

FINAL
SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
AUGUST 18, 2022

MEMBERS IN

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

ALSO IN

ATTENDANCE: Randall Heilman, Director of Community Development
Tim Holmes, Zoning Officer
John Luciani, First Capital Engineering
Doug Myers, Solicitor
Abby Gibb, Communications Manager
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 21, 2022

MR. TANZOLA MOVED FOR APPROVAL OF THE MEETING MINUTES OF JULY 21, 2022 AS PRESENTED. MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

A. LD-2022-0006 - Final Land Development – Five Guys Restaurant

William Latta, GPD Group

Mr. Heilman stated the project proposes to demolish the existing Five Guys Restaurant and build a new restaurant. The project went through a conditional use application.

Mr. Latta indicated since the plan went through the conditional use application the only change has been to add additional parking spaces. He noted they reviewed the comment regarding the landscaping plan which references the buffer and landscaping requirement in the land development ordinance. He believed the streetscape requirements as listed in the Town Center Overlay take precedence and they designed their landscape plan

accordingly.

Mr. Latta stated in regard to the plan scale, the current plan shows 1=20 since this is a small lot.

Mr. Heilman stated the applicant is to abide by the zoning ordinance in the Town Center Overlay regulations rather than the subdivision/land development which was approved at the conditional use hearing.

Mr. Luciani pointed out in accordance with the Town Center Overlay this facility would require a Type 2 buffer, however because of the size of the lot the buffer could be in conflict with the ability to enter the public street. He noted this may be an applicable waiver.

Discussion was held regarding the landscaping. It was recommended for the applicant to install a fence around the public plaza area.

Mr. Latta stated they show a fence along the plaza area on the plan.

It was recommended the project include bike racks.

It was noted the revised plan would be reviewed at the September meeting.

B. LD-2022-0005 - Final Land Development Plan – York County Prison

John Klinedinst, P.E., C.S. Davidson

Mr. Heilman stated this plan proposes an addition/renovation for Central Booking at the York County Prison at 3403 Concord Road. Mr. Heilman stated he spoke to the Police Chief who is in favor of the project since the current location for Central Booking is in the City of York and the proposed location would be more convenient.

Mr. Klinedinst indicated the project involves relocating Central Booking for the sheriff's department which is currently in the Judicial Center. He noted one of the primary reasons for the relocation is the prison population is down substantially due to the County no longer having Immigration and Customs enforcement detainees which has reduced staff and freed up substantial space. The location for Central Booking is the former Female Wing of the prison which is currently vacant. He noted when a detainee has been brought in to be booked and they become ill the prison has healthcare facilities rather than the officer taking the person to the hospital.

Mr. Klinedinst stated the project is a 4700 sq. ft. addition to the prison. He noted it is a modification of an existing developed area. There will be no increase to stormwater because they are removing two existing athletic pads. All water will go to the existing stormwater basin located in the southern portion.

Mr. Klinedinst reviewed the following comments:

- Photometric plan - they will use the existing lighting.
- Traffic Impact Study – he is still working with the sheriff’s department to find the actual number of vehicles coming into the facility, which they anticipate 20-30 vehicles per day.
- Erosion and Sedimentation Control Plan – they have an NPDES Phase I currently on the site.
- EDU’s – they will not need any additional water or sewer capacity which will be less than what the prison had prior.
- Façade is being designed to match and emulate the prison.
- The points of access to the driveways are existing and will not be altered.
- Streetlighting – all existing – no additional is proposed
- Sidewalks – the entire site has existing sidewalks
- Maintenance agreement for landscaping – the County maintains their own landscaping
- Safe sight distance – all existing – one way in from the southern side and out on the northern side
- Stormwater basin – which is existing with excess capacity – they will propose to Staff to obtain a copy of JMT’s design.

Mr. Klinedinst confirmed they will fully address each comment with Staff. He noted they hope to go out for bids by the end of this year. They believe this location will provide a safe, efficient Central Booking location.

3. ACTION ITEMS

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

Attorney Stacey MacNeal
John McKenna, Madison Development Group

Mr. Heilman stated this plan was presented last month by Attorney MacNeal. He noted the York County Planning Commission reviewed the proposed text amendment changes.

Mr. McKenna showed the 10-acre tract consisting of 80,000 sq. ft. which represents 20% of the building area for the entire site. There are approximately 2½ acres dedicated as pervious surface. The main anchor is a luxury apartment complex consisting of one-bedroom and studio apartments which is 90% of the project. He noted at Mt. Zion Road there is a 3500 sq. ft. financial institution and retail facilities along the south of Mt. Zion Road. On the corner of Mt. Zion and East Market is a 2300 sq. ft. building envisioned as retail, along with a proposed convenience and gas operation. Mr. McKenna stated they have under contract 10 properties. They are also working with Columbia Gas Company to relocate the district building.

Mr. McKenna stated the benefits of the project include to work towards the division of the Town Center Overlay and to consolidate the lots to provide for decorative lighting throughout the project as well as along Mt. Zion Road and East Market Street. Wide sidewalks with streetscape are proposed. He noted a major benefit from a traffic standpoint is to provide 14 feet of additional right-of-way on the east side of Mt. Zion Road and to straighten the road. It will also consolidate seven points of ingress/egress driveways along Mt. Zion Road into one point. On East Market Street they are consolidating three driveways into one and moving it down to the east end of the property.

Mr. McKenna provided views of the 4-story apartment building along with patio areas and a center plaza area which provides for different activities within that space.

Att. MacNeal discussed how the potential text amendment interacts with the Township's existing Comprehensive Plan as it relates to the timing of the proposed project. She also addressed the Planning Commission concerns regarding whether this would be consistent with the Comprehensive Plan and the feasibility of moving forward. She noted she would address the York County Planning Commission recommendations with the editorial changes they made based on the Township solicitor comments.

Att. MacNeal reviewed the definition of the mixed-use zone which they are proposing with the project. She reviewed the provision of the ordinance relating to the components of the proposed text amendment. She noted the types of changes they are proposing are not addressed in the Comprehensive Plan because they are more detailed design standards.

Att. MacNeal reinforced the concept the proposed project is at a key location which will be ideal for a town center in Springettsbury Township.

Att. MacNeal referred to the Staff report of the York County Planning Commission noting she believed Staff was saying from a planning perspective it was acceptable, but there was an issue with the wording of the ordinance which they determined was confusing. She noted she made revisions to address those concerns which she believes when submitted to the York County Planning Commission, they would agree to the adoption of the ordinance.

Discussion was held regarding the specifics of the plan with the proposed ordinance changes. Concern was expressed by the Planning Commission that the proposed changes are more specifically to meet the applicant's development. It was felt the interpretation of the York County Planning Commission was they were not in favor of adopting. A comment was made that revisions should be made to the Comprehensive Plan first before adopting the text amendment. Another comment made determined the Township is becoming overwhelmed with development of apartment complexes.

Chairman Staub stated there are several areas of the proposed text amendment that he determined would need to be revised relating to language provided for the procedure for

drive-throughs.

Discussion was held regarding the traffic flow in the area, as well as the widening of the sidewalk. It was also recommended to install a bus stop in the vicinity of the site.

Chairman Staub called for a motion.

MR. TANZOLA MOVED NOT TO APPROVE THE PROPOSED TEXT AMENDMENT. SECONDED BY MR. STUHRE. MOTION PASSED (1 NAY).

B. LD-2022-0003 – Final Land Development Plan – Eastern Blvd. Plaza

Joshua George, Landworks Civil Design

Mr. Heilman stated the plan was previously presented and was submitted as a conditional use application by the Board of Supervisors.

Mr. George stated this is a 9,200 sq. ft. proposed building at 2424 Eastern Blvd., which is at an under-utilized shopping center. The building will be designed so all the existing access points with traffic will remain as current. There are four different access points in existing conditions. The proposed use will be retail as permitted in the Mixed-Use District.

MR. ROBERTSON MOVED TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS FOR LD-2022-00003 EASTERN BLVD. PLAZA WITH THE FOLLOWING WAIVERS AND MODIFICATIONS, AS WELL AS THE CONDITIONS LISTED ON THE PLAN SUMMARY:

1. § 289-10.A. - Preliminary Plan
2. § 289-11.C(6). – Landscaping and Buffer Yard
3. § 289-12.D. - Curb Height
4. § 289-27.C. – Concrete Apron
5. § 289-21. – Traffic Impact Study
6. § 281-12. - Stormwater Management - Volume Control

SECONDED BY MR. STUHRE. MOTION UNANIMOUSLY PASSED.

C. LD-2022-0004 – Final Land Development Plan – Caterpillar

John Holmes, Civil Engineer, Dewberry

Mr. Heilman stated the plan was presented previously and Staff has been working with the consultant for the project. Mr. Heilman indicated recent information regarding the project was received.

Mr. Holmes provided an overview of the project. He indicated paving will be added around the back of the building with associated stormwater. They will have a counter-clockwise truck movement around the existing facility. A new guardhouse will be added further north along the driveway with a gate. This will enable trucks coming off Memory Lane to gain access to the facility. He noted the three sheets in the land development plan set show the truck movements into and through the site. He noted truck dock improvements will be done on the west side of the building.

Mr. Holmes indicated they are working on the following items:

- Stormwater E&S Plan
- Photometric Plan
- Environmental Impact Study
- Traffic Impact Study

The five waivers/modifications were reviewed:

- Preliminary Plan
- Scale of Plan
- Sidewalks - extending to the North – with a 6 month note on the plan
- Landscaping and Buffer Yards – site restrictions with utilities causing a conflict resulting in an alternative layout
- Volume & Rate Controls – existing concrete pavement is being removed and replaced with turf grass

The revised plan will be presented at the next meeting.

4. MODIFICATION/WAIVER RECOMMENDATIONS - None

5. OLD BUSINESS – None

6. NEW BUSINESS - None

7. ADJOURNMENT

CHAIRMAN STAUB ADJOURNED THE MEETING AT 7:45 P.M.

Respectfully submitted,

Secretary

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