

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
JUNE 15, 2017**

MEMBERS IN

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

ALSO IN

ATTENDANCE: John Luciani, First Capital Engineering
Jessica Fieldhouse, Community Development Director
Raphael Caloia, Assistant Planner
Charles Rausch, Solicitor
Sue Sipe, Stenographer

NOT PRESENT: Tim Staub

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. MAY 18, 2017

MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF MAY 18, 2017 AS AMENDED. MR. WURSTER SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

A. SD-17-07 Final Subdivision Plan for the Lands of Reich Acquisition One L.P.

Robert Sandmeyer – Site Design Concepts

Ms. Fieldhouse indicated both items were presented at the May meeting. She noted in her briefing the final subdivision plan was submitted to the Township on April 21st 2017. This subdivision plan is proposing to consolidate parcels 19, 19-A, 19-D, and the vacated Whiteford Court right-of-way into one parcel.

Parcel 19 is 0.985 acres, parcel 19-A is 1.377 acres, parcel 19-D is 1.460 acres and the vacated right-of-way is 0.485 acers. Combined they will create one 4.307-acre parcel.

There are no proposed improvements associated with this subdivision plan. The new parcel will house Toyota of York, and all proposed improvements are shown on the corresponding LD Plan.

The plan is before the Planning Commission as a briefing item, however, the applicant is requesting this plan be moved to an action item. Community Development staff is fine with this request, so long as the Township Engineer sees no issues either.

The plan has had several reviews by the Township Engineer and was discussed as a briefing item at the May 18, 2017 Planning Commission. Please see the attached May 10, 2017 comment letter from First Capital Engineering. The SALDO comments primarily address the waivers requested below, comment #6 addresses corner monuments and appears to have been addressed. The zoning comments relate to the Land Development Plan and do not appear to be pertinent to the subdivision plan. It also appears as though all general comments have been addressed.

The following waivers have been requested:

- 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.
- 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.
- S289-25 Landscaping and Buffer Yards
Applicant is requesting a waiver to defer buffer yard requirements to the land development plan.

Mr. Sandmeyer stated an addition waiver is being requested for S289-26 for concrete monuments. Mr. Luciani confirmed this was discussed in Staff meeting and they are in agreement; they have magnetic nail instead of concrete monument due to the fact that it is in the concrete itself.

Mr. Luciani indicated discussion was also held concerning the Township right-of-way. Mr. Sandmeyer indicated upon researching the 1991 land development plan for Diehl, it shows that as a dedicated roadway to the Township. The property line has not changed. A question was raised as to whether the dedication expires after 21 years. It was recommended that the applicant rededicate the right-of-way and that it be stated as a condition on the plan.

County comments were reviewed which included seals and signatures, proof of waiver modifications and certificates of ownership.

A MOTION WAS MADE BY MR. WURSTER TO MOVE SD-17-07 FINAL SUBDIVISION PLAN FOR THE LANDS OF REICH ACQUISITION ONE L.P. TO AN ACTION ITEM. MR. STUHRE SECONDED. MOTION UNANIMOUSLY PASSED.

MR. ROBERTSON MOVED IN THE CASE OF SD-17-07 FINAL SUBDIVISION PLAN FOR THE LANDS OF REICH ACQUISITION ONE L.P. TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF WAIVERS AS LISTED ABOVE WITH THE ADDITION OF MODIFICATION WAIVER S289.26 FOR CONCRETE MONUMENTS. SECONDED BY MR. STUHRE. MOTION UNANIMOUSLY PASSED.

MR. ROBERTSON MOVED IN THE CASE OF SD-17-07 FINAL SUBDIVISION PLAN FOR THE LANDS OF REICH ACQUISITION ONE L.P. TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS WITH THE FOLLOWING CONDITIONS:

- **NOTE ON THE PLAN TO RE-DEDICATE THE RIGHT-OF-WAY TO BE SIGNED BY THE SUPERVISORS**
 - **COMPLETION OF YORK COUNTY COMMENTS**
 - **ADDITIONAL WAIVER REQUEST ADDED TO THE COVER PAGE**
- SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY PASSED.**

B. LD-17-02 Final LDP – York Auto Group – 1885 Whiteford Road

Robert Sandmeyer

The Prelim/Final land development plan was received by the Township on April 21, 2017. The project site consists of a building lot located at 1885 Whiteford Rd. Currently, the site is comprised of three separate lots, being consolidated by a subdivision plan submitted under separate cover. The new lot will be a 4.307-acre parcel.

The lots are improved with two existing buildings proposed for a phased demolition (the dealership is phasing demolition to allow the business to remain open during construction). The LD is proposing the construction of a 12,131 SF building with 85 parking spaces, and stormwater management facilities. The new building will contain the dealership showroom and business offices only.

This location (1885 Whiteford Road) is part of the Toyota facility on the north side of Whiteford Road (1900 Whiteford Road) and as such all service and repair work will be conducted at 1900 Whiteford Road location and not at the 1885 Whiteford Road location.

The plan is asking for the following waivers:

- S.289-10 –Submittal of Preliminary Plan
Applicant is requesting a waiver to bypass the preliminary plan and submit only the final plan.
- S.289-13. A. – Plan scale is to be at either 1”=50’ or 1”=100’
Applicant is requesting to use a 1” to 30’ scale.
- Article IV: Environmental Impact Studies
Applicant is requesting to forgo the any environmental impact studies since the land use has not changed.
- S. 289-24 – Feasibility Report on Sewer and Water Facilities
The waiver is requested because the site has access to both public sewer and water facilities.

- 289-32 Sidewalks
- S289-35C Buffer Yards

Applicant is requesting a modification to not install streetscape buffer yard along Memory land and Whiteford Rd.

Mr. Sandmeyer noted the orientation of the building will be from the north side on Whiteford Road. They will maintain the majority of the display area and also other existing areas. They will be utilizing the existing water and sewer lines.

A question was raised regarding the waiver request for environmental study. As discussed last month they will have underground storm water management which will disturb the soils and the prior owner Diehl Toyota had a fuel tank onsite as well as a waste disposal onsite for motor oils since all services were done there.

Mr. Sandmeyer stated they completed core borings and samples of the site which has been documented. These were done throughout the site where the new building will be located. He noted there were no issues with the environmental soil analysis. He also noted Phase 1 has been completed for the property and was submitted to the Township.

It was noted that documentation will be needed regarding remediation for a prior tank that was buried as well as a prior disposal area. Mr. Sandmeyer indicated they will consider that and work with Mr. Luciani on the environmental study.

Mr. Sandmeyer stated there will be no auto servicing at this location, only sales. All services will be done at the location down the street.

It was noted that this facility has three fronts, Whiteford Road, Route 30 and Memory Lane, therefore signage would have to be apportioned to all three sites. Mr. Sandmeyer affirmed they are currently working on signage. He noted the freestanding sign is staying in the same location. It will be updated and provided during the land development phase.

Discussion was held regarding the following:

- The rendering of the building as to descriptions of the materials. Also need to define the building orientation. Mr. Sandmeyer noted that is in progress.
- Waiver modification for landscaping and streetscaping throughout the site. It was recommended that more evergreens be planted.
- Request for sidewalk modification along Whiteford Road east of the Toyota dealership driveway due to Memory Lane. Mr. Sandmeyer indicated the modification is being requested since they will be installing a section of sidewalk at that point. They are asking for a modification to install the additional section in the future with a six month note on the plan. The reason for the request is they are looking at this from the aspect that this is a highway commercial area, with no pedestrian traffic is on that side of the road. Mr. Sandmeyer also noted the installation of sidewalk does not add since on one side of the site is Route 30 and there is no direction for a pedestrian to walk. It is also posted with “No Pedestrian Crossing” signs which were placed by PennDOT. From a safety issue standpoint, it was recommended that the sidewalk be placed concurrent with the proposed development.
- Bus traffic on Whiteford Road. It was noted a bus stop is located on Pleasant Valley Road.

- The Lighting plan was submitted and reviewed. Concern was noted about lighting spilling outside of the site. Mr. Sandmeyer indicated they will be using LED which would direct the light flow.
- Cars that are currently parked on Whiteford Road along the highway. County comments included vehicles for display not be located within 15 feet of the right-of-way. Mr. Sandmeyer noted they will address that item.
- Comment from Mr. Staub about potential dedication of right-of-way to the Township and the potential for a roundabout in that area to address traffic mitigation.

CHAIRMAN MACIEJEWSKI MOVED TO TABLE THE WAIVER REQUESTS UNTIL THE NEXT MEETING.

4. **ACTION ITEMS - None**
5. **WAIVER RECOMMENDATIONS - None**
6. **OLD BUSINESS – None**
7. **NEW BUSINESS**

Rezoning Request – Market Street Commons LLC – Parcels 55F and 55G – Highway Commercial to R-1 High Density Residential

Ms. Fieldhouse indicated Mr. Andy Cohen was present to represent Tim Pasch in this matter. She noted that Market Street Commons requested that the Board of Supervisors investigate rezoning two parcels 55F and 55G off Cinema Drive and Stonebridge Road from Commercial Highway to R-1 High Density Residential. She noted there was interest in building a housing development on these two parcels and also on two R-1 High Density residential zoning parcels north of Stone Ridge Road behind the retail strip center. With those four parcels combined they were proposing a workforce housing development. At the time the owner of the parcels was not interested in rezoning the C-H piece, which would require a use variance. Because of the obstacles associated with that they decided not to pursue it, however, came back in December and submitted for the use variance. If the Township did not agree with the use variance the Board had authorized Mr. Luciani and Mr. Rausch to attend the Zoning Hearing Board on behalf of the Township to argue against granting a use variance. She shared that information with the applicant and they agreed to withdraw their application. After some time Mr. Pasch indicated he wanted to request rezoning the two parcels.

Mr. Rausch indicated the supervisors were not opposed to the residential housing. Their opposition was the use variance would not fit in the C-H zone.

Discussion was held regarding the number of units allowed for the density requirements. Ms. Fieldhouse explained the density factors as identified in the definitions of the zoning ordinance. The table states each R-1 zone has its own density recommendation in the land use table. So every two-bedroom unit counts as 3 units and every 3-bedroom unit counts as 4 units. With a density factor of 30 for multi-family dwelling units there is a density factor of 30 units per acre. She noted there are 4 lots - two of them are on the north side of Stone Ridge Road and two

on the south side of Stone Ridge Road. The areas are approximately 1 acre in size. If they propose 12 - two bedroom units that would be 36 units based on the density factor which would be over the density factor of 30.

Ms. Fieldhouse noted from a future land use perspective would it make sense to rezone this land, by evaluating the existing land uses to determine R-1-1 High Density Residential with mixed use at the border.

Discussion was held regarding the potential impact to the Stony Brook School with a proposed new development in that area. It was recommended that the proposal be submitted to the school district to determine if they would have any concerns.

The Planning Commission noted it will be necessary to hear public comment from the community. Ms. Fieldhouse indicated she will place the advertisement for the July meeting for the discussion of rezoning.

8. ADJOURNMENT

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 7:30 P.M.

Respectfully submitted,

Secretary

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