage swale area. Mr. Barnes pointed out the Cloister Car Wash to the north of the site with a gap that provides access to the carwash and access to Wendy's and Arby's. There will also be screen plantings along the east boundary line.
- There is an existing sanitary sewer easement that extends 15 ft. in width from the curb line northward into the property extending across the frontage of the property.
- As part of the Town Center Overlay they will provide an 8 ft. wide grass strip adjacent to Eastern Blvd. and 8 ft. wide sidewalk adjacent to the grass strip. On Northern Way a 5 ft. wide grass strip and 5 foot wide sidewalk will transition through the intersection.
- A new handicapped ramp will be constructed at the intersection. The northern side of the access drive will have handicapped ramps on both sides and this will transition back to an existing sidewalk for a short section on the adjacent property that extends from their property line to the radius access point.
- A plaza area will be provided in front of the credit union building. There are two small planting areas combined for 50 sq. ft. total area which is the 10% requirement for the plaza area.
- As part of the streetscape there will two pedestrian streetlights - one on Eastern Blvd. and one on Northern Way.
- Street tree plantings will be added along Northern Way and along Eastern Blvd. Due to the clear sight triangle at the exit of the property the trees cannot be symmetrical. He also noted there are three trees along Eastern Blvd. with additional four trees being planted along the northern way frontage.
- The identification sign for First Capital will be moved from the Kent Road location. This is a monument sign as detailed on sheet #8 and is in conformance with the Town Center Overlay requirements in regards to height and size.
- Mr. Barnes noted that one of the components for the Town Center Overlay district is a requirement that the refuse area be screened. He indicated the Credit Union does not use dumpsters but use toters so the architect has included a small alcove area on the east side of the building at the location of the toters. That area will be screened with a small knee wall.
- The zoning ordinance requires that off street loading area be 12 x 50 and screened. However the Credit Union delivers their materials to the branch banks using their own vans which can be parked at one of the regular parking spaces to load their supplies. They are requesting a modification to allow the existing parking space to provide the necessary off street loading and not to screen that space.

Ms. Lang stated that upon Staff review there are numerous items where the proposal is inconsistent with the criteria in the conditional use regulations, one of those being the loading area. She noted Staff was unaware of this modification request, consequently the analysis was not included in the briefing.

Ms. Lang recommended that any action taken identifies that it is relief for the current user only on this site to avoid a nonconforming situation going forward for the entire site.

Discussion was held regarding lighting on the property. Ms. Lang noted the ordinance requires a streetlight every 60 to 100 feet. The applicant is providing lights 100 ft. apart. However, because this is a corner lot with a large amount of frontage, Staff would be looking to maximum street lighting.

Mr. Barnes pointed out the lighting plan section of the application was designed to meet the performance standards that are within the zoning ordinance of meeting the minimal foot candle for the various areas of the site.

Discussion was held regarding the drive through area, which is intended to be a roofed structure. Mr. Barnes noted at the edge of the drive through it is 3 ft. with a sidewalk that accesses the back of the ATM at that location which is covered by the roof. He further noted that since the address for the property is Eastern Blvd. this is considered the side and in the mixed use zone there is no setback requirement for the side.

Mr. Barnes noted that light fixtures will be installed under the canopy.

Discussion was held regarding pedestrian circulation in the area, as addressed in #5 and #14 on the briefing. Alternatives for a proposed bicycle path were discussed with no consensus reached on how this should be addressed. .

Discussion was held regarding the public plaza amenities.

It was noted that the sign was provided on the plan to show the conformity and is only for consideration purposes. Mr. Barnes noted the actual signage application will be part of the land development phase.

Due to numerous inconsistencies with the application, the Planning Commission stated they were not in a position to take action. It was noted the deadline for the application is April 14, therefore the applicant would need a time extension to determine adjustments to bring their plans into conformance.

Att. Peter Solymos, Counsel of the applicant, indicated his client is requesting an extension of 30 days until May 14, 2014.

MR. WURSTER MOVED IN THE CASE OF CU-13-03 FIRST CAPITAL FEDERAL CREDIT UNION TO GRANT A TIME EXTENSION UNTIL MAY 14, 2014. MR. STUHRE SECONDED. MOTION UNANIMOUSLY PASSED.

7. OLD BUSINESS – None

8. OTHER BUSINESS

Ms. Lang stated she received a copy of the draft of the York Township new Comprehensive Plan. She stated she will review the plan to determine if there are any items to report to the Planning Commission, since there is a requirement that it be consistent with Springettsbury Twp. planning. There is a 45 day comment period.

9. ADJOURNMENT

VICE CHAIRMAN ROBERTSON ADJOURNED THE MEETING AT 7:40 P.M.

Respectfully submitted,

Secretary

/ses