

APPROVED

SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
MAY 18, 2023

MEMBERS IN

ATTENDANCE: Tim Staub, Chairman
Mark Robertson, Vice-Chairman (via Zoom)
Paula Musselman
Charles Stuhre

NOT PRESENT: James Tanzola
Tim Holmes, Zoning Officer

ALSO IN

ATTENDANCE: Randall Heilman, Director of Community Development
John Luciani, Township Engineer/Deputy Zoning Officer
Scott Lineberry, Solicitor
Abby Gibb, Communications Manager
Jill Trostle, 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 20, 2023

The minutes of April 20, 2023 were presented for approval. **MR. STUHRE MOVED TO ACCEPT THE MINUTES AS PRESENTED, SECONDED BY MS. MUSSELMAN. MOTION UNANIMOUSLY CARRIED.**

3. BRIEFING ITEMS - There were no briefing items to be presented.

4. ACTION ITEM

LD-2022-0007 - Final Land Development Plan - Panda Express-East York

Mr. Randall Heilman provided a brief overview of the plan for Panda Express-East York, a proposed restaurant with a drive-through lane located in the Mixed Use and Town Center Overlay, which is not a permitted conditional use. A conditional use application with three modifications was approved by the Board of Supervisors on May 23, 2022 and the Zoning Hearing Board granted zoning relief for a restaurant with a drive-through on August 8, 2022. A review letter was received on May 9, 2023 from the York County Planning Commission. Mr. Heilman noted there are concerns provided by First Capital Engineering that need to be addressed. Mr. Heilman and Mr. Luciani had a zoom meeting on May 16, 2023 with Mr. Vu Le and other engineers on the project to review and attempt to resolve outstanding issues. The traffic study is slightly amended from the previous report. A revised stormwater management report was received on May 17, which was not yet reviewed. PennDot provided additional comments on the traffic impact study regarding a dedicated right turn lane into the site. A compromise was a tapered entry into the site to allow vehicles to duck out of traffic on East Market Street to improve maneuverability.

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Vu Le of Klover Architects

Mr. Le attended via zoom to provide an update on the final land development plan for Panda Express-East York. Mr. Le reported some of the islands were revised to mitigate Planning Commission concerns regarding truck circulation through the site. A waiver was granted previously to relocate some of the street trees that are interior to the site to improve visibility for vehicular traffic and pedestrians along East Market Street.

An additional waiver is requested for the stormwater management and drainage along Eastern Boulevard because there is no stormwater system currently in which to connect. Mr. Luciani noted the bulk of stormwater on the site flows toward East Market Street and, as part of the stormwater management report, the township will have to be the applicant to connect to PennDot's storm system. Mr. Le's team indicated that they meet all the criteria, assuming everything to be meadow going to the north. The existing driveway, formerly Fat Daddy's driveway coming from Eastern Boulevard, is an existing paved surface. The easement is 24 ft. on .13 acres. Stormwater would have to be collected and stored underneath the roadway itself, and the discharge point would be a challenge because there is no piping network on Eastern Boulevard. The plan is to curb the area to improve it, but it is an existing impervious area that will continue to flow to Eastern Boulevard. There does not appear to be an opportunity to collect the stormwater and discharge it in the rear of the lot due to the existing roadway. Mr. Luciani noted there may be a shared easement between the Bob Yost building and the Fat Daddy's property, now Panda Express. Mr. Staub suggested further research be conducted due to the potential conflict in traffic flow, and to search for a location to discharge stormwater. Mr. Stuhre suggested the asphalt be taken up and grass planted to dedicate the area as part of the streetscape, meeting the town center overlay and eliminating the drainage issue. Mr. Le responded that access to the site is important and the developer would not be open to the elimination of the driveway. Mr. Luciani asked about the status of the access drive coming from the adjoining lot to the west. Mr. Le will check with Panda's team on the existence of a reciprocity agreement. There are references on the plan to an approximate driveway easement—record book 93—and reciprocal parking—blanket in nature—not plottable. Mr. Lineberry noted if there is a recorded easement, it would be easy to confirm.

Mr. Staub responded there is an opportunity to organize stormwater and traffic patterns to improve the site and suggested Township engineers work with the developer's engineers to explore solutions. Mr. Robertson asked about the status of phase 2 of the land development plan. Mr. Le responded the applicant is only requesting action on phase 1 development at this time, and would present the phase 2 plan when there is a new tenant for the second parcel. Mr. Robertson suggested the waiver be modified to confirm that it does not apply to phase 2 of the plan.

Mr. Stuhre recommended all 36 comments on the plan should be resolved before the Planning Commission takes action to approve the plan.

Mr. Staub referenced the concern about queuing and peak hours of the drive-through lane. Mr. Luciani responded that one que is the turn in, and the other applies to the drive through. The drive through time was updated to 3-5 minutes.

Mr. Stuhre asked Mr. Luciani to address the truck turning radius, to which Mr. Luciani said it was modified, but he has not yet reviewed the modification. Some of the islands were changed and the entrance to the front was modified to enter at an angle. Mr. Luciani stated progress is being made, but there are significant revisions to be made to the final plan.

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Mr. Stuhre noted that any existence of lead and asbestos on the site of the previous Fat Daddy's structure would need to be addressed to prevent contamination of the stormwater system. Mr. Le responded that an asbestos test would be performed and any existing contaminants would be eliminated.

Mr. Robertson shared that he would need to sign off early at 6:38 pm.

Mr. Staub asked if the parking spaces in front of the dumpster area are permitted by the zoning ordinance. Mr. Le responded Panda Express contracts with a waste disposal company and determines the time for pick up outside of their operating hours of 10am to 10pm when there are no vehicles on the lot. Solicitor Lineberry researched the ordinances and confirmed they are silent on parking in front of dumpsters.

It was the consensus of the Planning Commission members that no action be taken this evening on the modifications/waivers due to the number of open issues to be addressed. A revised plan should be presented in June that reflects the following changes recommended by the Commission members:

- Removal or relocation of the street tree or potential signage on the left side of the driveway to another location for better visibility.
- Modify or add language to clarify that modifications and waivers, perimeter landscaping and lighting apply only to the Panda Express site phase 1 development.
- Conduct further research on the access driveway to determine if there is an existing shared use with adjoining landowners.
- Efforts to reach out to the adjoining landowner regarding the stormwater issue should be made and documented.

5. MODIFICATION/WAIVER RECOMMENDATIONS

No other modification/waiver recommendations were submitted.

6. INFORMATIONAL

Mr. Luciani referenced the plan for Sacarellos' Project apartments on Carol Road, located both in York Township and in Springettsbury Township. The traffic consultant requested that the Township agree to post on Carol Road no left turns between 3-5 pm. The Planning Commission conditionally approved the project. Eliminating left turns will result in traffic flowing down Cortleigh Drive. According to previous minutes, the Strictly Fitness driveway was to be closed and it was not closed.

Mr. Heilman announced there would be a Planning Commission meeting in June to review a sketch plan for property on Druck Valley Road for a development with 110 homes on ¼ acre lots. The majority of the area is zoned R-20, with some portions zoned R-10.

The Mount Zion Commons project was briefly discussed. Testimony was presented to the Zoning Hearing Board on May 4th and will continue on June 1st.

6. NEW BUSINESS - None

7. OTHER BUSINESS

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Mr. Heilman asked Planning Commission members to remain after the meeting to sign the plan for Five Guys. The O&M Agreement will be signed by the Board Chairman and then recorded.

The next Comprehensive Planning Steering Committee meeting will be held June 20, 2023. A Community Questionnaire will be posted online and printed in the township newsletter for citizens to provide input. Mr. Heilman will share a summation of the Steering Committee meeting with the Planning Commission members. Main topics included an existing conditions report and a review of the pending electronic survey.

8. ADJOURNMENT

CHAIRMAN STAUB ADJOURNED THE MEETING AT 7:04 P.M.

Respectfully submitted,

Secretary
/jht