

**SPRIGGETTSBURY TOWNSHIP
PLANNING COMMISSION MEETING
Thursday, April 15th, 2021
6:00 PM (via Zoom)**

1. CALL TO ORDER

- Pledge of Allegiance

2. REVIEW AND APPROVAL OF MEETING MINUTES

- March 18, 2021 Minutes

3. BRIEFING ITEMS (Briefing items may be moved to Action)

- a. LD – JLS Automation – 20 Innovation Drive
 - i. Zoning and Subdivision/Land Development comments have not been prepared but will be ready for the next meeting after meeting with Developer.

4. ACTION ITEM (Action items may be tabled)

- a. Popeyes Chicken – 2818 East Market Street (Conditional Use Application)
 - i. Formerly Hardees, recently converted to Chinese Restaurant and now proposing Popeye's with drive thru. Within the Town Center Change of use
 - ii. Renovation Requirements Not Provided: sidewalk and pedestrian friendly/multi-use path, landscaping as part of town center and street appendages & street lighting.
 - iii. Planning Commission asked to review master plan and application.
- b. 150 Memory Lane (Conditional Use Application).
 - i. Simple tax map with no improvements to sidewalks, street lighting or pedestrian requirements provided

5. WAIVER RECOMMENDATIONS

6. INFORMATIONAL

- a. Plans in Review:
 - i. LD.20.05/SD.20.02 – 4100 Lincoln Highway (project placed on hold by developer).
 - ii. SD.20.03 / LD.20.09 – 2841 East Prospect Road.
 - 1. We are concerned about the alignment of Cortleigh Drive and deem this as a high potential conflict.
 - a. We have modified the driving path of the vehicle to show what we believe would be driver behavior. As you can see from the exhibit provided these two vehicles overlap.

This does not include turning movements from the adjoining parcel owned by Strictly Fitness. Typically, good traffic design aligns the centerline of the left turning vehicles simultaneously.

- i. As a driver on the proposed access drive makes a left onto Carol Road, he will stop and then begin his turn.
 - ii. While a driver traveling south on Cortleigh Drive will stop as he travels uphill to determine when it is safe to enter the roadway, then begin his turn.
 - b. Our ordinance requires spacing of driveways, and a minimum of 20-foot distance from the property line. We suggest that they shift their entire driveway 12 feet to the left OR revise their entire network and shift the proposed driveway to the east.
2. The Stormwater Plan and Erosion & Sedimentation Control Plan show that the drainage area ends at the curb line on the south side of Carol Road. Currently, the homes on the north side of Carol Road drain to Carol Road. Carol Road is sloped in a single direction toward this site. Therefore, accommodations to accept this run-off must be provided.
- a. In the last submission, the consultant had not provided any survey information along Carol Road. Apparently that work has been completed and cross sections have been drawn.
 - b. The township design standards require a 2% cross slope which is not provided and a minimum of a 1% longitudinal slope. There are places along Carol Road where the slope is 0%.
 - c. This design should reprofile Carol Road to allow water to safely drain away from the gutter.

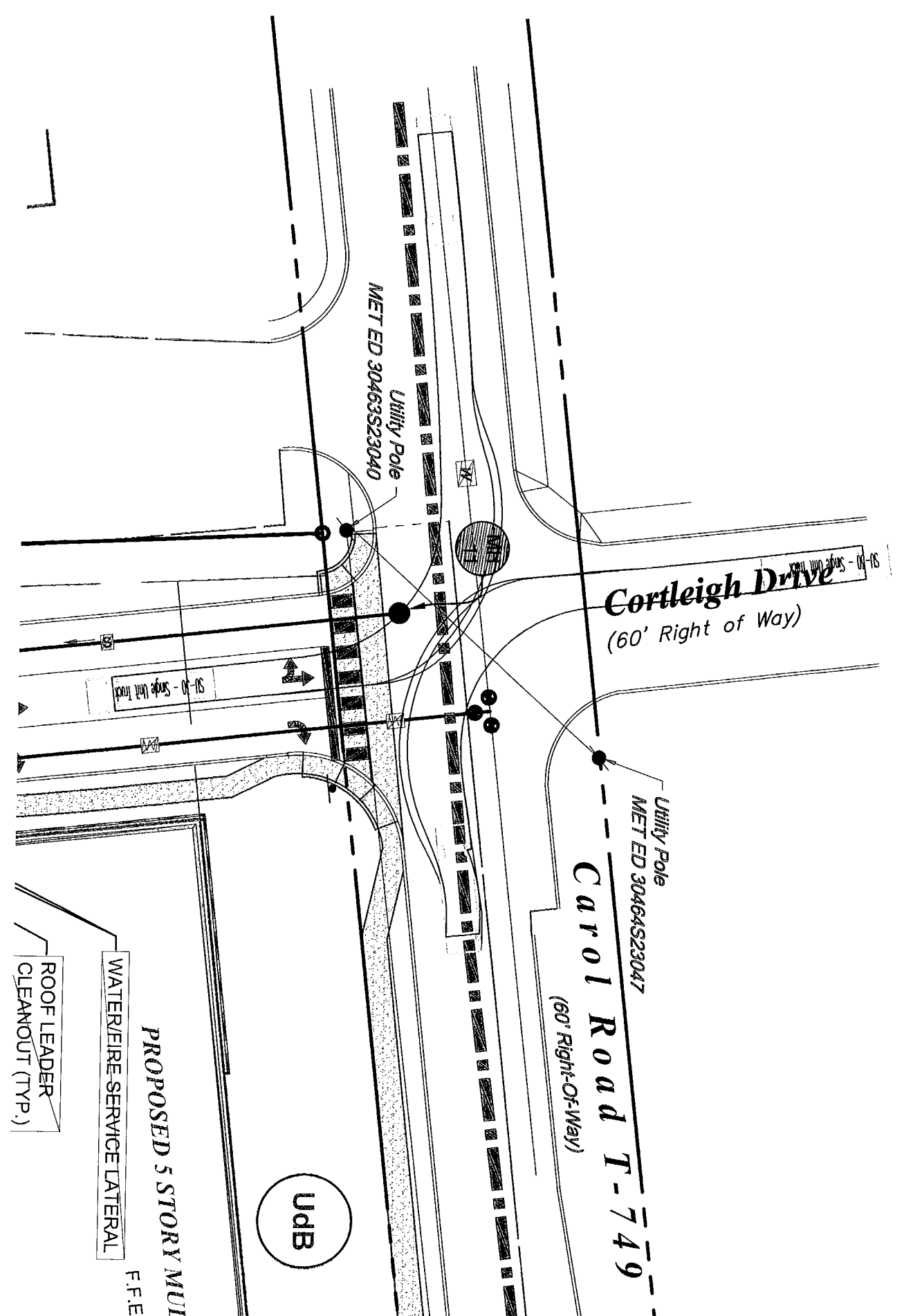
At this point, we believe there are revisions that are needed to correct these outstanding issues.

- iii. LD.20.06 – 3750 E Market St (Amazon Site #DAE6) LD.
 - 1. Review is ongoing.

7. NEW BUSINESS

8. OTHER BUSINESS

9. ADJOURNMENT



Utility Pole
MET ED 30463323040

Cortleigh Drive
(60' Right of Way)

Utility Pole
MET ED 30464523047

Carol Road T-749
(60' Right-Of-Way)

PROPOSED 5 STORY MUL
F.F.E.
WATER/EIRE SERVICE LATERAL
ROOF LEADER
CLEANOUT (TYP.)

UDB