

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
MAY 18, 2017**

MEMBERS IN

ATTENDANCE: Alan Maciejewski, Chairman
Mark Robertson
Charles Wurster
Charles Stuhre
Tim Staub

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 Maciejewski called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

2. ACTION ON THE MINUTES

A. APRIL 20, 2017

MR. STAUB MOVED FOR APPROVAL OF THE MEETING MINUTES OF APRIL 20, 2017 AS PRESENTED. MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

A. SD-17-06 Final Subdivision Plan for James O. Troxell

Ms. Fieldhouse indicated the final subdivision plan was submitted to the Township on April 17th, 2017. Parcel 5C is a 2.087-acre parcel with 167' of road frontage on Woodstream Drive. The final subdivision plan is a lot consolidation which will, if approved, dissolve parcel 5C and distribute the 2.087 acres among parcels 5A, 5 and 5B along Ridgewood Road.

The plan shows 0.990 acres being added to 1842 Ridgewood Rd (Parcel 5B), 0.764 added to 1830 Ridgewood Rd (parcel 5), and 0.334 acres added to 1818 Ridgewood Rd (Parcel 5A).

In addition, the proposed subdivision creates a 0.177-acre utility easement adjacent to Woodstream Drive. No new lots will be created by this subdivision, and no new construction has been proposed.

Ms. Fieldhouse noted the applicant is requesting to have the case moved to an action item. There are several outstanding comments of a minor nature, however, Staff is in agreement with moving it to an action item.

Mr. Troxell reiterated the information presented.

Mr. Luciani stated the plan was previously presented in 2008 at which time Mr. Troxell reconfigured his lot. He noted the applicant did not have the minor subdivision at that time so they requested to waive road improvements, curb & sidewalk, etc. The plan was approved by the Board in 2008 and Mr. Troxell agreed to a six month note on the plan. Mr. Luciani indicated they met with Mr. Troxell last week to review comments from his April 25 comment letter.

Mr. Luciani stated the six-month note will currently apply to Lots 1 and 2B. Lots 2A and 2B will not require the 6 months note.

Ms. Fieldhouse stated they are showing a sanitary sewer easement to extend over to Mr. Troxell's property which would then grant access off of Woodstream Drive.

It was noted the address 1818 Ridgewood Road is parcel 5A which is Mr. Kesler's property. 5B is 1830 Ridgewood Road which is the Nescan property. 5C is Mr. Troxell's property.

Mr. Luciani indicated for the outstanding items there is nothing significant. Mr. Troxell indicated the outstanding items will be resolved before going to the Board of Supervisors.

MR. WURSTER MADE A MOTION TO MOVE SD-17-06 TO AN ACTION ITEM. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY PASSED.

Chairman Maciejewski asked if there was any public comment. Hearing none he called for a motion.

MR. ROBERTSON MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL FOR SD-17-06 TROXELL PROPERTY CONDITIONED UPON RESOLUTION OF ALL OUTSTANDING TOWNSHIP ENGINEER COMMENTS. SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY PASSED.

MR. WURSTER MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS WAIVER RECOMMENDATIONS FOR SD-17-06 JAMES TROXELL - S.278-14 MINOR SUBDIVISION WAIVER. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY PASSED.

- B. SD-17-07 Final Subdivision Plan for Lands of Reich Acquisition One L.P.**
- C. LD-17-02 Final LDP – York Auto Group, 1885 Whiteford Road**

Bob Sandmeyer, Site Design Concepts

Ms. Fieldhouse indicated the next two briefing items are related – the subdivision and the land

development are the same two parcels. She provided a summary for both, noting that Reich Acquisition L.P. owns the three lots that comprise York Auto Group currently located at 1885 Whiteford Road. The subdivision plan is proposing to consolidate the 3 existing lots in addition to the vacated right of way of Whiteford Road Court after the cul-de-sac. This will create one 4.3-acre parcel lot where York Auto Group will be housed. The land development plan is proposing a phased demolition. The business is intending to stay open and have limited hours of operation. The phased demolition will allow for the development of one 12,000 plus sq. ft. building where the showroom and the business offices will be located. All repair and service work will be conducted at 1900 Whiteford Road the location of the service center. In addition to the 12,000 sq. ft. building, they are proposing 85 parking spaces and stormwater management facilities with two different underground infiltration systems. The plans were submitted on April 21, 2017. They were reviewed on May 11 at Staff meeting. They have also gone through both plans and a full round of engineering comments.

Mr. Sandmeyer indicated the 3 lot adjoining parcels on the plan, noting the 4th lot is a right of way that was vacated in 2001 which was given to Diehl Motor Company at that time. They also have an existing cul-de-sac in the lower left corner which was built to meet Township specifications.

The second plan is the building for the new facility for Toyota of York which will be approximately 17,000 sq. ft. It will be similar to what is currently there floor wise. It will be a single-story exposure from Route 30, with a two-story exposure from Whiteford Road. They will be demolishing the two existing buildings – one is the dealership and the other is the business office. This will reduce their building sq. footage with the newer building by 8,000 sq. ft. They are not increasing utilities or employees.

Mr. Sandmeyer indicated they are not changing what is currently there and will still have a display of vehicles. Employees and customers will be parked in the upper corner and to the right of the site which is on the upper level. Stormwater management will be located to the left with underground systems. They will also be utilizing the existing detention basin. Due to the sloping hill they will be building a retaining wall. The underground stormwater is designed to flow into another which will control runoff from stormwater.

Mr. Sandmeyer showed the design of the building which was designed by Core Design Group.

It was noted there is more of a frontage on Whiteford Road. Mr. Sandmeyer indicated that is the main focus because on the lower level is where the showroom will be located. He noted they are trying to get more of the traffic on the Whiteford Road side and one reason for that is the service center is directly across the street. Most of the business aspects of the company will be on the upper level which is the Whiteford Court area.

Discussion was held regarding the lighting plan. Mr. Sandmeyer stated they are working with Core Design to develop lighting plans for Township review. He noted some of the lower level parking lot areas are staying, in an effort to save as much paving as they can to lessen the disturbance of the site. Some of the light standards will stay in the same location, however, they may change lighthoods and go to LEDs.

Discussion was held regarding the waiver requests:

- S289-10 Preliminary Plans; procedure. Applicant is requesting a waiver to bypass the preliminary plan and submit only the final plan.

- S289-13A Final plan shall be drawn at a scale of either 50 feet to the inch or 100 feet to the inch. Applicant is requesting to use 1" to 30' scale
- Article IV Environmental Impact Studies - Applicant is requesting a waiver to forgo any environmental impact studies.

A question was raised as to an environmental impact study to determine any potential for uncovering materials that were not properly disposed of in the past. Mr. Sandmeyer indicated ECS Environmental Studies will be performing borings and testings. The report is forthcoming.

They will also be submitting an environmental report as a part of the Geotech report to the township engineer.

- S289-24 Feasibility report on sewer and water facilities
Applicant is requesting a waiver to forgo the sewer and water facilities feasibility report.
- S289-32 Sidewalks
Applicant is requesting waiver to defer sidewalk requirements to the land development plan.

A question was raised in regards to steep slopes as to whether they are consistent with the steep slope ordinance. Mr. Sandmeyer indicated the slopes on their property were generated by development of Rt. 30 and are manmade embankments. He noted they will be turning those slopes into their retaining wall and those areas will be studied by their Geotech engineer. He noted this will be a modification waiver to submit a statement for stabilization of the steep slope area during construction and after. He also stated they would add a note to the plan combined with their submittal of the Geotech report. He indicated on the plan set Sheet 3 shows where the steep slopes are located and highlighted.

In regards to landscaping, Mr. Sandmeyer indicated a discussion was held with Staff last week he noted they were originally requesting a waiver but will be asking for a modification waiver for landscape/streetscapes. They will take all the required plantings and spread them throughout the site instead of locating them along the roadway, in an effort to enhance the entire site in order to have more visibility of vehicles.

He noted they are requesting a waiver for sidewalks on Memory Lane since that is a limited access highway state road and there are no sidewalks there presently. They will be putting sidewalks along the frontage of Whiteford Road at the top, and will also be adding a pedestrian crossing at the lighted intersection.

Ms. Fieldhouse confirmed that sidewalks stop at the Sheets and then continue from Memory Lane extended next to the Daycare.

A comment was made regarding a note that indicated lower level overhead doors. Mr. Sandmeyer stated the codes officer was asking if there were vehicle service or car washing at this facility because he saw overhead doors. Mr. Sandmeyer indicated this was resolved by the footprint of the building. They will not be doing car washings or services. The overhead doors are to get cars in and out of the showroom.

It was noted elevations would be presented at the next meeting.

4. ACTION ITEMS - None

5. WAIVER RECOMMENDATIONS

A. LD-16-05 Preliminary/Final LDP for Quattro Waivers
LD-16-05 Final/Preliminary Land Development Plan Quattro

Attorney Stacey MacNeal
Joshua George, Snyder, Secary & Associates

Mr. George provided an overview indicating the Quattro Development LLC Land Development Plan was resubmitted to the Township on February 17th, 2017. The plan includes the development of a Royal Farms Store at approximately 5,000 sq. ft and Lidl Grocery Store, approximately 36,000 sq. ft. The lots will be subdivided into two lots. Lot 1 is 2.199 acres and lot 2 is 4.430 acre. Primary access points are on Concord Road and Mt. Zion Road with reconfiguration of parking and stormwater as well as other pieces of the overall project.

Attorney MacNeal indicated recent modifications have been made to the project which are not yet presented.

Discussion was held regarding possible options to the proposed layout of the Lidl building. Mr. George pointed out one of the critical layout issues is that the entrance to the store which is on the lower portion of the building must be oriented towards Mt. Zion Road. That side of the building is entirely glass and it presents the face of the store. Also, in context to the site, the parking needs to be oriented to where the front door is located, and that becomes impossible if the building was turned around, causing all the parking to be on the truck dock side since that is the wide end of the site. Mr. George further indicated they were trying to avoid with all the discussion of the access drive coming off of Concord, was having a driveway directly entering into a parking lot.

Attorney MacNeal stated they are actively working with Staff to consider alternative options to address those concerns while allowing the developer to have the preferred layout.

Mr. George indicated –based on Staff’s comments they are considering widening out the access drive on Concord Road to another 12 feet. He noted currently it is 3 lanes, 36 ft. wide. It would become potentially 4 lanes, 48 ft. wide. One of the 2 lanes would be the median area which would create an area for trucks to move out of the way and make the maneuvers which would be easier than what was previously presented. Attorney MacNeal stated they are continuing to work on the truck turning templates.

It was mentioned that the layout of the site will create a cut-through for vehicles looking to use it as a shortcut.

Discussion was held regarding the following:

- Snow removal and how that will be removed from the site.

- Landscaping – selection of plants and determining more substantial landscaping. There was concern about headlight sweep to the east side of the Royal Farms at the location of the retention pond. Mr. George indicated in response to comments discussed at Staff meeting and last month’s meeting they are adding more evergreen trees in that area. The landscaping would be along the street edge with separation distance between the basin and the landscaping.
- Lighting plans – Mr. George confirmed they are included in the plan set, however, it was noted they will need to be revised due to the updated plans.
- Traffic – Attorney MacNeal indicated they are asking for action on the traffic issue in accordance with last month’s meeting. She noted a chronology of the traffic based on the traffic impact study was included in the packets to clarify the chain of events. She indicated that due to the addition of Lidl to the site, the traffic impact study was reworked and submitted in October 2016. This included the dual left turn lane extension from Concord Road onto Mt. Zion that is being proposed. There were also some issues with the Concord Road access drive intersection which was discussed with Staff on November 1. Attorney MacNeal stated at that time there was a discussion about using a different type of software Sim Traffic which is a road traffic simulator which enables the user to specify detailed geometry and detector configurations to look at the access drive as opposed to Simco which is a standard software. In December there was a work session to discuss Sim Traffic. The traffic study was updated in January 2017 which is when they added the extended left turn lane movements. Comments were received from the Township at the end of January and from PennDOT in early February. Mr. Seitz attended a Township Staff meeting in February to discuss those comments. A meeting with Township Staff and Mr. Seitz was held with PennDOT in March 2017. An additional Staff meeting was held since that time and Mr. Seitz finalized his response to Township comments which had been shared with the township engineer. That was finalized in early May along with a new review letter from the traffic engineer. The most recent comments from PennDOT and the notes from the meeting in March were provided.

Mr. Seitz stated that the use of Sim Traffic was presented to Staff and the Board of Supervisors to evaluate using Sim Traffic which provides a more realistic micro look at what happens instead of a higher level macro look. He noted the Simco software did not give a realistic representation of the situation on Rt. 24 with the two left turns in the southbound turn lane to go on Concord Road. It was determined with the Sim Traffic software, the level of service results markedly show that it is an improvement at that intersection.

Attorney MacNeal indicated the proposed roadway improvements are significant and costly. She noted they believe with these improvements there would be a better functioning intersection after the development of the site and with the traffic at the site than what it is presently.

A question was raised with regard to PennDOT’s reaction. Mr. Seitz stated at the meeting with PennDOT in March they requested obtaining a favorable response from the Township that these improvements are substantial and that the Township agrees the mitigation of the development with these improvements is appropriate as a result of the additional traffic which will be generated.

Additional Discussion:

- Traffic light timings at Mt. Zion and Concord Road – more green time needs to be added.
- Pedestrian traffic – better access and safety concerns.
- Bus service on Concord Road - Mr. Seitz stated they are discussing this with the bus company and those issues will be addressed.

In regards to waiver requests, Attorney MacNeal stated the only waiver they are requesting for action is for the landscape buffer yard. Also, they are requesting action on the recommendation to PennDOT. She noted the request for preliminary plan waiver will be tabled until such time as the plan is in the final design. In addition, since they are still working on the modification request for the channelization that waiver request is not ready for action.

In regards to landscaping, Mr. George referred to a drawing submitted which points out where various portions of the waiver and modification requests are applicable. It was not available for the Planning Commission to review, subsequently the discussion and waiver was tabled.

In regards to the traffic packet, Attorney MacNeal stated they will be attending the Board of Supervisors meeting next week to request action on the letter which is necessary to be submitted to PennDOT. She verified it is not a waiver request but asking the Board for authorization for them to direct the Township Manager to send a letter. They are also asking for a recommendation from the Planning Commission. Attorney MacNeal stated she created a proposed letter for PennDOT based on their comments. They will work with the Supervisors to develop specific language. Attorney MacNeal stated the proposed letter is included in the packet provided.

Discussion was held regarding the proposed improvements at the intersection of Concord Road and Mt. Zion Road in accordance with the Traffic Impact Study.

Mr. Seitz referred to the meeting notes which were sent to everyone in attendance at the meeting with PennDOT which provided the opportunity to adjust or revise them.

Ms. Fieldhouse concurred that Quattro was instructed by PennDOT not to resubmit the Traffic Impact Study until they had obtained assurance from the Township that this development is heading in the right direction and that the improvements are satisfactory to the Township. They were not looking for final approval or to sign off on it.

It was suggested that the Planning Commission state they recognize the development project and the improvements to this intersection and conceptually recommend to continue exploration with PennDOT subject to the ongoing development which has not yet been approved and the land development which has not been finalized and that it is still subject to normal Planning Commission review and Board of Supervisors approval.

MR. WURSTER MOVED TO ADVISE THE BOARD OF SUPERVISORS THE FOLLOWING: THE PLANNING COMMISSION SUPPORTS THE PROPOSED TRANSPORTATION IMPROVEMENTS AS IDENTIFIED IN THE TRAFFIC IMPACT STUDY SUBJECT TO THE CONTINUAL REVIEW OF THE TRAFFIC IMPACT STUDY BY PENNDOT AND THE RECEIPT AND SATISFACTORY REVIEW OF ANY AND ALL REVISIONS OF SAID TRAFFIC IMPACT STUDY SUBJECT TO TOWNSHIP AND PENNDOT APPROVAL. PLANNING COMMISSION MAKES NO RECOMMENDATION WITH REGARD TO THE PROPOSED DEVELOPMENT AT THIS SITE AT THIS TIME AND HAS ENCOURAGED THE RE-WORK OF THE LAND

**AND SITE DEVELOPMENT PLANS BY THE APPLICANT.
MR. STAUB SECONDED. MOTION UNANIMOUSLY PASSED.**

5. OLD BUSINESS – None

6. NEW BUSINESS - None

7. ADJOURNMENT

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 8:25 P.M.

Respectfully submitted,

Secretary

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