



**SPRIGGETTSBURY TOWNSHIP
PLANNING COMMISSION MEETING
July 15th, 2021
6:00 PM (via Zoom & In-Person)**

1. CALL TO ORDER

- Pledge of Allegiance

2. REVIEW AND APPROVAL OF MEETING MINUTES

- May 20th, 2021 Minutes

3. BRIEFING ITEMS (Briefing items may be moved to Action)

- 3091 Stuart Drive Subdivision
 - a. On 6/17/2021 a subdivision plan was submitted by James R Holley & Associates, Inc on the behalf of Blueprints for Addiction Recovery Inc. This project consists of subdividing the existing 2.31-acre lot with two (2) dwellings (1 single-family home and 1 non-conforming single-family dwelling) into two (2) lots each having a single dwelling. Lot 1 and Lot 2 sized 0.86 acres and 1.44 acres respectively, will have street access to Yorklyn Gate Road. The existing private access drive from Yorklyn Gate Road will entirely be contained in Lot 2 after the lot subdivision.
 - b. The proposed development in Springgettsbury Township is zoned R-1 High Density Residential District. The site is not located in a Town Center (T-C) overlay. The applicant plans to turn Lot 1 into a group home (allowed under R-1 permitted uses) later.
 - c. York County Planning Commission (YCPC) has not provide comments as of writing this agenda.
 - d. Three (3) waivers requested
 - i. Plan to be drawn at a scale of one-inch equals thirty feet for clarity
 - ii. Minor Subdivision Waiver
 - iii. Landscaping and Buffer Yard Waiver
 - e. Design Concerns
 - i. Does not meet the Township Ordinance of a Minor Subdivision
 - ii. Monuments will be required on the plans
 - iii. Sidewalks will be needed along Yorklyn Gate Road (Township Road T-771)
 - iv. Any new impervious areas created will require stormwater management.
 - v. A recreational dedication fee will be required
 - vi. Certain components of this land development plan cannot be reviewed at this time such as: stormwater management BMPs, Highway Occupancy Permitting (HOP) and Erosion and Sedimentation Control Plan.

- 2899 Whiteford Road Subdivision
 - a. On 6/2/2021 a final subdivision plan was submitted by Site Design Concepts, Inc, on the behalf of Lands of York Galleria Limited Partnership. This project is a commercial subdivision plan by subdividing the existing 55.022-acre lot (York Galleria Mall) into a 1.571-acre lot with a Red Robin Restaurant from the Galleria of York Mall Property.
 - b. The proposed development in Springettsbury Township is zoned C-H Commercial Highway. The site is in a Town Center (T-C) overlay.
 - c. York County Planning Commission (YCPC) has provided comments about the subdivision on 6/30/2021
 - i. The location of adjacent zoning district boundaries should be included in the plan.
 - ii. The right-of-way and cartway widths for Whiteford Road, Mount Zion Road and Pleasant Valley Road.
 - iii. The "Certificate of Occupancy, Acknowledgement of Plan and Offer of Dedication" statement should be signed by the owner a notarized.
 - iv. The dated signature and seal of the surveyor certifying to the accuracy of the plans.
 - v. Proof that all waiver/modification requests were granted.
 - vi. Label Parcel 1p (Bon-Ton) and Parcel 1Q (Boscov's) on Sheet No. FSD-2 and the bearings and dimensions on Parcel 1Q (Boscov's).
 - vii. Any deed restrictions or covenants associated with the tract.
 - viii. "General Notes" #1 incorrectly refers to the proposed lot as "Lot 3."
 - d. Waiver requested
 - i. The plan does not contain substantially all the information required by this Chapter if it does not contain the following together with a filing fee as set by resolution of the Board of Supervisors: All Waiver Requests. Waiver requests were not included in this submission.
 - e. Design Concerns
 - i. The plan does not contain substantially all the information required by this Chapter if it does not contain the following together with a filing fee as set by resolution of the Board of Supervisors: Plan Application. The SADO application provided with this submittal is out of date.
 - ii. The final plan shall be drawn in ink on Mylar sheets (sheet size 24 inches by 36 inches) at a scale of either 50 feet to the inch or 100 feet to the inch and shall be submitted electronically in a PDF format.
 - iii. Monuments will be required on the plans
 - iv. Certain components of this land development plan cannot be reviewed at this time such as: stormwater management BMPs, Highway Occupancy Permitting (HOP) and Erosion and Sedimentation Control Plan.
 - v. the SALDO application provided with this submittal is an outdated version of the document and lacks details necessary to completely review the waiver requests.

4. ACTION ITEM (Action items may be tabled)

5. WAIVER RECOMMENDATIONS

6. INFORMATIONAL

7. NEW BUSINESS

8. OTHER BUSINESS

9. ADJOURNMENT