

APPROVED

SPRINGETTSBURY TOWNSHIP  
PLANNING COMMISSION  
AUGUST 17, 2023

**MEMBERS IN**

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

**NOT PRESENT:** Tim Staub, Chairman

**ALSO IN**

**ATTENDANCE:** Randall Heilman, Director of Community Development  
John Luciani, Township Engineer/Deputy Zoning Officer  
Charles Rausch, Township Solicitor  
Jill Trostle, Stenographer

**1. CALL TO ORDER**

**A. Pledge of Allegiance**

Vice-Chairman Mark Robertson called the meeting to order at 6:01 p.m. and led the Pledge of Allegiance.

**2. ACTION ON THE MINUTES**

**A. MAY 18, 2023 AND JUNE 15, 2023**

Hearing no revisions to the minutes of May 18 and June 15, 2023, the minutes were approved as presented.

**3. BRIEFING ITEM**

**LD-2022-0004 - 3750 East Market Street, Industrial Facility**

The initial plan was submitted on December 17, 2021 and reviewed by the Planning Commission on January 20, 2022 and May 19, 2022 as a briefing item. It was last reviewed by the Planning Commission on July 21, 2022. The proposed building is 287,000 SF and will have three access points with 38 loading docks, 45 tractor trailer parking spaces and 153 car spaces.

Mr. Heilman announced representatives of Market Industrial, LLC were not present and have requested the Planning Commission table the item and/or take no action this evening. Mr. Heilman and Mr. Luciani met with them on August 14, 2023 to resolve some of the issues in order to reach a point that action could be taken; however, it was concluded that would not be possible due to the need to address issues related to the stormwater management and flood plain. The client will submit a revised plan next week. A revised plan summary and engineering review will be provided for the September Planning Commission meeting.

Mr. Luciani provided an update on the issues relating to the stormwater management and flood plain. There is a stream that runs between the old Turkey Hill and this property. When other entities were developing the property, their water went in a different direction. For the 100 year flood, all stormwater is flowing below the stream. At the tributary to Kreutz Creek, they provide a profile of the 500 year flood, the 100 year flood, as well as the 50, 25 and 10 year floods. The surface elevation for those other storms do not

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vary by much. For every storm, the water fills up in the channel and will run into the stormwater basin. In response to Mr. Luciani's concern about their plan to control the water flow rate, this issue is being further analyzed by the client.

Vice-Chairman Robertson questioned the HOP - highway occupancy permit for one of the minor entrances. Mr. Luciani responded that there are two ways to enter and exit. Previously there was no option for physical access to Innovation Drive without negotiating with Kinsley. When the subdivision was approved, they took back a small piece of land between Innovation Drive and this property which allowed access. Even though the warehouse size is 287,000 SF, it is classified as a low volume driveway because trucks run 24 hours a day, 7 days a week, but leave the site immediately after dispatch, creating a small impact on local traffic. Mr. Luciani asked them to review the plan for an additional right turn lane, which hinders the driveway sight distance for cars and semi-trucks exiting the driveway. They have not yet received their PennDOT permit, nor their NPDES (National Pollutant Discharge Elimination System) permit.

One additional item of concern discussed with the client is the one EDU (equivalent dwelling unit), meaning the sewage flow from the building is 350 gallons a day. Mr. Luciani recommended the proposed land development plan should be closer to 5 EDUs to accommodate the number of employees proposed. The minimum diameter sewer line for a commercial establishment is six inches. Mr. Luciani noted the importance of planning for adequate sewage for every user.

Mr. Stuhre asked why PennDOT requires a concrete apron for an asphalt road. Mr. Luciani responded the maximum slope on the sidewalk is 2%. If it is off by 1/100th of a foot, it is a violation and the contractor must comply. The driveway going into 3750 slopes at 2% and the shoulder is 4 to 6%. There is a small five foot area that is supposed to be 2%, that may be forgotten or paved over. PennDOT is not requiring the concrete apron, but the Township traditionally has put it in concrete at 2%, to match the driveway so that this requirement is not overlooked as easily. It was noted this is a side to side specification, not a longitudinal specification.

#### **4. MODIFICATION/WAIVER RECOMMENDATIONS**

No modification/waiver recommendations were submitted.

#### **5. INFORMATIONAL**

Mr. Heilman announced the Comprehensive Plan & Development Ordinance Update Community Workshop is scheduled for September 20, 2023 at the Springettsbury Township Administration Building.

The Springettsbury Township building officially reopens to the public on August 18, 2023.

There will be a minimum of two items on the agenda for the next Planning Commission meeting, which will be held at the newly renovated Township building on Mt. Zion Road.

**6. NEW BUSINESS** - No new business was presented.

#### **7. OTHER BUSINESS**

Vice-Chairman Robertson briefly discussed a concern regarding the traffic light at Concord. He watched two full cycles to check the timing and stated it is difficult for even one car to get through the light. Mr.

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Luciani responded that this light is on a synchronized system that runs from Kenneth Road to North Hills Road, and the state sets the timing. The minimum cycle for green is five seconds and the minimum cycle for yellow is three seconds. Mr. Heilman shared that a similar complaint was received for a different traffic light. Mr. Luciani will check into the issue.

Mr. Stuhre briefly discussed an issue related to the proposed development near the water tower on Druck Valley Road, noting there are only two ways to get into the community from Mt. Zion Road and Sherman Street. The intersection of Mt. Zion Road and Druck Valley Road is already the number one disaster in the Township, and this will become worse with the development and the extra traffic it will create.

**8. ADJOURNMENT**

**VICE CHAIRMAN ROBERTSON ADJOURNED THE MEETING AT 6:29 P.M.**

Respectfully submitted,

Secretary  
/jht