

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
JUNE 15, 2023**

MEMBERS IN

ATTENDANCE: Mark Robertson, Vice-Chairman (via Zoom)
Charles Stuhre

NOT PRESENT: Tim Staub, Chairman
Paula Musselman
James Tanzola

ALSO IN

ATTENDANCE: Randall Heilman, Director of Community Development
John Luciani, Township Engineer/Deputy Zoning Officer
Scott Lineberry, Solicitor
Tim Holmes, Zoning Officer
Charles Wurster, Board of Supervisors
Jill Trostle, Stenographer

1. CALL TO ORDER

A. Pledge of Allegiance

Vice-Chairman Mark Robertson called the meeting to order at 6:23 p.m. and led the Pledge of Allegiance.

2. ACTION ON THE MINUTES

A. MAY 18, 2023

Due to lack of a quorum, no action was taken on the minutes.

3. BRIEFING ITEM

SP-2023-0001 - Druck Valley Subdivision

Mr. Heilman reported a sketch plan was presented by Montrose Environmental for six parcels on Druck Valley Road totaling 70.59 acres for the development of 78 residential lots on 51.92 acres with 12 open space lots located within the Steep Slope Overlay (15%+) of the Township. The proposed development is zoned both R-10 and R-20 - Medium and Large Lot Single-Family Residential and is served by public sewer and water. The developer proposes to utilize the Open Space Preservation Development Option within the properties zoned R-20. The sketch plan was reviewed by Mr. Luciani of First Capital Engineering and was presented this evening to provide an opportunity for the Planning Commission to review it and provide feedback to the developer on elements that should be considered in the design of the subdivision. Mr. Heilman noted no formal application has been filed and no formal action is required at this time.

Mr. Dan Wright, Civil Engineer, Montrose Environmental

Mr. Wright confirmed receipt of Mr. Luciani's letter, which will set the framework to move forward with a preliminary plan. The sketch plan is presented to the Planning Commission this evening to solicit feedback and input in order to resolve any issues prior to submitting a preliminary subdivision plan. The proposed

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development is located on Druck Valley Road and Radio Road. A small driveway provides access to the Radio Road property in the rear and to a number of residential houses. At this time, it is located at a dangerous intersection. To address this, the plan proposes two points of access, one that is located at a good location on Druck Valley Road and a second one further down the road. The site layout takes advantage of beautiful portions of the property and circumvents the steep slope areas. There are some challenging areas and the proposed roadway system will provide access to lots that aren't encumbered by steep slopes. The purpose of the road coming from the south was to reduce the length of the cul-de-sac. The access drive also crosses over Radio Road. After talking with the Fire Marshall, it was decided that stop signs and private drive signs would be installed to prevent crossing over Radio Road.

Mr. Wright introduced Bob Miller, the developer. Mr. Miller has been in contact with the owner of property adjacent to the proposed development to negotiate a land swap. Mr. Miller is considering giving the developer three acres on the back of his property which would allow for a more efficient plan in that area. In return, the developer would give him a parcel of land to the south that would allow an alternative configuration for the development. The alternative sketch plan was shared with those present. The alternative sketch plan provides a more efficient layout and increases lots from 78 to 83. The alternative plan would also allow for a fire and emergency access drive that connects to the parcel that would be swapped out. If negotiations on the land swap do not work out, the developer will present a similar plan to the original plan shared this evening.

Comments of the Planning Commission and Township Staff

Mr. Robertson stated the plan needs to be more specific as far as location of the property and should show the names of all nearby roads.

Mr. Luciani asked where the street frontage would be located. Mr. Wright responded there are no plans to change the existing frontage.

Mr. Luciani asked if Radio Road would connect to the proposed road on the sketch plan, to which Mr. Wright confirmed yes

Mr. Robertson asked who would maintain the open spaces. Mr. Wright responded that a homeowners' association would be established and would be responsible for maintaining the open spaces. Mr. Robertson suggested a complete set of terms and conditions should be established by the homeowners' association to mandate the maintenance of the open space areas and the private road. Mr. Wright stated the HOA documentation would be prepared by Montrose and reviewed by the Township Solicitor prior to final plan approval.

Mr. Stuhre asked if all roads would be private. Mr. Wright responded the roads would be offered for dedication and built to Township standards.

Mr. Heilman asked if there were any thoughts to meet the recreational requirement, outside of doing a fee in lieu of. Mr. Wright stated they are open to providing both a fee in lieu of, as well as an appropriate active recreation area in one of the central areas.

Mr. Stuhre expressed concern that Druck Valley Road only has two outlets to the general highway system and with the number of houses proposed, this will put stress on the intersection of Druck Valley and Mt.

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Zion Road. Mr. Wright replied that a traffic impact study would be conducted as part of the preliminary plan process to evaluate the level of service now and its impact during peak am and pm hours.

Mr. Robertson asked about stormwater issues, as it relates to elevation changes, the springs that run through the area, and impact on surrounding properties. Mr. Wright responded this issue has been preliminarily reviewed and there are a number of watersheds pushing water in various directions. A management plan that meets the Township standards would be developed that would include: managing the stormwater and discharge at a rate that is less than what is happening now, introducing more water into the ground water for infiltration to meet DEP's requirements, the Township's stormwater management, and water quality requirements. They also will have to check the bottom of the basin of each infiltration bed and go two to three feet down to make sure there is not a spring, water or rock. Areas with high ground water or a spring will have to be resolved in a different way.

Mr. Robertson stated it will be necessary to ensure vehicles will be able to come to a stop at intersections located in elevated areas. Mr. Wright stated good design standards would be followed and a maximum 4% grade would be used coming into the site before going to a steeper grade.

It is Mr. Wright's estimation that it will take six to eight weeks to develop the site to meet the minimum preliminary plan standards, once given the green light.

Mr. Robertson noted the key issues of taking due diligence to work out the roads and stormwater management should be addressed and resolved before the applicant returns to the Planning Commission with a preliminary land development plan. Mr. Wright plans to conduct initial infiltration testing and conduct a conceptual stormwater management plan. If some of the lots would be impacted, it may be necessary to eliminate a lot or two in order to put a stormwater management facility in place. Mr. Wright shared they have already done due diligence on the water and sewer and there is availability and capacity for both public water and sewer connections.

Mr. Wurster expressed he is confident in some of the questions raised by the Planning Commission this evening and the developer is willing to address the major concerns.

Mr. Heilman and Mr. Luciani will continue to work with the potential applicant and developer to prepare for the preliminary land development plan. Mr. Heilman agreed to work in conjunction with the applicant to develop the best preliminary plan possible and to hold additional staff meetings in-person or via zoom. Mr. Wright would like to meet half-way through the eight-week period for a progress meeting to review options and discuss preliminary stormwater concerns. Mr. Heilman noted other Township staff would also be invited to participate in a progress meeting.

Mr. Robertson recommended the land swap be resolved before moving forward. Mr. Wright stated if they are not able to reach agreement on the land swap, an alternative plan would be presented.

4. MODIFICATION/WAIVER RECOMMENDATIONS

No modification/waiver recommendations were submitted.

5. INFORMATIONAL

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Mr. Heilman announced the next Comprehensive Plan Steering Committee meeting will be held virtually on June 20, 2023, from 6pm to 8pm.

Mr. Heilman shared the July Planning Commission meeting would be canceled unless something is submitted by June 16, 2023. The Planning Commission will be notified accordingly.

6. NEW BUSINESS - No new business was presented.

7. OTHER BUSINESS - There was no other business presented.

8. ADJOURNMENT

VICE CHAIRMAN ROBERTSON ADJOURNED THE MEETING AT 6:56 P.M.

Respectfully submitted,

Secretary
/jht