

FINAL
SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
MAY 19, 2022

MEMBERS IN

ATTENDANCE: Tim Staub, Chairman
Mark Robertson
Charles Stuhre
Paula Musselman

NOT PRESENT: James Tanzola

ALSO IN

ATTENDANCE: Randall Heilman, Director of Community Development
Tim Holmes, Zoning Officer
Shane Rohrbaugh, Solicitor
John Luciani, First Capital Engineering, Deputy Zoning Officer
Abby Gibb
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 21, 2022

MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF APRIL 21, 2022 AS AMENDED. MR. STUHRE SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

A. CU-2022-0004 – KE Haines LLC

Jeffrey Lobach, Barley, Snyder & Assoc. 1094 Haines Road
K. E.Haines, Kinsley Properties
Joe Stein, Project Engineer
Brian Wickenheiser, Senior Director for Design and Construction, Wellspan

Mr. Heilman stated this is the site of the former K-Mart building which will be re-purposed to be utilized by Wellspan for medical laboratory and clinical medical office. The proposed use for a medical laboratory is not a permitted use within the Town Center Overlay, however a medical office is a permitted use in the mixed-use district. Due to the use changing from a retail use to a medical use the applicant needs to go through the conditional use process.

Att. Lobach stated the former K-Mart property was most recently the site of the York County Food Bank. The property is 6.36 acres and it is the Town Center Overlay as well as the mixed-use district. The building is approximately 84,000 sq. ft. 95% of the building is impervious and is oriented towards Haines Road. Att. Lobach stated this will be an adaptive reuse with two uses, both are permitted in the underlying mixed-use zone. Proposed is a medical laboratory and a clinical medical office. The first part of the project will be the medical laboratory which will add 160 skilled workers to the neighborhood. Mr. Lobach indicated they do not believe they will need any zoning relief to accomplish the project.

Mr. Lobach outlined the requirements for the Town Center Overlay and conditional uses as noted in §325-194 which apply to all conditional uses for this project:

- Bringing skilled level of employment and economic opportunities for Township residents
- Improving the tax base
- A compatible and suitable use for the site
- Providing needed services in an appropriate location – accessible by vehicular and pedestrian traffic
- Serviceability – all utilities are at the site

Mr. Lobach stated they will be in compliance with the zoning ordinance and other laws as this is state regulated business. Peak traffic will be accommodated in a safe and efficient manner as the ordinance requires.

Mr. Lobach referred to the criteria for §325-200 Town Center Overlay, noting pedestrian access is provided at the intersection of Haines Road and Washington by a signalized crossing.

- Refuse will be at the rear of the building.
- Screening roof top mechanicals on all sides except from the off-ramp to Route 83.
- Signage will be consistent with the ordinance.
- There is a separate lighting plan set up to accommodate the Town Center Overlay standards and also the prevention of glare to clearly mark the pedestrian pathways.
- Height of the light fixtures will comply with the Town Center Overlay requirements.
- Design standards – orientation of the building is towards the roadway of Haines Road
- Translucent surfaces at least 25% of the façade – they have 29%
- Parking is required for the rear and side – this is an area they are requesting a modification since to engage in adaptive reuse of the building – parking is required in the front as it currently exists.
- Landscaping of the property edges which is shown on the plan
- Landscape items with trees are provided
- Circulation throughout the site will be met as shown on the master plan with street and sidewalk standards
- Sidewalks are currently are 4 ft. and will be replaced with 5 ft. sidewalks
- An 850 ft. plaza provided with two benches, trash containers, public art and a bicycle rack.
- Streetscape elements – pedestrian scale street lights provided with benches along the perimeter of the property
- Landscaping the parking lot along the Washington Road side
- Shade trees to be added in the parking areas

Mr. Lobach stated there are six standards for the Town Center Overlay that will not work with this adaptive re-use. For modifications to be granted they have to serve the intended purposes of

the Town Center Overlay.

- They cannot result in an adverse impact for adjoining properties which none of these do.
- They cannot provide for increased development densities – none of these modifications will do that.
- They have to meet the minimum relief necessary to ensure compliance with the ordinance.

Waivers:

- §325-199.F(2): Front Yard Maximum: 50 feet.
A modification waiver has been requested to allow the front yard maximum to exceed the maximum requirement of 50'. The existing front yard setback is approximately 413" from Haines Road and 48' from Washington Road.
- §325-199.H: Maximum Lot Coverage or Impervious Ratio Shall be 85%.
A modification has been requested to allow the maximum lot coverage or impervious ratio to exceed the required coverage of 85%. The existing site currently has a coverage of 95% and with the addition of landscape islands in the parking area, the impervious ratio will be slightly reduced to 94%.
- §325-200.D(1): Rooftop Mechanical Equipment Screening from View at Ground Level of Nearby Streets.
A modification has been requested to not require screening at all ground levels of nearby streets. Screening of rooftop equipment is proposed on the north (facing Washington Road) or the east (facing Haines Road) and on the south (facing retail uses). Screening from I-83 (on the side of the site) is not incorporated as screening is not required for a limited access highway except along the western side of the property adjacent to the I-83 northbound on ramp.
- §325-200.H(3): Locate Parking to the Side or Rear of the Principal Building.
A modification has been requested to not require parking to the side or rear of the principal building. Due to the existing layout of the site and the existing building positioned to the rear of the site, reuse of the existing building does not allow parking to be located to the rear or side of the principal building.
- § 325-200.H(5): Landscape along the Edges of Property.
A modification has been requested to not require landscaping along edges of the property. The applicant proposes landscaping along Washington Road and the adjacent Misericordia property. Due to the lack of road frontage on Haines Road and cross easements with adjacent properties, it is not feasible to landscape the other edges of the property.
- §325-206.A(1): Surface Parking Lots Shall Have Perimeter Landscaping a Minimum of Three Feet Wide.
A modification has been requested to not require landscaping on the east and west sides due to existing paved accessways. Perimeter landscaping is included along Washington Road on the north side the parking area but cannot be added to the perimeter of the parking areas east and west sides due to existing paved accessways.

Chairman Staub asked about the replacement of the existing 4 ft. sidewalk to 5 ft. - was this a PennDOT sidewalk recently replaced. Att. Lobach said no - this is sidewalk along Washington Street.

Mr. Robertson asked what percent of the parking lot will actually be used?

Att. Lobach stated although the parking standards have not yet been determined, they are geared to square footage and employment as this facility will have 160 employees for the laboratory section and forthcoming will be 22,000 sq. ft. that will be utilized for medical office.

Mr. Stein, civil project manager, indicated on MP3 there are 4 spaces per 1000 sq. ft. gross which resulted in 336 required space and 355 are provided. They are eliminating approximately 12 spaces with the addition of the islands and the restructuring of the parking spaces.

Discussion was held regarding stormwater controls on the site. Att. Lobach indicated they will be adding impervious surface to widen the sidewalk and put in the plaza. noting it is not just a reduction of 1.4% which is the square footage calculation. In terms of the current situation with runoff, they will be breaking it up with islands and new impervious space.

Mr. Stein pointed out the stormwater with both drainage areas on this site go into the new basins which were constructed as part of the Rt. 83 project.

**MR. ROBERTSON MOVED TO RECOMMEND CU-2022-0004 K.E. HAINES, LLC
CONDITIONAL USE BE MOVED TO AN ACTION ITEM.
SECONDED BY MR. STUHRE. MOTION UNANIMOUSLY PASSED.**

**MR. ROBERTSON MOVED TO RECOMMEND APPROVAL TO THE BOARD OF
SUPERVISORS FOR THE FOLLOWING WAIVERS FOR CU-2022-0004 K.E. HAINES,
LLC:**

- §325-199.F(2): FRONT YARD MAXIMUM: 50 FEET.
 - §325-199.H: MAXIMUM LOT COVERAGE OR IMPERVIOUS RATIO SHALL BE 85%.
 - §325-200.D(1): ROOFTOP MECHANICAL EQUIPMENT SCREENING FROM VIEW AT GROUND LEVEL OF NEARBY STREETS.
 - §325-200.H(3): LOCATE PARKING TO THE SIDE OR REAR OF THE PRINCIPAL BUILDING.
 - § 325-200.H(5): LANDSCAPE ALONG THE EDGES OF PROPERTY.
 - §325-206.A(1): SURFACE PARKING LOTS SHALL HAVE PERIMETER LANDSCAPING A MINIMUM OF THREE FEET WIDE.
- SECONDED BY MR. STUHRE. MOTION UNANIMOUSLY PASSED.**

**MR. ROBERTSON MOVED TO RECOMMEND APPROVAL TO THE BOARD OF
SUPERVISORS FOR CU-2022-0004 K.E. HAINES, LLC WITH THE CONDITIONAL
USE STANDARDS AS DETAILED ON THE CASE SUMMARY AS FOLLOWS:**

- §325-198.F(1)-(4): MAIN BUILDING SETBACKS ALONG ALL OTHER STREETS, IN ACCORDANCE WITH FIGURE
- §325-203 IN § 325-203, STREET STANDARDS:
- § 325-199.H: MAXIMUM LOT COVERAGE OR IMPERVIOUS SURFACE RATIO SHALL BE 85%.
- §325-200.B: “PEDESTRIAN ACCESS”
- § 325- 200.C: REFUSE AREAS.
- §325-200.D(3): “SERVICE AND LOADING AREAS SHALL BE LOCATED ON THE SIDE OR REAR OF THE BUILDING.”

- § 325-200.E(1-3): SIGN
- § 325-200.F: EXTERIOR LIGHTING.
- §325 – 200.G.3 & §325 – 200H.2:
- § 325-200.G(5) & §325 – 200H.3:
- §325 – 202.C.6: - CLEAR SIGHT TRIANGLE.
- §325 – 203: “THE STREET DESIGN STANDARDS FOR THE T-C OVERLAY” PROVIDE A MINIMUM SIDEWALK WIDTH OF 5 FEET.
- §325 – 203: “THE STREET DESIGN STANDARDS FOR THE T-C OVERLAY THE PLANTING STRIP WIDTH SHOULD BE A MINIMUM OF 5 FEET.
- §325 – 203: “THE STREET DESIGN STANDARDS FOR THE T-C OVERLAY” PROVIDE CURB RADII.
- § 325-204.C: PUBLIC PLAZA CONTAINING NOT LESS THAN 2,000 SQUARE FEET.
- § 325-204.J: “A MINIMUM OF 10% OF THE PLAZA SHALL BE LANDSCAPED WITH TREES, SHRUBS, AND MIXED PLANTINGS WITH YEAR-ROUND INTEREST.”
- § 325-204.T: “PLAZAS, IF CONSTRUCTED BY A PRIVATE ENTITY, SHALL HAVE AN AGREEMENT WITH THE COMMUNITY FOR PUBLIC ACCESS”
- §325-205.B BENCHES.
- §325-206.A(1)(A)-(C) GENERAL DESIGN REQUIREMENTS
- §325-207.C(1)(C): THE PROPOSED LOCATION AND DIMENSIONS OF ALL STREETS, ACCESS DRIVES, PARKING COMPOUNDS, SIDEWALKS, PEDESTRIAN TRAILS, BIKEWAYS AND CURBING.
- §325-207.C(1)(G): THE PROPOSED LOCATION, SIZE AND USE OF ALL COMMON OPEN SPACE AREAS, STRUCTURES AND RECREATION FACILITIES

SECONDED BY MR. STUHRE. MOTION UNANIMOUSLY PASSED.

B. LD-2021-0004 P/F Land Development Plan – Market Industrial, LLC – 3750 East Market Street

Tom Englerth, Site Design Concepts

Mr. Heilman stated the land development plan was previous submitted and reviewed by the Planning Commission as a briefing item. This plan is proposing an industrial and/or manufacturing facility as a permitted use on the 15.6-acre parcel with the General Industrial district. Mr. Heilman noted some changes have been made to the plan as a result of that submittal.

Mr. Englerth stated they received their second set of comments from Staff and those revisions have been addressed. They recently received PennDOT comments and are in the process of making those revisions, some of which overlap with Township comments.

Mr. Luciani commented on the stormwater basin built on the west side of the building. He noted initially there was a berm and he was concerned about the stream in the nearby vicinity. They did change the grade so the water does not get deflected. His concern is it appears in the event of a 100 year flood event at the top of the basin area how will they keep the water out of that location for heavy rain events.

Mr. Englerth stated there is no fill in the flood plain. It is a two-year basin.

Mr. Luciani stated his concern is if this basin is providing some water management for the site, with the fact that water spills over from the creek which would challenge that area. He noted this needs to be addressed in a future submittal.

C. LD-2021-0003 Caliber Collision – Car Repair Body Shop – 2000 Whiteford Road & Memory Lane Extended

Tom Englerth, Site Design Concepts

Mr. Heilman stated this for an automobile repair/body shop facility. The land development plan was submitted last year however, there was a zoning issue which was reviewed by the Zoning Hearing Board and they granted a special exception. Subsequently the applicant made revisions to the original submission.

Mr. Englerth stated this is a challenging site and various plans have been submitted over the years which were not pursued. Mr. Englerth stated Caliber Collision is proposing to develop the site, which was originally three residential lots combined into one parcel approximately 10 years ago. The existing building is in disrepair and it is a blighted area.

Mr. Englerth indicated Caliber Collision is a nationwide collision repair and body shop, with 12-15,000 shops all over the country. The cars come in and are fixed within seven days. Cars which need to be towed do not come directly to the shop but are sent to a collection site.

Mr. Englerth stated the site is a 1.9-acre lot within the Commercial-Highway zoning district. The building is the smallest prototype to fit onto the site. The issue with the site is the elevation and the only area to access the lot is on the northern end against the property line, which will require a significant amount of grading on the remainder of the site to reach the building.

Mr. Englerth stated the building is proposed for the middle of the lot with the required parking around its perimeter. He noted there is a residential use on the east side of the property which they propose to buffer. There is also a petroleum pipeline which runs through the site, which was cut and removed at the property line in 2007, at the time of the first project being proposed. He noted the pipeline has always been inactive. They will work with Columbia Gas to relocate the gas line right-of-way around the lower portion of the property.

Mr. Englerth indicated they received comments from Staff and do not anticipate any issues with addressing them. He noted stormwater comments are forthcoming.

Chairman Staub questioned how auto waste would be handled. Mr. Englerth indicated all waste will be inside the building. He indicated there will be a dumpster for standard waste. Recycled car parts are removed daily.

Mr. Robertson addressed the length of time cars would be sitting on the property. Mr. Englerth stated the average is seven days with the goal of five days.

Discussion was held as to placing a condition to limit the amount of time a vehicle can remain on the property, along with licensing and inspection.

D. LD-2022-0003 Eastern Blvd. Plaza – 2424 Eastern Blvd.

Joshua George, Landworks Civil Design, LLC
Timothy Fink, Landworks Civil Design, LLC

Mr. Heilman stated this project that went through a conditional use process. The Board of Supervisors approved the conditional use application with several conditions

Mr. Fink stated the plan proposes to construct a 9,200 sq. ft retail building outside of the Eastern Blvd. plaza. This is in the Mixed-Use Town Center Overlay district.

Mr. Fink pointed out on the plan current existing conditions in the plaza, noting to the north is the connection to Eastern Blvd. They are proposing to demolish the existing parking lot which is somewhat under utilized and add the commercial building. Their goal is to not increase impervious. He alluded to the conditional use noting those conditions were met.

Waivers requested upon initial submission:

- §281-12.: Stormwater Management - Volume Controls

Waiver has been requested to exempt stormwater rate controls. The applicant justifies the waiver by outlining the property in Karst geology and stormwater infiltration will exacerbate sinkhole formation known in Karst geology. Additionally, the applicant showed that the proposed plan is already on existing impervious area with no increase in stormwater runoff.

- §289-10.A: Preliminary Plan

Waiver has been requested to not submit a preliminary plan and combine the information for both preliminary and final plans into a final plan submission. The justification by the applicant is the scope of the project is small and will occur on less than one (1) acre as well as no new streets or other public improvements are proposed as part of this project.

- §289-12.D.: Curb Height

Modification has been requested to install curbing with a 6” reveal rather than the 8” as required as part of the ordinance construction standards. The justification by the applicant is the proposed curb will be privately owned and maintained within the shopping center property. Additionally, shorter curb within parking areas helps to minimize damage to car doors and bumpers when vehicles are parked.

Additional waivers requested since receiving Staff comments:

- §289-10.A(2)(h): Traffic Impact Study

There are no changes to the existing access points at this location. Nearby intersections are signalized. This is a low traffic demand.

- §289-10.A(5)(c): Plan submission to the York County Conservation District

- The site is under one acre
- An NPDES permit is not required
- An Erosion Control Plan was included with this submission
- There will be minimal earth moving

- §289-27.C: Driveway and access drive entrances or aprons within the street right-of-way shall

be surfaced to their full width, the type of surface to be concrete as specified by the engineering specifications for streets. Currently there are no concrete aprons at the driveway. They are proposing to tear up and regrade part of the driveway with bituminous consistent with other commercial sites along Eastern Blvd.

Discussion was held regarding the volume control with comments about flooding on Eastern Blvd. It was noted this would be an opportunity to correct those concerns.

E. LD-2022-0004 Final Land Development Plan – Caterpillar – York – 600 Memory Lane

Scott Turnbull, Civil Engineer, Caterpillar

Michael Haywood , Dewberry Engineers

Michelle LaBarre, Lead Architect

Dennis ,Turner Construction

Jonathan Holmes, Dewberry Engineers

Mr. Heilman stated Caterpillar is proposing road improvements within their site to relieve truck congestion on Memory Lane and improve traffic flow on the site. The road project on the north side of the campus will provide 360-degree truck access around the site.

Mr. Turnbull indicated they received the review letter from First Capital Engineering and have reviewed the comments and will be resubmitting plans as a result.

Mr. Heilman stated the initial submission of the land development plan was discussed with Mr. Holmes since it did not contain all the elements of a normal submission which is variation of land development details.

Mr. Turnbull stated the history of the Caterpillar campus has resulted in modernizing and upgrading the facility having finally received the funding. They have been doing remodeling as well as fire pump/fire suppression upgrades. They are proposing a dock expansion which has been submitted.

Mr. Turnbull stated currently entering the campus from Memory Lane and taking a left turn there are approximately two truck lengths of queuing before traffic backs up onto Memory Lane. The purpose of the new truck road is to eliminate the back up in traffic. Instead of taking a left into the campus it will be a right turn. There are 14 spaces for trucks queuing up to the access point around the truck road and then beyond where they can go through the truck gate. With the west site dock expansion, it provides a better traffic flow and accessibility to the dock areas. Also, currently there is overflow trailer parking on the vehicle parking area which is out on the street and is not aesthetically appealing. The improvement will also allow them to eliminate exposure on the front of the campus and put all 135 trailer spaces on the west and south side of the campus.

Mr. Heilman stated the applicant presented to the Zoning Hearing Board for relief to place the guardhouse and pump house at the location shown on the plan.

Discussion was held regarding the timeline for the applicant to begin the project. Mr. Turnbull stated they intend to redo and reconfigure the employee parking lot at the northeast corner with landscaping and islands while maintaining the same elevations, with potentially converting a

portion into pervious pavers to compensate for stormwater runoff.

F. LD-2022-0002 Final Land Development Plan – Rutter’s #57 1450 Mt. Zion Road

Todd Kurl, RGS Associates

Eric Thomas, Rutters

Mr. Heilman stated the plan was submitted in 2019 to the Planning Commission and did not come back for a second review. The plan proposes an expansion to the existing Rutter’s convenience store.

Mr. Kurl confirmed the plan was submitted and at the time they were not certain as to the total plan for the building. The site is 4.43 acres with three uses on the site. It is zoned Commercial-Highway. The impacted area is .92 acres. Proposed improvements include:

- Removing the canopy and the two pumps. One of the pumps will be relocated with the other pumps.
- The back half of the building will be new with a new façade on the front.
- Removal of the car wash structure.
- Fuel tanks will be relocated to the back of the site with reconfiguration of the parking.
- There will be a reduction of seven parking spaces on the property. They are still meeting the parking requirement with 162 spaces with the multiple uses on the site.
- The impervious area will be reduced on the site to 69%.
- Enlarging the existing stormwater facility. There is an inlet that sits above the canopy area which bypasses the stormwater facility.

Mr. Kurl indicated they have reviewed comments from the Township and are working through them. They are requesting several waivers.

- §289-10: Preliminary Plan
- §289-12.A: Photometric Plan – There is one post light to be relocated in the rear adjacent to the car wash – moving it 35 ft. to the north.

Mr. Kurl stated the other issue brought up is flow to the sanitary sewer. They have conducted research noting the store averages approximately 499 gallons/day. The car wash uses about 1500 gallons/day which will be eliminated with the reduction of the car wash flow.

In regards to the lighting plan a question was raised as to the canopy being removed which has lights beneath it. Mr. Kurl stated when the façade is upgraded there will be additional lighting placed. He noted there are post lights along the street and at all entrances. They are working with replacing lights with LED.

The applicant was advised to assure lighting from parked cars does not spill out beyond the site.

In response to a question regarding interior store improvements, Mr. Thomas stated they are updating their stores to include bigger spaces with more area to walk through. Store renovations include adding beer caves and updating the kitchen restaurant area with 30 seats.

Discussion was held regarding pedestrian access the site. Mr. Kurl stated there are sidewalks on all sides of the property, which are in good shape. The location along Mt. Zion does not provide the four-foot strip required by the ordinance. They do provide the width on Whiteford Road. It

was noted pedestrian safety needs to be assured when accessing the site.

3. ACTION ITEMS - None

4. WAIVER RECOMMENDATIONS - None

5. OLD BUSINESS

Mr. Heilman reported they are expecting a proposal from Marion Hull on the Comprehensive Plan. The Comp Plan has been funded for 2023 and they anticipate getting started in July-August with a planning meeting with the Committee which is in the process of being formulated including members of the Planning Commission.

6. NEW BUSINESS - None

7. ADJOURNMENT

CHAIRMAN STAUB ADJOURNED THE MEETING AT 7:42 P.M.

Respectfully submitted,

Secretary

/ses