



**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION MEETING
August 18, 2022
6:00 PM (Via Zoom & In-Person)**

1. CALL TO ORDER

- Pledge of Allegiance

2. REVIEW AND APPROVAL OF MEETING MINUTES

- July 21, 2022, Minutes

3. BRIEFING ITEMS

- LD-2022-0006 – **Final Land Development Plan – Five Guys Restaurant**
 1. Waivers granted through Conditional Use process via BOS – May 12, 2022
 - a. Section 289-10.A – Preliminary Plan Submission
 - b. Section 289-11 – Preliminary Plan; Specifications
 - c. Section 289-12.A(2)(f) – Final Plans; Procedures – Traffic Impact Study
 - d. Section 289-12.A(5) – Plans to PennDOT, YCCD & all Affected Utilities
 - e. Section 281-13.B – Miscellaneous Engineering Specifications
 - f. Section 281-15 - Environmental Impact Studies
 - g. Section 325-200.G(5) – Parking Facilities in the front yard of the restaurant
 - h. Section 325-200.K – Parking and/or Display of vehicles in the front yard setback
 - i. Section 32-207.C(1)(l) – Traffic Evaluation Study
 2. Specific Design and/or Standards as described in the PC Plan Summary for the Land Development Plan
- LD-2022-0005 – **Final Land Development Plan – York County Prison Addition/Renovation for Central Booking**
 1. Waivers requested
 - a. Section 289-11.A – Preliminary Plan
 2. Specific Design and/or Standards as described in the PC Plan Summary for the Land Development Plan

4. ACTION ITEMS (Action items may be tabled)

- 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**
 1. Barley Snyder/Developer Presentation – Proposed text changes to the Zoning Ordinance.

- LD-2022-0003 – **Final Land Development Plan – Eastern Boulevard Plaza**
 1. Waivers requested
 - a. Section 289-10.A – Preliminary Plan Submission
 - b. Section 289-11.C(6) – Description of all Landscaping and Buffer Yards
 - c. Section 289-12.D – Conformance with Construction Standards – 8” Curbing
 - d. 289-27.C – Concrete Apron
 - e. 289-21 – Traffic Impact Study
 - f. 281-12 – SWM – Volume Controls

 2. Specific Design and/or Standards as described in the PC Plan Summary for the Land Development Plan

- LD-2022-0004 – **Final Land Development Plan – Caterpillar - York**
 1. Waivers requested
 - a. Section 289-11.A – Preliminary Plan
 - b. Section 289-13A – Scale of Plan
 - c. Section 289-32 – Sidewalk along Memory Lane north of existing entry drive
 - d. Section 289-35 – Landscaping and buffer yards
 - e. Section 281-12 – Volume Controls
 - f. Section 281-13 – Rate Controls

 2. Specific Design and/or Standards as described in the PC Plan Summary for the Land Development Plan

5. Modification/Waiver Recommendations

6. Informational

7. New Business

8. Other Business

9. Adjournment