

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
AUGUST 15, 2019**

MEMBERS IN

ATTENDANCE: Tim Staub, Chairman
Mark Robertson
Charles Stuhre
James Tanzola

MEMBERS NOT

IN ATTENDANCE: Paula Musselman

ALSO IN

ATTENDANCE: John Luciani, First Capital Engineering
Jessica Fieldhouse, Community Development Director
Raphael Caloia, Assistant Planner
Ben Marchant, Township Manager
Shane Rohrbaugh, Solicitor
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. JULY 18, 2019

MR. TANZOLA MOVED FOR APPROVAL OF THE MEETING MINUTES OF JULY 18, 2019 AS PRESENTED. MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

A. Rocky Ridge Park Waiver of Land Development

Ms. Fieldhouse indicated the County is proposing an 8-10 foot multi-use trail to be constructed and run parallel to the existing access drive into Rocky Ridge Park. The County's intent is to get pedestrian and cyclists off the main road to leave it open for vehicles only. The other benefit is it will be wide enough at peak use times to be used as a thoroughfare and exit out to allow for circular traffic. She noted when Staff met with C.S. Davidson and the County they suggested a waiver to land development since it is a multi-use trail and there are no streets, curbing or sidewalks going in. Since this is a large addition of impervious coverage, Staff is suggesting to propose a building permit with a level 3 stormwater review. The goal is to bring the waiver back to the Planning Commission with the building permit and the

stormwater management already reviewed.

Ms. Fieldhouse introduced Derek from C.S. Davidson to comment on the plan. He noted one of the main concerns is with the alignment and they are endeavoring to minimize any impact to the current visual aesthetics in the park. They completed a tree survey to identify the type of trees and the calibers. These were marked to determine the best location for the trail. He indicated the flagged trees shown on the plan are of significance and will be preserved. They will also assess where the stormwater management system is located.

He also noted the road width will be 8-10 feet, but will include stone shoulders on either side of the road.

4. ACTION ITEM

A. CU-19-03 Penn National Gaming Conditional use Application

Charles Courtney

Adam Anderson, Site Design Concepts

Ms. Fieldhouse stated the team from Penn National was in attendance to review the conditional use which was previously presented as a briefing item. Ms. Fieldhouse indicated a working meeting was held with Penn National this week at which time they solidified more of the comments regarding traffic improvements. She provided the Planning Commission with an update which identified the modifications being requested as outstanding items on the township engineer's most recent review letter of August 6, 2019. She indicated that Staff is recommending approval of the modifications to the Board of Supervisors as they were submitted. Also, a recommendation of approval of the conditional use on the condition that the township engineer be able to provide a letter of adequacy regarding the three cost estimates that were recently submitted before the Board's meeting next Thursday.

Mr. Anderson indicated based on the August 6 letter from First Capital Engineering, there were discussions about parking spaces that were backing into the ring road. They have eliminated a parking space in that area. The ring road was approximately 11 feet for each aisle and they have revised that to provide at least 12 ft. per access aisle.

In regards to landscaping, there is existing vegetation along the ring road adjacent to Whiteford Road which will be maintained with the project.

Mr. Anderson noted an updated site lighting plan was submitted. Parking areas will be lit to an average of 3 ft. candles, with no less than 1.5 – no more than 7 ft. candles in any one location. In addition, spillover lighting onto adjacent properties cannot be graded at 2 ft. candles within 10 feet of the property line.

Ms. Fieldhouse noted this is in conjunction with the township ordinance.

Mr. Courtney indicated they also received comments from the Township addressing several issues. These included design and costs for the traffic signal. They have added in the easements which are indicated on the plan.

Ms. Fieldhouse stated she met with a representative for both parcels in regards to the impact to their properties if this access is closed. Two requests were made – (1) the access drive be widened to be a medium volume access with room for channelized separation, (2) a right-in, right-out onto the ring road.

Development Agreements will be necessary, but all parties are agreeable. CVL will need to give the Township permission to construct this entrance. The estimate for the off-site improvements is approximately \$28,805.00. This estimate covers the right-in, right-out, the widening of the access into the two parcels and the improvements for the median and creating the necessary separation for the access points outside the road right of way. Ms. Fieldhouse indicated the Township will be responsible for these improvements.

The cost estimate now includes traffic engineering, design and permitting which is estimated at \$20,000.00. Also, a line item for a right-of-way easement acquisition for \$5,000. The cost estimates need to be reviewed and signed off by the township engineer.

Ms. Fieldhouse indicated comments 5 and 6 were the two significant outstanding comments from the First Capital letter of August 6. Comment #6 is relative to the concept drawings and the cost estimates which will be reviewed and is a condition of approval. Comment #5 is regarding the stormwater management. Currently Penn National is asking for a complete waiver to the Township stormwater management ordinance. Penn National still needs to meet the DEP minimum of a 20% reduction for rate volume. They are providing an underground infiltration system. The township engineer has asked that it be moved further away from the building because of concerns with potential sinkholes. The township engineer is reviewing the plan as it relates to this infiltration system. Staff is in support because this plan will result in a decrease of 7,500 sq. ft. of impervious coverage.

Ms. Fieldhouse stated the waivers for subdivision and land development for stormwater will be before the Planning Commission in September.

In regards to state funding Mr. Courtney indicated they are awaiting another hearing with the gaming control board. A date has not yet been set.

The target date for construction is Fall 2020.

MR. TANZOLA MOVED TO RECOMMEND TO THE TOWNSHIP BOARD OF SUPERVISORS APPROVAL OF CU-19-03 PENN NATIONAL GAMING CONDITIONAL USE. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY PASSED.

4. WAIVER RECOMMENDATIONS - None

5. OLD BUSINESS – None

6. NEW BUSINESS – None

7. ADJOURNMENT

CHAIRMAN STAUB ADJOURNED THE MEETING AT 6:30 P.M.

Respectfully submitted,

Secretary

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