

APPROVED

**SPRINGETTSBURY TOWNSHIP  
PLANNING COMMISSION  
MAY 16, 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. APRIL 18, 2019**

**MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF APRIL 18, 2019 AS PRESENTED. MR. STUHRE SECONDED. MOTION UNANIMOUSLY CARRIED.**

**3. BRIEFING ITEMS – None**

**4.. ACTION ITEMS**

**A. LD-2019-01 / CU 2019-02 Taco Bell**

Michael Lardi, Engineer, Pettit Group, LLC.  
Attorney Ronald Perry  
Joe DePascale, Owner

Ms. Fieldhouse indicated the plan was submitted to the Township in January 2019 and presented to the Planning Commission as a briefing item in February. The plan involves demolition of both existing facilities – Taco Bell and Gyro Express. Taco Bell will be rebuilt and Gyro Express will be developed to a 2-unit small commercial strip center. The plan was reviewed several times by the township engineer. The applicant is requesting numerous modifications to the Town Center Overlay and several subdivision and land development waivers as well as several stormwater management waivers. The township engineer’s most recent letter dated May 10 was circulated to the Planning Commission. From Staff’s perspective there were items to be resolved with regards the survey, lot lines, site lighting and corrections to the stormwater management report. There were no outstanding comments that could not be handled as a condition of approval and be resolved before presentation to the Board of Supervisors. There were three waivers where Staff and the township engineer recommended a modification. Those include street trees – unless there were specific utility issues which preclude the planting of street trees. Also two stormwater management waiver requests where the township engineer recommends the applicant explore the possibility of subsurface detention facilities, either stand-alone or in sequence with proposed rain gardens.

Mr. Lardi stated the only changes made were minor. The 2-tenant use to the north was pushed back. They incorporated the township engineer’s recommendation to look for subsurface rate retention practices. They incorporated several comments from the briefing meeting to add shrubs to block headlight glare at the drive through window to the street.

Mr. DePascale indicated they are negotiating leases with Jersey Mike’s and T-Mobile.

In regards to the sidewalk which goes through from East Market Street back to the Jersey Mike’s location, it was recommended to add striping and a crosswalk there, as well as striping through the drive-through.

Mr. Lardi reviewed the waivers:

325-202.A.5 - To allow a planting strip less than five feet wide.

This modification is required to ensure the sidewalk along East Market Street will match the approved sidewalk in front of the MOD Pizza site.

325-202.A.6 - To allow an eight-foot-wide sidewalk along East Market Street

This modification is required to ensure the sidewalk along East Market Street will match the approved sidewalk in front of the MOD Pizza site.

325-205.C.1 - From providing street trees along Memory Lane and Market Street frontages.

The Applicant is requesting a modification to not plant any trees along the street but plant them interior to the site instead. The modification is requested to increase the visibility of the buildings along East Market Street and along Memory Lane. Staff is not in support of this modification being granted and street trees should be planted per the Town Center Overlay Ordinance, unless practical concerns surrounding existing or proposed utilities arise. Att. Perry indicated they will make every attempt to meet the township’s specifications, as much as possible taking into consideration practical limitations such as the frontage length.

The following waivers are being requested for the Subdivision and Land Development Ordinance

289-11.B & 289-13.A - From providing plans drawn on mylar material.

Applicant proposes to defer submission of mylars until final signature plans are ready for recording.

289-11.B.20 - From providing name, right-of-way width and cartway width of all existing streets within 400 feet of any part of the tract.

The applicant proposes to provide surrounding street information immediately adjacent to the subject parcel given the limited scope of the project. Contextual location maps are provided on the drawings.

289-11.B. 25 & 289-13.A.25 - From Providing Elevation Drawings.

The Applicant proposes to present exhibits during the Planning Commission meeting, as architectural plans are still in development at the time of this filing.

Staff believes this waiver is not necessary as elevation drawing will be available at some point during the review process. **This waiver was removed.**

289-11.B.29 – From providing drawings showing façade treatment, elevations, and floor plans.

The Applicant proposes to present exhibits during the Planning Commission meeting, as architectural plans are still in development at the time of this filing.

Staff believes that this waiver is not necessary as the developer will have façade treatment drawings at time of plan approval. **This waiver was removed**

289-11.C.2 – From providing an environmental impact study

Given the redevelopment of this parcel in a densely urbanized area, testimony can be provided at the meeting to satisfactorily address any environmental concerns, if any.

The following waivers are being requested from the Stormwater Management Ordinance:

281-12.A.1 – To allow an increase in post-development total runoff volume for all storms equal to or less than the two-year, twenty-four-hour duration precipitation.

Due to the prevalence of Karst topography and poor infiltration rates, the Applicant proposes a slight increase in runoff for the 2-year 24-hour storm.

281-12.A.2.b – From considering one hundred percent of the existing impervious area of the project site meadow in the model for volume calculations of existing conditions.

Given the nature of the redevelopment, strict adherence to this requirement would preclude any meaningful use of the property, thus presenting an undue hardship on the Applicant. As an alternative, the Applicant proposes to model only 20% of the existing impervious area as meadow which is in accordance with the PA BMP manual.

Staff has no comments and defers to the Township Engineer regarding stormwater management.

289-13.A – From considering one hundred percent of the existing impervious area of a project site meadow in the model for rate control calculations of existing conditions.

Given the nature of the redevelopment, strict adherence to this requirement would preclude any meaningful use of the property, thus presenting an undue hardship on the Applicant. As an alternative, the Applicant proposes to model only 20% of the existing impervious area as meadow which is in accordance with the PA BMP manual.

281-13.B.2 – From providing twenty-five-, fifty-, and one-hundred-year post-development peak flows less than or equal to 50% of the corresponding calculated twenty-five, fifty-, and one-hundred-year peak flows.

Given the nature of the redevelopment, strict adherence to this requirement would preclude any meaningful use of the property, thus presenting an undue hardship on the Applicant. As an alternative, the Applicant proposes to maintain or reduce peak flows in the post-development conditional for the 2-, 5-, 10-, 25-, 50-, and 100-year storms.

Township Engineer recommends the applicant explore possibility of subsurface detention facilities either standalone or in sequence with proposed rain gardens.

281-15.B.1.e.2 – From providing twenty-five-, fifty-, and one hundred-year post-development peak flows less than or equal to 50% of the corresponding calculated twenty-five, fifty-, and one-hundred-year peak flows.

Given the nature of the redevelopment, strict adherence to this requirement would preclude any meaningful use of the property, thus presenting an undue hardship on the Applicant. As an alternative, the Applicant proposes to maintain or reduce peak flows in the post-development conditional for the 2-, 5-, 10-, 25-, 50-, and 100-year storms.

Township Engineer recommends the applicant explore possibility of subsurface detention facilities either standalone or in sequence with proposed rain gardens.

281-15.B.1.h – To allow a detention basin bottom slope of 0% in an unpaved area.

The Applicant proposes flat-bottomed basins equipped permeable liners and underdrains to drain water from the surface and avoid standing water condition.

281-15.B.1.i – To allow an unfenced detention basin over 18 inches in depth.

The Applicant proposes flat-bottomed basin equipped permeable liners and underdrains to drain water from the surface and avoid standing water condition.

281-15.B.1.j – To allow a detention basin side slope of three horizontal to one vertical.

Given the space constraints and complete lack of existing stormwater management, three-to-one side slopes will provide additional storage and attenuation to the Township to reduce flooding risk.

281-15.B.1.k – To allow construction of stormwater management facilities above existing utility mains and services.

The rain garden at the northwest corner of the development is partially atop of existing 6” and 12” water services. This waiver will allow for the provision of additional storage thus reducing flooding risks.

The following variance was approved by the Zoning Hearing Board during their February 7, 2019 meeting:

325-114.D Reduce minimum number of required parking spaces from 70 to 56.

Chairman Staub called for a motion.

**MR. ROBERTSON MOVED IN THE CASE OF LD-2019-01 AND CU- 2019-02 TACO BELL TO RECOMMEND APPROVAL OF THE WAIVERS AND MODIFICATIONS WITH THE EXCEPTION THAT 325-205.C.1 WILL BE A MODIFICATION AND THE ELIMINATION OF 289-11.B.25 & 289-132.A.25 AND 289-11.B.29. SECONDED BY MS. MUSSELMAN. MOTION UNANIMOUSLY PASSED.**

**MR. ROBERTSON MOVED IN THE CASE OF LD-2019-01 AND CU-2019-02 TACO BELL TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS WITH**

**SATISFACTORY COMPLETION OF ANY OUTSTANDING CONDITIONS TO BE RESOLVED WITH THE TOWNSHIP ENGINEER AND THE APPLICANT. MR. STUHRE SECONDED. MOTION UNANIMOUSLY PASSED.**

**5. WAIVER RECOMMENDATIONS - None**

**5. OLD BUSINESS – None**

**6. NEW BUSINESS**

Ms. Fieldhouse stated that the company of McMahon & Associates will be at the June meeting to give a presentation on the transportation plight.

**7. ADJOURNMENT**

**CHAIRMAN STAUB ADJOURNED THE MEETING AT 6:30 P.M.**

Respectfully submitted,

Secretary

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