



**SPRIGGETTSBURY TOWNSHIP
PLANNING COMMISSION MEETING
August 19th 2021
6:00 PM (via Zoom & In-Person)**

1. CALL TO ORDER

- Pledge of Allegiance

2. REVIEW AND APPROVAL OF MEETING MINUTES

- July 2021 Minutes

3. BRIEFING ITEMS (Briefing items may be moved to Action)

- CU-2021-0005: Nalley Fresh Conditional Use Application (Drive Thru Restaurant)
 - a. Modification of Standards Requests
 - b. Specific Design Concerns
 - i. Pedestrian Access
 - ii. Screening
 - iii. Exterior Lighting
 - iv. Design Standards for New Development
 - v. Clear Sight Triangle
 - vi. Narrative
 - vii. Interior Landscaping
 - viii. Streetscape Lighting
 - ix. Traffic Evaluation
 - x. Development Views
- SD-2021-0008: Locust Grove Road/Wilshire Drive Subdivision (7 Residential Lots)
 - a. York County Conservation District Comment Letter (8/13/2021)
 - b. Waiver Requests
 - i. Preliminary Plans
 - ii. Traffic Impact Study
 - iii. Streets and Aprons
 - iv. Curb and Gutters
 - v. Sidewalks
 - c. Specific Design Concerns
 - i. Preliminary Plans; Specifications
 - ii. Final Plans; Specifications
 - iii. Environmental Impact Studies; Steep Slope Impact Studies
 - iv. Improvement Specifications; Monuments
 - v. Floodplain Procedures and Design Standards; Design Standards
 - d. At the August 10, 2021, meeting with Springettsbury Township, the Township Engineer (Mr. Luciani) made the following recommendations.
 - i. A master stormwater plan is required for the submission.
 - ii. Recreation and sewer tapping fees are needed.
- SD-2021-0009: Springetts Retreat Subdivision-Phase 2B (36 Residential Lots)
 - a. York County Conservation District Comment Letter (8/13/2021)
 - b. Waiver Requests, Granted During Original Preliminary Plan
 - c. Variances, Granted During Original Preliminary Plan
 - d. Specific Design Concerns.
 - i. Final Plan Recording

- ii. Township's Chapter 94 Report for The Discharge Of Sewage
 - iii. Monuments
 - iv. Easements
 - v. Hydrants
 - vi. Streetlights
 - vii. Guarantee Of Future Performance
 - viii. Alignments associated with the profiles in the plan views for reference.
- SD-2021-0010: Pineapple Investment Properties, LLC. (Separate One Lot into Two)
 - a. York County Conservation District Comment Letter (8/13/2021)
 - b. Waiver Request
 - i. Preliminary Plans; Procedure
 - ii. Final Plans, Specifications
 - c. Specific Design Concerns
 - i. Preliminary Plans; Specifications
 - ii. Final Plans; Procedures
 - iii. Sidewalks and curbing should be added into the plan if the vacant lot (Lot1) is to remain undeveloped for more than one (1) years.
- SD-2021-0011: Market Industrial, LLC. (Former Amazon Warehouse Site, Recombined Two (2) Lots into Two (2) New Lots to Eliminate 'Residual Property Lines.'
 - a. York County Conservation District Comment Letter (8/13/2021)
 - b. Waiver Request
 - i. Preliminary Plans; Procedure
 - ii. Final Plans, Specifications
 - iii. Environmental Impact Studies
 - iv. Feasibility Report
 - v. Sidewalks
 - vi. Streetlights
 - c. Specific Design Concerns
 - i. Improvements (require a waiver request)
 - ii. Feasibility Report
 - iii. Environmental Impact Studies
 - iv. Seals and Signatures
 - v. Chapter 94 Report Documentation
 - vi. Curbs/Curbing
 - vii. Sidewalks
 - viii. Buffer Yards
 - ix. Streetlights
 - x. Sight Triangles

4. ACTION ITEM (Action items may be tabled)

5. WAIVER RECOMMENDATIONS

6. INFORMATIONAL

7. NEW BUSINESS

8. OTHER BUSINESS

- SD-2021-0007: Blueprints for Addiction Recovery
 - At the 7/15/2021 planning commission meeting made a motion on the following items:
 - Approval of 289.13.A "Plan Scale" Waiver
 - Denial of 289.25 "Landscaping and Buffer Yards" Waiver
 - At the August 10, 2021 meeting with Springettsbury Township, the Township Engineer (Mr. Luciani) made the following recommendations.
 - Landscaping and buffer yard should be completed for when the property does not border a residential zoning district
 - Sidewalks with handicap accessibility should be installed at along the front of the property.

9. ADJOURNMENT