



**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION MEETING
April 21, 2022
6:00 PM (Via Zoom & In-Person)**

1. CALL TO ORDER

- Pledge of Allegiance

2. REVIEW AND APPROVAL OF MEETING MINUTES

- March 17, 2022, Minutes

3. BRIEFING ITEMS

- AMND-0001 – **Density Factor Increase from 30-40 – Pleasant Valley Road, LLC**
 1. Barley Snyder Presentation – A proposed text change to Attachment 7, the chart of Area and Bulk Requirements in the N-C and N-CH Districts to increase the density factor from 30/acre to 40/acre in the Neighborhood-Commercial Zoning District, applicable to multi-family dwellings, excluding the Neighbor-Commercial/Historic District.
- AMND-0002 – **Springettsbury Township Zoning Ordinance Text Changes**
 1. Staff Presentation - The purpose of the ordinance is to amend various sections of the Springettsbury Township Zoning Ordinance as follows: (1) add a new section §325-4A., "Uses Not Provided For;" (2) Amend the definition of "Pet" to exclude poultry; (3) amend Section 325-125 (A), "Livestock, poultry and animals;" (4) amend Section 325-42 (C)(4), "Uses by special exception and conditional uses" to add nightclubs; (5) amend Section 325-163(A) to add nightclubs.
- CU-2022-0002 – **Panda Express Chinese Kitchen**
 1. Waivers requested
 - a. Section 325-199E. – Main building setbacks along Eastern Boulevard
 - b. Section 325-200E.(3) - Drive Through Facilities
 - c. Section 325-200G.(3) – Front & exterior wall transparent or translucent
 - d. Section 3250206A(10(a-c) – Off-Street parking – perimeter landscaping

2. Specific Design Concerns and/or Deficiencies as described in the PC Conditional Use Plan Summary
- CU-2022-0003 – **Five Guys Restaurant**
 1. Waivers requested
 - a. Section 289-10 – Preliminary Plans
 - b. Section 289-11 - Preliminary Plan Specifications
 - c. Section 289-12A.(2)(f) – Final Plans; Procedures – Traffic Impact Study
 - d. Section 289-12A.(5) – Final Plans; Provide Plans YCPC, PennDOT, YCCD and affected utilities
 - e. Section 289.13.B – Submittal of miscellaneous data as prescribed by the engineering specifications
 - f. Article IV – Environmental Impact Studies
 2. Specific Design Concerns and/or Deficiencies as described in the PC Conditional Use Plan Summary
 - LD-2020-0005 – **P/F Land Development Plan – 4100 Lincoln Highway East**
 1. Waivers requested
 - a. Section 289-10 – Preliminary Plans
 - b. Section 289-11 – Preliminary Plan; Specifications
 - c. Section 289-11 – Final Plan Specifications
 - d. Section 289-25 through 289-39 – Improvement Specifications
 2. Specific Design and/or Deficiencies as described in the PC Plan Summary for the LDP
 - SD-2021-0014 – **Christopher A. & Angela M. Ferro SDP – 709-711 Witmer Road**
 1. Waivers requested
 - a. Section 289-14 – Minor Subdivision Plan
 2. Specific Design and/or Deficiencies as described in the PC Plan Summary for the Subdivision Plan
 - LD-2022-0001 – **Final Land Development Plan – JLS Automation, LLC, Proposed Building Expansion, Phase 2**
 1. Waivers requested
 - a. Section 289-10 – Preliminary Plan Submission
 - b. Section 289-21 – Traffic Impact Study

2. Specific Design and/or Deficiencies as described in the PC Plan Summary for the Land Development Plan

4. ACTION ITEM (Action items may be tabled)

5. WAIVER RECOMENDATIONS

6. INFORMATIONAL

7. NEW BUSINESS

8. OTHER BUSINESS

9. ADJOURNMENT