

**APPROVED
SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
AUGUST 18, 2016**

MEMBERS IN

ATTENDANCE: Alan Maciejewski, Chairman
Mark Robertson
Charles Wurster
Charles Stuhre
Tim Staub

ALSO IN

ATTENDANCE: John Luciani, First Capital Engineering and Acting Zoning Office
Jessica Fieldhouse, Community Development Director
Christopher King, Solicitor
Sue Sipe, Stenographer

1. CALL TO ORDER:

A. Pledge of Allegiance

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

He welcomed Jessica Fieldhouse as the new Community Development Director.

2. ACTION ON THE MINUTES

A. JULY 21, 2016

MR. WURSTER MOVED FOR APPROVAL OF THE MEETING MINUTES OF JULY 21, 2016 AS PRESENTED. MR. STUHRE SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

A. SD-16-05 Quattro Development – Concord Road

Joshua George, Snyder, Secary & Assocs.

Project Narrative: The overall project entails the construction of six new structures with a building footprint totaling approximately 26,804 sq. ft. The new structures include the following: a gas station and associated pump island and car wash, a drive-thru restaurant, a sit-down restaurant, and a retail building. The plan will also include a subdivision from 3 to 4 lots. The site consists of 6.71 acres and will have approximately 7.12 acres of disturbance. The site is the location of the former Mariner's Choice Marine buildings.

Plan Background: Staff has met with the applicant to discuss aspects of the proposed design. First Capital Engineering has completed a first review of the project. These comments are attached. Once input from the Commission members is received, a full evaluation of the project will be provided by staff for action at the next Commission meeting.

Mr. George gave an introduction of the proposed project which is at the corner of Mt. Zion Road and Concord Road (the old boat shop property) consisting of three existing buildings including the Marketing Works building, which would be demolished as part of the project. The site is in the Flexible Development zoning district. The zoning does permit all of the proposed uses by right and is in conformance with the Township's ordinances. If approved, Mr. George indicated they would like to construct a convenience store with gas station, a drive through restaurant, a sit down restaurant and a retail building. These would be separate buildings and would be served by their own parking facilities. He noted they do have enough parking to meet the ordinance requirements. The convenience store/gas station would be on the corner of Mt. Zion and Concord Road followed by the drive through restaurant going north, then the sit down restaurant and finally the retail building.

Mr. George stated access to the site is proposed to be provided from both Concord Road and Mt. Zion Road. The access on Mt. Zion will be a right-in/right-out because there is an existing median on Mt. Zion and it is a heavily travelled road. He noted the access is subject to PennDOT approval. A traffic impact study has been submitted to both the Township and PennDOT. The study was previously approved once – the use has changed slightly so they had to refile the study with PennDOT and anticipate getting approval from PennDOT in the next month. Once the traffic study is approved, they will go through the HOP process which would be parallel with this land development approval process.

Mr. George indicated there were two separate plan sets submitted – one for the land development – one for the subdivision. The subdivision plan would consolidate the existing parcels and then subdivide them into new parcels – one parcel for each of the proposed uses. At the end of the project they would have four separate uses on four separate properties. These would be subject to cross easements to allow parking to occur for all the uses across the property. The same with utilities, so all of the parking and utilities would be shared by each of the uses. They would work through those agreements as part of this process.

Mr. George stated they are served by public water and sewer. One of the unique aspects of the project is the sewer is allocated capacity to the project in the Township's Chapter 94 report so that has been addressed. They are working through how they will connect to the sewer. There is no good gravity connection to the site right now, the boat store is on a septic system currently and Marketing Works is on a small grinder pump that pumps across the street. They are looking at one of two options – either putting a single pump station on the property to serve all four uses, or putting individual pumps at each of the proposed buildings to pump to the existing force main currently on the York County Prison property which flows down into the Kinsley property across the street. They are confident the way it will play out is they will create a new agreement with Kinsley to allow their connection to that force main. He noted that Kinsley owns the force main at the point at which they would connect and it ultimately flows across their property to the gravity sewer on Industrial Drive across the railroad tracks. Details still need to be addressed.

Mr. George indicated they would be subject to the typical approvals they might expect at the Township, i.e., PennDOT and Conservation District. They would like to work through this process over the next few months and be back in front of Planning Commission when the timing is right to have more detailed discussion about the specifics of the project, waiver requests, etc.

Discussion was held regarding the following:

- Entranceway on Concord Road. When the traffic queues all the way down vehicles will be

taking a turn and going through their development out onto Mt. Zion Road which will be an issue.

- Issues about left hand turns and right hand turns not too far from the turn of the intersection and queue lengths as it relates to increasing cars going to this area. When making the left hand turn off of Mt. Zion Road onto Concord Road, it necks down to one lane. Questioned is that the best place to have the entranceway given its location to that curve. Discussed consideration of a ring road.
- Traffic study – it was noted that Davies Road will eventually connect to Concord Road causing the intersection with Mt. Zion Road to change dramatically. The applicant was advised to take that into serious consideration in their traffic study.
- Pedestrian walkways – concern for pedestrian safety. It was noted there is no place for people from the work release program to walk up Concord Road to the intersection. With increased traffic due to this project, pedestrian safety will need to be evaluated. It was recommended for the developer to consider building a sidewalk to connect to Concord or a series of on-site walkways to connect to bring pedestrians away from the Mt. Zion intersection. Mr. George indicated right now the plan contemplates a sidewalk along that primary access drive. Their initial dialogue was that it would go through the site. They are discussing with Staff what the best approach should be from both perspectives regarding whether the sidewalk should be along Concord Road or through the site. They have not reached a conclusion yet.
- Screening - referring to the work release facility to increase the screening in that area. Mr. George indicated this was discussed since their potential tenants do not want to have that view for their customers. He noted the landscape plan currently does show a proposed fence along the boundary between this property and the work release facility. They would like to consider a 6 to 8 ft. fence to screen their facility. The ordinance permits a six foot fence in certain instances. He noted they may pursue a variance to allow a higher fence to be installed to block that view.
- Signage – Mr. George indicated they are working on the proposed signage.
- Mechanicals on the roof – Mr. George indicated the only use that falls into this is going to be the convenience store because it sits 6-10 feet below the intersection. Beyond the proposed access drive it goes back to grade and the site sits higher than the intersection at Route 30 at Mt. Zion Road. He noted one of the waiver requests will be to minimize the width of the buffer in front of the convenience store because it does sit down below, but then to go back to the required width when it is back to grade. It all ties together in that regard.
- Concerns about increased amount of traffic both ways to be evaluated. Potential for a cut through or ring road inside the site. Mr. George agreed traffic is a concern. He noted one perspective on the access drive is that to some degree it may be beneficial to have it as a cut through because it would reduce the stacking at the intersection. It was noted that PennDOT is saying no more can be done to that traffic signal at Concord Road. Mr. George stated the improvements contemplated at this point include lengthening the left turn lane on Mt. Zion Road onto Concord Road by 75 ft. Currently there is a concrete median at that location. He indicated the traffic engineers have talked about a modest optimization signal which in this case is about 2 seconds of green time. He noted they agree this project will add additional traffic to the intersection but the economics of the project do not allow significant roadway improvements to be feasible as part of the overall project. He stated they will do whatever they can and work with the Township to implement whatever changes are appropriate to the scale of their project.
- Pedestrian traffic from the prison in the area. Since the applicant owns that land it was recommended to add sidewalk and then have Kinsley add sidewalk to their property. This would enable people walking up to Mt. Zion from the prison to have sidewalk. Mr. George indicated they will look into that situation.
- Stormwater issues – Mr. George stated they have one significant issue with stormwater which is the infiltration rates are essentially nonexistent with 0.1” per hour of infiltration. There

was one small area of the site which had a 1” per hour rate and they do have a proposed facility there. He noted the plans show there are four proposed stormwater management facilities on the site. The Township’s ordinance requires a 100% of the existing impervious area to be considered meadow. Mr. George indicated they will not be able to meet that requirement, because of the poor infiltration rates. He noted they plan to look at how they can optimize it to the extent possible. Currently, they are compliant with the NPDES requirements and the MS4 requirement to consider 20% of the existing impervious area as meadow, which is DEP’s typical standard. He noted they will likely request a waiver for that requirement and will need to discuss it, since they do not have a final percentage on where they will be.

- Location of the proposed retail at the northern part of the parcel. Mr. George stated they tried to maximize the square footage of buildings to provide for leasable space. He noted retail space requires less parking than most of the other uses do. In working through the site issues and looking at the potential tenants, they were able to provide some retail space on the northern end which will be compliant with the parking requirements.
- Mr. George noted each individual tract will be owned by the developer until such time they are able to sell them either to the tenant or to someone who wants to invest in the property and have it as a lease hold, whether it would be all four at once or whether it would be individually.
- Location of dumpsters – to be determined.
- Grinder pumps and back up protection for power failure. One of the requirements is to have duplex pumping system and emergency generation to make sure there is no overflow.

4. ACTION ITEMS

A. LD-16-04 Rutters Store #1

David Koratich, LSC Design

David Martineau

Project Narrative: This plan proposes to expand modify existing facilities.

Plan Background: Staff has met with the applicant to discuss aspects of the proposed design. This plan was last before the Planning Commission at its July 21, 2016 meeting. First Capital Engineering and Township staff have completed the initial and the final review of the Town Center Overlay master plan. The applicant’s reply comments are attached. This is before the Planning Commission as an action item to make a recommendation of approval or denial of the applicant’s condition use request to the Township Board of Supervisors.

Mr. Koratich stated the Rutters Farm Store #1 is located at 1099 Haines Road. The plan proposes to construct a 550 sq. ft. expansion and reconfigure the existing parallel style pump station to a perpendicular style pump station, which will decrease the pumps from six to four pumps.

Discussion was held regarding the proposed pedestrian lighting. Mr. Koratich noted they wanted the pedestrian scale lights to be out at the sidewalk which is in the PennDOT right of way. They provided two options on Sheet 3 – option 1 is at the IRS building and option 2 is right along Concord Road, behind Sam’s club as potential pedestrian scale street lights. The ultimate decision will be determined by PennDOT since they will be in the PennDOT right of way to be situated along the sidewalk. He noted the label was an oversight to where it is actually pointing, and needs to be pointed out with light shown. He noted they have not approached PennDOT to inquire if they would allow these types of lights in their right of way.

Discussion was held regarding the location of the air station. Mr. Koratich indicated they have not reached a final decision as to its future placement. Recommendations for placement were suggested.

Discussion was held regarding landscaping along Haines road. It was noted there is low landscaping where cars would be entering and exiting. It was also noted a wall was recommended which would be 3 or 4 ft. It was determined this would be more appropriate at the corner of Mt. Rose and Haines because of cars parked there at night with headlamps beaming out onto the roadway at that location. It was recommended to have this also serve as a gateway into the community with signage on the wall "Welcome to Springettsbury Township".

It was also recommended for the area in the triangle which is currently grass, to possibly have a picnic table or several benches for customers.

Chairman Maciejewski asked if there was any public comment. Hearing none he called for a motion.

MR. ROBERTSON MOVED IN THE CASE OF LD-16-04 RUTTERS STORE #1 TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE CONDITIONAL USE REFERENCING THE MASTER PLAN WITH THE FOLLOWING CONDITIONS TO BE RESOLVED WITH THE TOWNSHIP ENGINEER:

- **DETERMINING THE LOCATION OF THE AIR PUMP**
- **REVIEW OF A WALL WITH A WELCOME SIGN TO BLOCK HEADLIGHTS ON THE CORNER**
- **LOCATION OF BENCHES**
- **LOCATION OF ADDITIONAL LANDSCAPING**

SECONDED BY MR. STUHRE. MOTION UNANIMOUSLY PASSED.

5. WAIVER RECOMMENDATIONS - None

6. OLD BUSINESS – None

7. NEW BUSINESS – None

8. ADJOURNMENT

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 7:20 P.M.

Respectfully submitted,

Secretary

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