

FINAL

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
JULY 21, 2022**

MEMBERS IN

ATTENDANCE: Mark Robertson, Vice Chairman
Charles Stuhre
Paula Musselman
James Tanzola

NOT PRESENT: Tim Staub, Chairman

ALSO IN

ATTENDANCE: Randall Heilman, Director of Community Development
Doug Myers, Solicitor
John Luciani, First Capital Engineering, Deputy Zoning Officer
Abby Gibb
Sue Sipe, Stenographer

1. CALL TO ORDER:

A. Pledge of Allegiance

Vice Chairman Robertson called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

2. ACTION ON THE MINUTES

A. JUNE 16, 2022

MR. STUHRE MOVED FOR APPROVAL OF THE MEETING MINUTES OF JUNE 16, 2022 AS PRESENTED. MS. MUSSELMAN SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

A. AMND-0004- Zoning Ordinance – Mixed Use District, Special Exception/Conditional Use & Supplemental Regulations - – Sections 325-37, Section 325-119.1, & Articles XXIX and XXVI – Mount Zion Commons

Attorney Stacey MacNeal
Don McKenna, Madison Development Group

Mr. Heilman stated this is a zoning ordinance amendment which was directed by the Board of Supervisors to be reviewed by the Planning Commission to consider changes to the provisions in the ordinance in the mixed-use district, coinciding with the Town Center Overlay. He noted the intent is to provide opportunities that were not available in the mixed-use district, specifically with drive-throughs, allowing gas pumps at a convenience store, and increased height for apartment buildings from 45 ft. to 55 ft. He noted the applicant, Mount Zion Commons will

review via a PowerPoint presentation how this would impact other areas of the Township. Mr. Heilman stated the ordinance changes are not specific for this project but will present how it would benefit the Township overall. The proposal has also been forwarded to the York County Planning Commission for review.

Mr. Heilman stated approval of the proposed changes would be incorporated into the Comprehensive Plan.

Discussion was held regarding the upcoming Comprehensive Plan Update.

Att. MacNeal indicated the PowerPoint will explain their context and schematic concept development with the four proposed text amendments and their impact on the Township.

Att. MacNeal stated this property had been considered for redevelopment numerous times in the past but it did not move forward. She noted this would be the first time they have all of the parcels under contract with a prospective developer for potential redevelopment, creating a unique opportunity. She noted the redevelopment project was presented to the Board of Supervisors as well as in meetings with Staff.

Mr. McKenna stated his firm specializes in the development of lifestyle shopping centers as well as mixed use projects. He noted they came upon this property several years ago, realizing there were several hurdles, one of which was to gain the Modenaire Motel under contract. He noted there are several hardships associated with the property, one of which is Columbia Gas has a 12-inch main transmission line which runs through the property approximately 750 ft. He indicated they recently came to an agreement with Columbia Gas to relocate the line into the right-of-way.

Mr. McKenna referred to the rendering on the plan pointing out the location at the intersection of Mt. Zion Road and East Market Street. The site is approximately 10 acres. They are proposing a mixed-use project, consisting of approximately 160 apartments in a four-story building, which would be the centerpiece of the site. He noted interconnectivity is key with neighboring developments creating a unique design with substantial landscaping and 12 ft. wide sidewalks on East Market Street with an 8–10-foot landscaped area. On Mt. Zion Road the sidewalk would be 7-8 feet and landscaped on the corner. On the same corner they anticipate a 2300 sq. ft. building with a drive-through. He pointed out another building on the site which would be 7000 sq. ft. - a combination of retail service uses and drive through facility on the end for a restaurant. He also pointed out another building measuring 270 ft. by 220 ft. and a 12-13,000 sq. ft. piazza in the middle with amenities for its residents.

In discussion on the height, Mr. McKenna stated it is difficult for them to make the 45 ft. required height work, so they are requesting it to be 55 ft., which is one of the proposed text amendments.

Another building noted is a financial institution with a drive-through. He pointed out as part of the service uses, a proposed 5800 sq. ft. Wawa convenience store with gas pumps.

A question was asked regarding the isolated property shown on the plan. Mr. McKenna stated it is the gas company. They are in discussions with possibly moving the district station. They recently purchased a property and Columbia Gas is receptive to moving the main 12” trunk line to the new building. He noted the cost to move the line and the building is approximately \$750,000.

Mr. McKenna showed an alternate plan which contemplates instead of one large structure, two smaller structures, however, they are more in favor of the original plan.

Mr. McKenna pointed out on the first slide, the location of underground parking.

He pointed out the elevation of the 4-story building which has different amenities, i.e., full service gym and community center. Another view of it showed outdoor benches, decorative pavers and architectural features of the building.

A view of the piazza area which is approximately 12,000 sq. ft., indicated there is an area for outdoor grilling and couches. He noted the way it is designed all roof drains lead underneath the surface to an underground detention basin.

A perspective was shown from the intersection of East Market Street and Mt. Zion of the 2300 sq. ft. building with the drive-through and bypass lane. He noted one of the items for discussion as part of the proposed text amendment, is parameters for the drive-through facilities in the mixed-use zones requiring the ability to stack at least 5 vehicles. In the instance of financial institution and retail, the requirement is for 10 vehicles of stacking for double drive-through. The slide also shows the proposed Wawa with the decorative canopy of Eldorado stone and brick.

Mr. McKenna pointed out areas in which they categorize the roads abutting immediate adjacent to the mixed-use zoning districts which have either a major or minor arterial road. He noted there are only a few intersections within the mixed-use districts with two major arterials which is the requirement in order for a convenience store to also have gas pumps.

Att. MacNeal stated they wanted to address with the service station and gas fuel pumps a recognition there are existing gas sales within the mixed use zoning district located at what is defined as major arterial intersections. She noted the zoning ordinance classifies roadways as types of arterials – a minor arterial has between 3,000 and 10,000 trips per day, a major arterial has in excess of 10,000 trips per day. She recalled both of these major arterials at the East Market Street/Mt. Zion Road intersection have approximately 20,000 trips per day each. She pointed out creating a pedestrian friendly environment in this area, consistent with the large volume of vehicle traffic at this intersection would be a benefit for the Township and convenience for residents to have the gas service station located in this area.

Att. MacNeal, pointed out on the slide the major arterial and minor arterials within the Township. She noted this relates to drive-throughs. She noted discussions were held related to drive-throughs at the Board of Supervisors meeting as to the concept of allowing drive-throughs in the mixed use, recognizing the use of drive-throughs has increased especially post-pandemic.

Att. MacNeal referred to the proposed text amendments as outlined noting they fall into four categories:

1. Drive-throughs – based on conversations with the Board of Supervisors and as they expressed, they feel it is important for redevelopment of the site for newly established restaurants, banks and retailers to have the ability for a drive-through. She noted a drive-through would only be allowed if there is access to a major or minor arterial roadway. She related as she reviewed the ordinance, there was limited criteria for drive-throughs. In working with Staff, they formulated proposed language which would be standard for drive-throughs:
 - Stacking - restaurants at least 10 vehicles - Financial institutions and retail – 5 vehicles
 - Purposes of calculating stacking – minimal vehicle length
 - Drive-through aisles would be designed to avoid feasible conflicts with pedestrian

- movements with cross-walks as necessary for safety
- Drive-through facilities for restaurants must have a bypass lane
- Drive-through facilities in the mixed-use district need to have access onto a major or minor arterial roadway

Att. MacNeal pointed out on the zoning map where there are existing drive-throughs in the mixed-use zoning district within the Township.

2. Gasoline Sales – currently the mixed-use zoning district only allows for convenience stores without gas sales. They are proposing at the intersection of East Market Street and Mt. Zion it would be appropriate to have gas sales which would provide convenience for the large volume of vehicles passing by that location. It was suggested to restrict it to two major arterial intersections, which focuses on limited intersections within the mixed-use zoning district having significant vehicle traffic. She pointed out on the map the locations of intersections with two major arterial streets.
3. Height increase – It was suggested the Township is at the point of redevelopment and maximization of development, and allowing greater vertical height would be of benefit. She noted they are proposing an increase of 45-55 ft. in allowable height in the mixed-use zoning district which would allow the developer to erect a 4-story building. Additionally, there is the ability per the ordinance to increase the height one foot for each additional foot of setback. She pointed out on the drawing the proposed apartment building 55 ft. from the finished floor to the top of the parapet to allow for parking underneath and amenities.
4. Canopies – The requirement in the ordinance for gas service station canopies stated they cannot extend more than 10 ft. beyond the center line of the gas pumps. Att. MacNeal indicated currently this is no longer the industry standard. She indicated they determined they can provide a more attractive and safer canopy for the consumer, as well as more convenient for the consumer. She noted they are showing their proposed canopy has an extension of 18 ft. beyond the gas pumps.

Att. MacNeal stated this is the first step of an extensive process. If successful with the text amendments, the next step is proceeding with the conditional use application for master plan, which will include pre-submission application meetings with Staff. The Planning Commission will have the opportunity to review and comment on the portions of the development related to the Town Center Overlay, i.e., architectural features, etc.

Discussion was held regarding the following:

- Underground parking columns – spacing is approximately 20 ft.
- Building height of 55 ft. – this includes the roof HVAC units
- The grading on the site is will be done by the engineers to balance it at grade
- Stormwater in the parking garage – stormwater design will allow water to drain outward with inlets throughout the parking area.

It was noted a scoping meeting was held with PennDOT July 5, 2022.

Discussion was held regarding traffic – Mr. McKenna point out there are two points of access – one on East Market Street and one on Mt. Zion. During discussions with PennDOT, it was noted in front of the restaurants there is a small wall and the likelihood for widening the street in that

area. Mr. McKenna stated they have a right-of-way agreement with the neighboring property owner to widen the street. They discussed with PennDOT widening this further to make the transition with a deceleration lane approximately 150-200 feet back for ease of ingress. Along Mt. Zion Road the geometry is uneven, so they are proposing straightening it by providing another 14 ft. of right-of-way on their property. They will also provide for a dedicated left-hand turn lane into the site, while restricting left outs.

Mr. McKenna stated they have a 200 ft. center lane on East Market Street, turning left. They are requesting in conjunction with the additional widening on East Market Street, to provide full access if they meet the standards. He noted for traffic planning design they were tasked by PennDOT to study 10 intersections in relation to the impact this project presents. The counts will be provided by video feed so PennDOT can determine if there are sufficient gaps to allow for safe movement. He noted they are consolidating 9-10 driveways into two driveways.

Discussion was held regarding the apartments and how that will impact the school district. Mr. McKenna stated the apartment complex will cater mostly to young singles, and is not designated as family units. The majority will be one-bedroom apartments. Most likely, 10% of the 160 units would be two-bedrooms. He stated there would be minimal impact on the school district.

Solicitor Myers provided comments from the draft of the text amendment. He recommended for consistency, the spelling of “drive-through” should be used in the draft text amendment. He also referred to the format of Section 2 of the Ordinance, language for #7 “ Neighborhood convenience store.....” He recommended changing the wording to more clearly define the meaning in that section for drive-throughs.

In regards to the Comprehensive Plan, Solicitor Myers reviewed how the existing plan addresses “mixed-use” on pages 45-46, Sections 4 and 5. He noted his interpretation is the plan is consistent and has language which encourages revising zoning and redevelopment that would reinforce retail areas and encourage villa style redevelopment, especially at East Market Street and Mt. Zion Road. He did not anticipate any future conflict if the text amendment change was made now.

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

Tim Fink, Landworks Civil Design

Mr. Heilman stated this plan was previously presented. The plan is to construct a 9,200 sq. ft. standalone retail building and improvements as part of the expansion of the Eastern Blvd. Plaza. He noted the applicant will review the comments addressed in the original letter prepared by the Township engineer, as well as the planning summary.

Mr. Fink stated this is a final land development plan in the mixed-use district in the Town Center Overlay. They are proposing a 9,200 sq. ft. retail area, an outbuilding to the existing plaza. They are requesting six waivers:

1. §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.

2. §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.

3. §289-27.C. – Concrete Apron.

Modification has been requested for the crosswalk on Eastern Blvd.

4. §289-21. – Traffic Impact Study.

A waiver has been requested. The existing parking area is underutilized, and the existing access points function appropriately and are not proposed to be changed as part of this project.

5. §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.

6. §289-11.C(6) - Bufferyard – Modification waiver requested between the existing parking on Eastern Blvd. There will be plantings between Eastern Blvd. and the building. Trees and shrubbery are on the west side of the driveway which will buffer the majority of the proposed modified parking area.

Mr. Luciani stated the following comments need to be addressed by the applicant:

- Adjustment to their photometric plan
- Traffic impact study –provide a trip generation report and classify the driveway on Eastern Blvd. Mr. Fink stated they are working on that assessment.
- Erosion Control Plan - The applicant received comments from the York County Conservation District which include sidewalks to be installed along with the changes to the parking.
- Secure a building permit to repair the sidewalk before the plan is finally approved.
- Provide separate drawings for the façade to include the back of the building.
- Provide required bonding.

Ms. Musselman indicated she works in the area and questioned the parking which she observed to be crowded. Mr. Fink stated at this time they do not know what tenants will be in the retail space. It was noted the trip generation report will provide additional information and analysis of the space. Mr. Fink indicated they are providing 26 more parking spaces than what is required by the ordinance.

C. LD-2022-0004 FCE 173-556 - Caterpillar York Roadway Improvements

Jonathan Holmes, Dewberry

Mr. Heilman stated this is the second presentation for the applicant. He noted a Staff meeting was held yesterday with the applicant at which time the plan comments were reviewed and they have provided a response.

Mr. Holmes indicated they presented at the May meeting. He noted the plan is to improve the tractor-trailer truck flow in and out of the facility and throughout the site. They are planning a longer queuing area with a new guardhouse. He referred to the requested waivers noting as a result of the Staff meeting two additional waivers are requested:

1. § 289-11.A. - Preliminary Plan

Waiver has been requested that the preliminary plan be waived and that the drawing submitted serve as the 'Preliminary/Final Plan Land Development Plan.'

2. § 289-13(3). - Scale of Plan

Waiver request to provide a 1"=60' for the overall plan and 1"=20' for the landscaping plan to enable the reviewers to read the plans properly rather than either the 1"=50' or 1"=100' rendering the plans unreadable.

3. § 289-35B. – Landscaping and Buffer Yards

Modification waiver request to provide an alternative to planting canopy trees as part of the landscaping and buffer yards on the site. The proposed plan proposes two alternatives: 10 Using tree-like alternatives on Memory Lane, using tree-like evergreen shrubs (25'-35' tall at maturity) as tree alternatives and along US 30, using densely planted evergreen shrubs as a "green wall" that can be sheared at 10' high to keep out of power lines but also screen. The applicant will plant trees in every space feasible, but site restrictions limit the amount of landscaping.

4. § 281-12 & 13 - Stormwater – They are removing some bituminous pavement and replacing with concrete with no increase in impervious but will create more disturbed area which would not be practical.

5. § 289-32.A - Sidewalk – The ordinance calls for sidewalk along the frontage of the property. They are proposing sidewalk from the entrance heading south, but not north since it is not feasible as it leads to the exit ramp from Route 30 with steep slope in that area.

Discussion was held regarding sidewalks and the feasibility of placing sidewalks where practical to increase pedestrian walkability within the Township.

Mr. Holmes acknowledged stormwater and erosion and sediment are two items they will need to address.

Mr. Luciani indicated the applicant is obtaining an NPDES permit from the York County Conservation District.

Mr. Holmes indicated employee numbers would not change. They are addressing the parking and adding landscaping.

It was noted the outstanding comments need to be addressed prior to consideration for approval.

D. LD-2022-0002 FCE 173-524 - Rutters #57 – 1450 Mt. Zion Road

Todd Kurl, LGS Associates
Eric Thomas, Rutters

Mr. Heilman stated the plan was presented at the June meeting. The project is an expansion of the existing Rutter's convenience store. He noted Staff met with the applicant to review comments outlined on the engineer's letters.

Mr. Kurl confirmed they met with Staff and reviewed the engineer's letter dated June 23, 2022. He pointed out on the plan the Rutter's property, noting they are proposing to upgrade and expand the building. They will be removing the existing car wash on the site. The area of disturbance is under one acre. The two pumps in the front towards Mt. Zion Road will be removed with the canopy. An additional pump will be placed towards the back of the site. He noted the existing fuel tanks in the front of the store will be removed. At the recommendation of Staff, they will be expanding the stormwater facility on the site.

Mr. Kurl referred to the requested waivers:

1. §289-10 – Preliminary Plan

Waiver has been requested to not submit a Preliminary Plan for this project and include both preliminary and final plan requirements on the plan. The plan proposes to expand an existing convenience store and redesign a portion of the site while reducing the overall impervious surface. The project proposes no new streets or public infrastructure.

2. §289-12.A. - Photometric Plan.

Waiver has been requested to not submit a photometric plan as the footprint of the site will be reduced not necessitating additional illumination of the property. There is no additional impervious to illuminate and the plan proposes to relocate one (1) light standard affected by the project work which will continue to illuminate the same area.

3. §289-12.A.(2)(e). – Landscape Plan.

Waiver has been requested to not submit a landscaping plan as the existing conditions on the site meet the landscape requirements and no impact to those landscape features will occur as part of the land development plan.

4. §289-13.A.(24). – Landscape Plan Meeting Requirements of Section 289-35.

Waiver has been requested to not submit a landscaping plan as the existing conditions on the site meet the landscape requirements and no impact to those landscape features will occur as part of the land development plan.

5. §289-32.A. – Sidewalks.

Waiver has been requested to not require the removal of existing sidewalk to shift it a few feet from the curb as it currently exists on the site.

6. § 281-10.G(1). – Stormwater Management – Impervious Area Calculations.

Waiver has been requested to not meet current stormwater requirements but accept the supplemental stormwater report. The project will be reducing the overall impervious for the site, expanding the existing stormwater facility footprint, and managing the building when it is not currently doing so.

7. § 281-12. – Stormwater Design Method.

Waiver has been requested to not meet current stormwater requirements but accept the supplemental stormwater report. The project will be reducing the overall impervious for the site, expanding the existing stormwater facility footprint, and managing the building when it is not currently doing so.

8. § 281-13. – Stormwater Management – Rate Controls.

Waiver has been requested to not meet current stormwater requirements but accept the supplemental stormwater report. The project will be reducing the overall impervious for the site, expanding the existing stormwater facility footprint, and managing the building when it is not currently doing so.

9. § 281-16.D(2)(b). – Stormwater Management – Calculations & Methodology.

Waiver has been requested to not meet current stormwater requirements but accept the supplemental stormwater report. The project will be reducing the overall impervious for the site, expanding the existing stormwater facility footprint, and managing the building when it is not currently doing so.

10. §281-15 – Design Criteria

The comment letter referred to nine comments related to Design Criteria. Mr. Kurl stated the applicant is proposing to improve the site and provide additional controls by reducing impervious.

Mr. Luciani recommended a six-month note be placed on the sidewalk waiver.

Discussion was held regarding modification waivers vs. a full waiver. It was clarified a modification waiver provides more explanation as to the ramifications of how a waiver is determined feasible when a full waiver is not required.

Mr. Kurl reviewed outstanding comments, noting they received and addressed York County Conservation District comments.

Mr. Luciani stated he did not believe any of the remaining comments are significant and are mostly administrative.

Mr. Thomas stated on the first submission of this plan building elevations were provided. He noted they will be adding to the renovations a Beer Cave, with additional seating and making the space more customer friendly.

MR. TANZOLA MADE A MOTION TO MOVE LD-2022-0002 RUTTERS #57 TO AN ACTION ITEM. SECONDED BY MR. STUHRE. MOTION UNANIMOUSLY PASSED.

MR. TANZOLA MOVED TO RECOMMEND LD-2022-0002 RUTTERS #57 FOR APPROVAL TO THE BOARD OF SUPERVISORS WITH THE WAIVERS AS LISTED ON THE PLAN SUMMARY AND LISTED ABOVE. SECONDED BY MR. STUHRE. MOTION UNANIMOUSLY PASSED.

MR. TANZOLA MOVED TO RECOMMEND LD-2022-0002 RUTTERS #57 FOR APPROVAL TO THE BOARD OF SUPERVISORS WITH THE CONDITIONS IDENTIFIED ON THE PLAN SUMMARY. SECONDED BY MR. STUHRE. MOTION UNANIMOUSLY PASSED.

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

VICE CHAIRMAN ROBERTSON ADJOURNED THE MEETING AT 8:30 P.M.

Respectfully submitted,

Secretary

/ses