

**SPRINGETTSBURY TOWNSHIP
CONDITIONAL USE HEARING**

**APRIL 14, 2022
APPROVED**

The Springettsbury Township Board of Supervisors held a Conditional Use Hearing on Thursday, April 14, 2022 at 7 p.m. at the offices of York Area Fire and Rescue located at 50 Commons Drive, York, PA in person and by Zoom technology.

**MEMBERS IN
ATTENDANCE:**

George Dvoryak, Vice Chairman
Charles Wurster, Assistant Secretary/Treasurer
Don Bishop (via Zoom)
Robert Cox

**NOT IN
ATTENDANCE**

Mark Swomley, Chairman

**ALSO IN
ATTENDANCE:**

Mark Hodgkinson, Township Manager
Charles Rausch, Solicitor
John Luciani, Civil Engineer
Randall Heilman, Director of Community Development
Dori Bowders, Director of Administrative Operations
Dennis Crabill, Director of Public Works/WWT
Todd King, Chief of Police
Teresa Hummel, Director of Finance
Abby Gibb, Communications Manager
Sue Sipe, Stenographer

1. CALL TO ORDER

DVORYAK Vice Chairman Dvoryak called the hearing to order and turned the meeting over to Solicitor Rausch.

2. NEW BUSINESS

A. CU-2022-0001 – Raymour & Flanigan, 380 N. Northern Way

RAUSCH Solicitor Rausch stated this is a conditional use hearing under the Town Center Overlay for the former Wolfs Furniture Store located on Industrial Highway. Solicitor Rausch noted a conditional use hearing is more formal than a regular Board of Supervisors meeting. A stenographer is present to record testimony. The applicant will come forward to present their case and witnesses will be sworn in. The Board will have the opportunity to ask questions and then it will be opened to the floor for public comment.

JONES Attorney David Jones stated he is associated with Stock & Leader in York. He indicated he represents Raymour & Flanigan, a furniture retailer similar to Wolf Furniture. He introduced Adam Wasileski as the representative of Raymour & Flanigan, and Adam Anderson of Site Design Concepts, Professional Engineer.

RAUSCH Solicitor Rausch conducted the swearing in of Mr. Wasileski and Mr. Anderson.

JONES Attorney Jones stated Mr. Anderson would present the plan and address comments from Mr. Luciani's engineer letter from April 13, 2022.

ANDERSON Mr. Anderson pointed out on the plan the property located at 380 North Northern Way at the site of the former Wolfs Furniture Store. He noted it is at the southwest corner of the intersection with North Northern Way and Industrial Highway. It is bordered to the south by a private road known as Wolf Drive. To the west is a private access drive. Mr. Anderson indicated the site plan was provided to the Board with the application and signage packet along with building elevations, plan and colored renderings of the streetscapes and the façade.

Mr. Anderson stated because the site is in the Town Center Overlay in the Commercial-Highway zoning district, they need to proceed with the conditional use for the furniture retail store. He noted the Wolfs Furniture store was vacated over a year ago. The site is approximately 5½ acres with a bituminous parking area to the south. On the west side of the site is a concrete loading service area. There is also a smaller parking area on the east of the building. There are approximately 289 parking spaces of which they will need 271 spaces.

Mr. Anderson pointed out access to the site – one of which is onto the private access road on the west side. To the south is access onto Wolf Drive and then access onto North Northern Way.

Mr. Anderson stated the proposed improvements to the site are minimal. He noted Raymour & Flanagan propose to move into the building and use it as Wolfs Furniture did with no modifications to parking or to the service loading area. Improvements are limited to increasing the streetscape to bring it into compliance with Town Center Overlay. He pointed out on the plan on the east side of the building there are street trees and a hedge row where they will buffer the parking area which fronts onto the public right of way. There will also be three pedestrian streetlights which he pointed out on the plan. Also, per feedback from the Planning Commission, they will provide an additional four streetlights along Industrial Highway.

Mr. Anderson indicated there will be a proposed monument sign on the north side of the access onto North Northern Way. He affirmed the sign will be outside of the clear sight triangle. He noted there is a modification request associated with the sign. There is an existing monument sign on the Industrial Highway side which is 9'10½". He pointed out they are aware in the Town Center Overlay monument signs are permitted for 6 feet high. In trying to be consistent with the existing sign, the proposed sign will match that height and configuration.

Mr. Anderson indicated the second modification is regarding the submission of a traffic evaluation study. He noted they submitted a simplified traffic assessment letter which considers the type of use and the area of the use. In this case he pointed out the area is not changing, and the use is the same so there is no traffic impact.

Mr. Anderson indicated they presented the plan to the Planning Commission at their March meeting. The Planning Commission provided feedback on the pedestrian street lights which were added. Discussion was held at that time about the clear sight triangle on North Northern Way. Mr. Anderson noted originally there was a street tree at the vicinity of the monument sign and there was discussion it was obstructing view, so the tree was moved to the west side of the site.

WURSTER Mr. Wurster asked if the three tree islands in the parking lot would remain. Mr. Anderson affirmed they would remain.

Mr. Wurster asked if any part of the plan would reduce impervious surface. Mr. Anderson stated the applicant is not proposing to modify the exterior.

Mr. Wurster asked if the property at the corner is in a flood zone. Mr. Anderson indicated the southwest corner is in a flood zone, a portion is impervious with several parking spaces in that area.

Mr. Wurster asked Mr. Luciani if there are any stormwater issues with this site. Mr. Luciani stated it was a site that was previously developed in the 60's. At the time it was built they conveyed stormwater. Since the applicant is not adding any impervious area there is not a significant change of topography.

Mr. Wurster asked about the vegetation for screening. Mr. Anderson confirmed they are adding vegetation on the east side as well as a portion on the west side.

Discussion was held as to whether the property is considered abandoned since it has been vacated for more than a year. Solicitor Rausch indicated it would not be considered abandoned from a zoning standpoint. He pointed out it has been unused for more than a year, but the use for a furniture store is a permitted use.

JONES Attorney Jones indicated there was a question of whether the site was abandoned because it was still marketed as a retail use throughout that time. He noted the applicant wants to meet the ordinance by offering improvements to the site to meet the Town Center Overlay requirements.

ANDERSON Mr. Anderson addressed the six comments from the township engineer's letter dated April 12, 2022.

#1 – Addressed

#2 – Service and loading areas must be visually screened from the street and pedestrian ways. Mr. Anderson pointed out on the east side of the property where the

loading/unloading areas are located with three spaces. He noted there is existing vegetation along Industrial Highway which is street trees. He indicated the applicant determined the street trees provide the screening and they are not modifying that area.

#3 – Monument sign – the requirement is 6 feet high and the applicant is proposing 9 ft. 10½ inches.

#4 – Addressed

#5 – Surface parking lot shall have a perimeter landscape a minimum of three feet wide. They are not modifying any parking structure or parking surface, so they provided the three-foot buffer on the area that fronts on the public right of way as shown on the plan along North Northern Way.

#6 – Interior landscaping on the parking lot – they are not modifying any of the parking area with the three existing landscape islands.

RAUSCH Solicitor Rausch asked Mr. Anderson to address the traffic assessment letter.

ANDERSON Mr. Anderson responded rather than do the full traffic assessment, they provided a letter produced by TRG which verifies because the use remains the same there would be no traffic increase. He noted this was included with the application.

RAUSCH Solicitor Rausch asked about the private drives at the site if there are easements.

ANDERSON Mr. Anderson stated there is an agreement with the three surrounding property owners for the unnamed road on the west side. It was noted Wolf Drive is a public roadway.

JONES Attorney Jones stated the applicant is anticipating opening the store by July 2022.

3. PUBLIC COMMENT

There was none.

4. ADJOURNMENT

DVORYAK Vice Chairman Dvoryak adjourned the hearing at 6:20 p.m.

Respectfully submitted,

Doreen K. Bowders
Secretary

ses