

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
APRIL 16, 2020**

MEMBERS IN

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

NOT PRESENT: Mark Robertson

ALSO IN

ATTENDANCE: John Luciani, First Capital Engineering
Jessica Fieldhouse, Community Development Director
Raphael Caloia, Assistant Planner
Charles Rausch, 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. Due to the Coronavirus Pandemic this meeting was conducted through Zoom,

2. ACTION ON THE MINUTES

A. JANUARY 16, 2020

MR. TANZOLA MOVED FOR APPROVAL OF THE MEETING MINUTES OF JANUARY 16, 2020 AS PRESENTED. MS. MUSSELMAN SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

A. LD-2020-0001 White Rose Credit Union

Kestra Kelly, BL Companies
Deb Kaufman

Ms. Fieldhouse stated this development consists of a 2500 sq. ft. commercial building on a 1.2-acre property at 3603 East Market Street. The project was submitted to the Township in January 2020. On February 7 it was presented in a PennDOT scoping meeting at which time PennDOT required the proposed access shown on East Market Street be eliminated. Because eliminating the access would change the overall layout and required a change in the site design, the applicant requested the presentation of the project be postponed and presented as a briefing item at the

March Planning Commission meeting which was cancelled. Ms. Fieldhouse noted since it was submitted, there have been two reviews by the township engineer, as noted in letters dated February 10 and March 18. Most recently the township engineer completed a performance guarantee review for the land development. There are a few outstanding items. PennDOT has approved the plan. The HOP application for the closure on East Market Street has been submitted to PennDOT. Ms. Fieldhouse noted the applicant is requesting the plan be moved to an Action Item. She indicated Staff is of the opinion the normal items outstanding are acceptable as conditions, i.e., NPDES approval, performance guarantee to be provided and an agreement for stormwater management on site to be submitted. Ms. Kelly stated they are requesting a recommendation to proceed to the Board of Supervisors meeting next month. She noted they have the latest review letter from the township engineer with minor comments and are requesting they become conditions of the recommendation for approval.

Ms. Kelly stated they are proposing to construct a new branch for White Rose Credit Union on the site which is approximately 2500 sq. ft. She noted PennDOT was not supportive of an access off East Market Street. Consequently, they are closing the existing driveway entrance off East Market Street via an HOP. As part of the use PennDOT waived the requirement for a traffic study or traffic analysis which is one of their requested waivers. Ms. Kelly indicated access from the site will be off a private drive. She noted one of the outstanding items in the township engineer's letter is for the applicant to prove they have coordinated the access with this parcel. White Rose has engaged a land use attorney and are in the process of doing that so they are requesting this become a condition to provide documentation of an agreement for access. Ms. Kelly indicated there are existing curb cuts off this road and the site will have full movement access in and out of the first entrance. She noted this will be a typical credit union configuration with parking up front and drive-through lanes in the rear.

Ms. Kelly stated they were able to keep the limit of disturbance under an acre so they will not require a full NPDES permit with the conservation district. They have applied for an E&S permit. They received three comments which were minor in nature and they have re-submitted the plan. There is a small encroachment in the rear of the property and there is a 100-year flood plain that comes into the site. She noted they are creating additional storage within the flood plain elsewhere on-site.

She reviewed the 7 requested waivers:

S.289-10 – Preliminary Plans Procedure – The Developer is requesting a combined preliminary/final plan

S.289-13. A. – Final Plans; Specifications – The Developer is requesting a drawing scale of 1" = 20'.

S. 289-10. A.2.h Traffic Impact Study – PennDOT is not requiring it as part of the application.

S.289-32. A Planting strip – The Developer is requesting to install a 3' wide planting strip from curb to sidewalk, to match existing conditions, rather than the required 4' planting strip.

S.281-12 – Volume Controls – The Developer is requesting use of a lined PADEP Alternative Design BMP Managed Release Concept.

S.281-15. B.1.h) Minimum Bottom Slope – The Developer states their detention is an underground storage system which will be installed flat per the manufacturer's recommendation.

CMS 02525-2: Curb – Requesting use of 6" curb.

Mr. Luciani indicated they were going to cut the new utility line into Market Street but it appears there is a lateral there which can be reused. Ms. Kelly stated that is for the sanitary sewer connection. They worked with the township and surveyed the line and there appears to be a connection that goes towards their site. The plan is to allow for reuse of that existing connection. They would install a manhole and new sanitary sewer from their building to the manhole for the connection. It was noted their level of disturbance was maintained to go around it in the event the condition of the pipe is not deemed adequate by either the township or the contractor which would necessitate a need for replacement. The intent is to not have to go into Market Street, the intent is to use the existing stub as long they can during construction.

Solicitor Rausch stated the properties adjoining the private drive would have their own rights to use the private drive.

Ms. Kaufman stated their attorney has traced the drive back to Mr. Doutrich as the owner of the drive and there is communication with him to obtain an easement.

A MOTION WAS MADE BY MR. TANZOLA TO MOVE CASE LD2020-001 TO AN ACTION ITEM. SECONDED BY MS. MUSSELMAN. MOTION UNANIMOUSLY PASSED.

MR. TANZOLA MOVED TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS FOR THE LAND DEVELOPMENT PLAN FOR LD-2020-0001 WHITE ROSE CREDIT UNION ALONG WITH THE WAIVERS AS IDENTIFIED ABOVE, CONDITIONED UPON OBTAINING AN EASEMENT AGREEMENT FOR THE PRIVATE DRIVE BETWEEN THE PARTIES OF DOUTRICH AND THE CREDIT UNION. ALSO, SATISFACTORY COMPLETION OF THE REMAINDER OF COMMENTS FROM THE FIRST CAPITAL ENGINEERING REVIEW LETTER OF MARCH 18, 2020. SECONDED BY MS. MUSSELMAN. MOTION UNANIMOUSLY PASSED.

B. LD-2020-0002 Village Realty – Canterbury Court – Silver Spur Drive

John Runge
Bridget McAulliffe

Ms. Fieldhouse stated the land development plan was received in February for the March Planning Commission meeting which was cancelled. The applicant is proposing to remove a pool on the property and in its place construct two townhouse buildings with 5 units each for an additional 10 units. All of the associated stormwater management is being proposed, along with parking. The developer is requesting six waivers. A staff meeting was held with the developer.

Mr. Runge stated they are proposing in the southeast quadrant of Stony Brook and Silver Spur. They are proposing to remove the pool and put in two-5-unit apartment complexes. There is an existing parking area. The entranceway will be modified to extend out to Stony Brook to make it more conducive. They were at the Staff meeting and received engineer comments. They will be submitting their revised plan addressing the majority of the engineering and staff comments. They are requesting six waivers. It was noted the Environmental Impact Study waiver was

withdrawn.

S. 289-11. A Preliminary Plan – The Developer is requesting to move straight to Final Plan

S. 289-11. C.2 Environmental Impact Study - This waiver will be withdrawn

S. 289-35 Landscaping and buffer yards - The Developer is requesting to use existing buffer yards to meet the ordinance requirements.

S. 289-12. A.2.f Traffic Impact Study – The Developer is requesting a modification to submit a traffic summery letter rather than a full blown Traffic Impact Study.

S. 289-13. A Plan Scale – The Developer is requesting a modification to display the plans at a scale of 1” = 20’.

S. 289-36 Street Lights - The Developer is requesting a waiver to street light requirements.

Chairman Staub asked about the removal of the swimming pool which provided recreation for the tenants, as to whether there is any recommendation for recreation or a fee in lieu of.

Ms. Fieldhouse indicated the closest park to the site is Springetts Oaks.

The applicant indicated they were paying a recreation fee per door around \$1900 per unit and they will also have to pay a \$2500 per unit tap fee.

Mr. Runge noted there is existing sidewalk around the entire site, some of which will be cut off because of the development of the improvements. He noted there is sidewalk going over to the pool area. It was recommended the developer consider providing interconnection to the sidewalk with the new development. Mr. Runge agreed they will review it prior to the Staff meeting.

Mr. Runge indicated the waiver for the environmental impact study was withdrawn. He noted they are putting it together due to a wet area by the stream.

He noted they are working through the comments in the township engineer’s letter.

4. ACTION ITEMS

A. LD-2019-08 Motter Industrial Park Lot 2 & 3 Innovation Drive

Mike Jeffers, Kinsley

Joe Stein, Project Manager, Warehaus

Ms. Fieldhouse stated this project was submitted in Fall 2019. The site is located at the end of Innovation Drive consisting of two lots that will be developed for the Motter Industrial subdivision completed by Kinsley several years ago. The two lots total approximately 15 acres. One of the lots will be used for a 20,000 sq. ft. office building. The other lot will be used as a contractor storage yard for a crane company. The plan was slated for action in March. At the last Staff meeting in March they had reduced the number of outstanding issues. Staff worked with the developer to have the stormwater management facilities modified to reduce the waivers. They no longer need a waiver to the loading ratios. The letter from First Capital Engineering dated March 20, 2020, referenced an outstanding item that dealt with landscaping around a dumpster location.

In addition to that outstanding item, waivers and modifications are being requested to traffic and impact study – the developer is requesting to use an existing 2003 traffic impact study that was done with the subdivision. They are also requesting a waiver to the monument requirement so they can add two new concrete monuments at the property intersection with the right of way at Innovation Drive. They will use iron pins for the other corners to avoid getting into the wet or trib areas. There is also a waiver for sidewalks. There are sidewalks along Innovation Drive, along the east side and the applicant is requesting a waiver for the installation of sidewalks to use those on Innovation Drive.

Ms. Fieldhouse indicated that Staff was recommending in March approval of the plan on the condition that all outstanding items from an earlier letter in February were addressed. They are making the same recommendation only changing the date of the township engineer’s letter to March 20, 2020.

Mr. Stein indicated the site would be for Eisenhart Crane. The developer is Kinsley Properties. They are looking to construct a 20,000 sq. ft. building. The area around the building is all heavy-duty pavement. The entry way from Innovation Drive will be paved. The storage yard to the west of Innovation Drive will be gravel. He noted concern was expressed regarding vehicles and travel on Innovation Drive. He noted there will be parking of the vehicles of any crane apparatus on Innovation Drive. There may be some oversized loads but they will be on township and state roads, including Innovation Drive which can handle the trips from the cranes to Market Street.

Mr. Stein noted they did not enlarge basins and reduce the amount of the impervious coming to the basins per the last engineering letter. In regards to loading ratios they are controlling the site stormwater through three new basins located on the perimeter of the site.

In regards to the comment pertaining to landscaping – they were trying to seek a waiver from some landscaping requirements given the existing vegetation along Kreutz Creek, however, they ended up planning arborvitae along the backside of the site in order to screen the site.

He noted the waivers they are requesting.

MR. TANZOLA MOVED TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS FOR LD-2019-08 MOTTER INDUSTRIAL LOTS 2 & 3 KINSLEY PROPERTIES ALONG WITH THE FOLLOWING WAIVERS:

- SECTION 289-12.A.2.(F) – TRAFFIC IMPACT STUDY
- SECTION 289-26 MONUMENTS
- SECTION 289-32. A. – TO USE THE EXISTING SIDEWALK IN THE VICINITY OF THE PROJECT SITE.

ALSO, SATISFACTORY COMPLETION OF THE REMAINDER OF COMMENTS FROM THE FIRST CAPITAL ENGINEERING REVIEW LETTER OF MARCH 20, 2020. SECONDED BY MS. MUSSELMAN. MOTION UNANIMOUSLY PASSED.

B. LD-2019-06 Stonewood Logistics Center

Bob Sandmeyer, Site Design Concepts
Jerry Watson

Ms. Fieldhouse stated the plan for Stonewood Logistics Center was last before the Planning Commission in October 2019. This is 11+ acre property. Mr. Jerry Watson is proposing to construct a 221,000 sq. ft. industrial flex space. The plan was held up bringing it back to the Planning Commission so the applicant had sufficient time to coordinate with PennDOT. There were several HOPs needed for access to the site, for sanitary sewer infrastructure in the PennDOT right of way and also for storm sewer infrastructure in the PennDOT right of way. In addition, there is also on the other side of the rail line close to Boxwood Road a small pump station. The Township was hoping to come up with a financially feasible opportunity from both sides to eliminate the pump station by putting in a gravity line and connecting it to the line in Stonewood Road. They had asked the developer to postpone going back to the Planning Commission so that they could coordinate with PennDOT as necessary and also Staff could coordinate on their side trying to get the pump station additional line in. Ms. Fieldhouse indicated this plan has been abandoned since it is not financially feasible. At this point there was one Staff meeting and most recently received an updated letter from the township engineer office on April 15, 2020. The applicant is requesting five waivers.

Mr. Sandmeyer stated nothing has changed since the previous plan. The 11-acre site is south of the railroad tracks on Stonewood with a proposed 220,000 sq. ft. warehouse building. He reiterated they were delaying the project trying to connect and remove the pump station which did not work out. Instead they will do an extension of a regular sanitary sewer line. He noted they will be extending 300 ft. of public sewer from the south along Stonewood Road to tie in to their project and water will be a public water connection along with gas and electric.

Mr. Sandmeyer explained with the land development plan they have two PennDOT driveways. They are using the existing one which serves the Perlite Company, which was never permitted. They are permitting it with their new driveway to the south which will be utilized for trucks only. They have worked with PennDOT and are on their third submittal. PennDOT has approved and accepted the TIA and TIS reports. They have no additional comments. He indicated they have two additional permits in the name of Springettsbury Township with PennDOT – one would be for sanitary sewer and one would be for the storm sewer which were submitted several weeks ago.

He indicated there is a floodplain on the plan, which they are avoiding. All the stormwater management is underground chamber systems and one underground gravel system. He noted they have resolved most of the comments from the township staff and the township engineer review letter.

He referred to the list of the requested waivers noted below:

- Section 289-10 – Submittal of Preliminary Plan
- Section 289-13. A – Plan Size
- Section 289-35. C. – Buffer Yards – Asking for a modification. They are supplying the plants for the required buffer yard along the main road, however, they cannot fit them in due to the utilities. They would like to move some of the shrubs around the site. This is also a PennDOT right of way.
- Section 289-27.C – Concrete Aprons – this is a request modification for not putting in the concrete aprons at the PennDOT entranceways since PennDOT does not want them installed.

- Section 281-15. C.3.c Loading ratios

He noted an additional waiver was added – Section 281-12 Volume. Because of the existing soil conditions on the site they are unable to adjust volume control. He noted they are going through DEP for the NPDES permit.

MS. MUSSELMAN MOVED TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS FOR LD-2019-06 STONEWOOD LOGISTICS CENTER ALONG WITH THE WAIVERS AS IDENTIFIED ABOVE INCLUDING SECTION 281-12 VOLUME CONTROL. ALSO, SATISFACTORY COMPLETION OF ANY OUTSTANDING COMMENTS FROM THE FIRST CAPITAL ENGINEERING REVIEW LETTER OF APRIL 15, 2020. SECONDED BY MR. TANZOLA. MOTION UNANIMOUSLY PASSED.

5. **WAIVER RECOMMENDATIONS - None**
6. **OLD BUSINESS – None**
7. **NEW BUSINESS - None**
8. **INFORMATIONAL - Open Ended Plans in Review Process**

LD 2019-05 Rutter's #57 Expansion - Waived
LD 2019-07 3750 E Market St - September 30, 2020
LD-2017-04/ Springetts Commons - Waived
SD-2017-08

9. **ADJOURNMENT**

CHAIRMAN STAUB ADJOURNED THE MEETING AT 7:20 P.M.

Respectfully submitted,

Secretary
/ses