

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
MARCH 21, 2019**

MEMBERS IN

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

ALSO IN

ATTENDANCE: John Luciani, First Capital Engineering
Jessica Fieldhouse, Community Development Director
Raphael Caloia, Assistant Planner
Shane Rohrbaugh, Solicitor
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. FEBRUARY 21, 2019

MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF FEBRUARY 21, 2019 AS PRESENTED. MS. STUHRE SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

A. LD-2019-03 10 Innovation Drive

Joe Stein, Project Manager for Warehouse

Ms. Fieldhouse indicated this was formerly Molle – Industrial Manufacturing and Warehousing which is leaving. Kinsley Properties is renovating the building for a new user and adding 31,000 sq. ft. and an additional 97 parking spaces. They are requesting three waivers –

- Waiver of preliminary plan requirements
- Waiver to S.281.13.b.2 – stormwater management ordinance – rate controls. The applicant is requesting to not meet the 50% reduction of peak flow rates for the 24/50- and 100-year

predevelopment peak flows. The applicant indicated they are proposing to not increase rate from current conditions and will add new water quality features to the site.

- Modification request for the traffic study so they can submit a traffic summary letter (not yet submitted).

Mr. Luciani noted upon review of the old plan in 2004, the building addition was shown on it. He stated that plan was approved and the traffic at the time was approved.

Ms. Fieldhouse indicated Staff and the township engineer have reviewed the plan. She provided the township engineer's comments to the Planning Commission. She noted there is potential to move the plan from briefing to action if amenable to the Planning Commission.

Mr. Stein confirmed the current tenant is moving out and another tenant moving in. The new tenant desires more space with more employees. With the increase of impervious there was the plan for the building being expanded previously with the old stormwater ordinance and old zoning. They have updated the plans will all the current zoning requirements. They have also updated the plan to address the current stormwater management. They are asking for the waiver because they cannot expand the basin so they are digging out the bottom an additional one foot to provide extra bottom to reduce the amount of volume increase and maintain the current riser structure that holds the water back. He noted they are not exceeding the rate control and current conditions but not reducing it by 50%. In addition because of Staff's concern with the under drain, they are proposing to cap the under drain so the water is forced to permeate in through the soil not just wick to the drain.

They are trying to work within the confines of the site. He noted they are planning to resubmit the plan tomorrow to the Township as well as the County Conservation District.

A question was raised concerning traffic since there will be a higher number of people in and out of the site. Mr. Stein indicated there are 94 people projected with 30 additional over 5 years. It is a one-shift operation. Mr. Luciani indicated based on an approximation of a 10,000 square foot light industrial it would result in approximately 73 daily trips in and out of the site.

Chairman Staub called for a motion.

MR. ROBERTSON MOVED IN THE CASE OF LD 2019-03 10 INNOVATION DRIVE TO MOVE TO AN ACTION ITEM. SECONDED BY MR. TANZOLA. MOTION UNANIMOUSLY PASSED.

Chairman Staub called for a motion on the waivers.

**MR. ROBERTSON MOVED IN THE CASE OF LD 2019-03 10 INNOVATION DRIVE TO RECOMMEND APPROVAL OF THE FOLLOWING WAIVERS:
S.281-10 – PRELIMINARY PLAN
S.281-13 - RATE CONTROL
MODIFICATION WAIVER S.289-21 TRAFFIC IMPACT STUDY TO A TRAFFIC SUMMARY LETTER
SECONDED BY MR. STUHRE. MOTION UNANIMOUSLY PASSED.**

MR. ROBERTSON MOVED IN THE CASE OF LD 2019-03 10 INNOVATION DRIVE TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS WITH THE CONDITION THAT BOTH STAFF'S COMMENTS AND THE TOWNSHIP

ENGINEER'S COMMENTS ARE RESOLVED PRIOR TO SUBMISSION TO THE BOARD OF SUPERVISORS. SECONDED BY MR. TANZOLA. MOTION UNANIMOUSLY PASSED.

4. ACTION ITEMS

A. CU 2019-01 East York Apartments

TABLED

4. WAIVER RECOMMENDATIONS - None

5. OLD BUSINESS

Ms. Fieldhouse stated there will be a Steering Committee meeting Wednesday, March 28, 2019. She indicated all members of the Planning Commission are welcome to attend. She noted they will be reviewing McMann's corridor analysis and their improvement suggestions. She indicated McMann is requesting Staff to identify short term and long-term priorities.

6. NEW BUSINESS – None

7. ADJOURNMENT

CHAIRMAN STAUB ADJOURNED THE MEETING AT 6:25 P.M.

Respectfully submitted,

Secretary

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