

**APPROVED**

**SPRINGETTSBURY TOWNSHIP  
PLANNING COMMISSION  
AUGUST 20, 2020**

**MEMBERS IN**

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

**NOT PRESENT:** James Tanzola

**ALSO IN**

**ATTENDANCE:** John Luciani, First Capital Engineering/ Interim Zoning Officer  
Ray Markey  
Shane Rohrbaugh, Solicitor  
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.

This meeting was held via Zoom.

**2. ACTION ON THE MINUTES**

**A. JULY 16, 2020**

**THE MINUTES OF JULY 16, 2020 WILL BE PRESENTED AT THE SEPTEMBER MEETING.**

**BRIEFING ITEMS**

**A. G. Edward Saxe Subdivision**

Mr. Luciani presented an overview of the plan. He noted the area is located at Ridge Road and Memory Lane Ext. To the east is Triplett Springs Development. He noted Mr. Saxe created a plan several years ago which subdivided several lots on the parcel across the street. He received a waiver of curb and sidewalk widening. The plan was approved and recorded. He noted with this plan the sewer runs in the backyard of these homes. Currently, they have a larger tract – 11 acres. They have three homes on

three lots and they want to create six lots with three homes. There is a waterway that runs through the property which comes out to a pipe onto Memory Lane Ext. He noted the sewer has to be extended within Ridge Road. They are asking for a waiver of curb, sidewalk and widening. The volume of traffic on Ridge Road meets the criteria for the collector road. He noted they are also requesting a waiver of stormwater. Since they would have to build a road up to the lot, they are in the steep slope zone and his concern is that as they build those driveways the water will come down onto Ridge Road. Mr. Luciani noted the developer wants to keep two of the homes on a septic system.

Ms. Fisher stated Parcel 66 is only part of this subdivision because where the driveway comes in it is encroaching on the parcel next to it. They are adding a triangle section in order to clean that up while doing the rest of the subdivision. The next lot already has the existing house and driveway, septic and well. The next house also has existing driveway, septic and well. The house on Lot #5 is connected to public water and sewer. They would have to extend the sewer for the proposed lots to change to public water and sewer. She pointed out the driveways – Lot #1 the driveway is crossing over into Lot #2. Lot #2 has an existing driveway which connects to Lot #3. There is a garage at the back of Lot #4 and the driveway extends across Lot #2 to Ridge Road. Lot #3 will need a driveway.

Ms. Fisher stated at this stage they do not know the location of houses, so depending on where they place the houses they would like to make as much use of existing driveways as possible.

Mr. Luciani pointed out that joint driveways are not permitted in the Township. A driveway serves a single-family home. If it would serve more than one single home it becomes an access drive which is built to road standards. Ms. Fisher stated this was one of the issues they had with putting the stormwater management design off until the building permit stage due to the fact that the lots are large so they have no idea where or what size they want houses to be - or how long driveways would be. She pointed out if they make use of existing driveways then the disturbance would be less.

Mr. Luciani pointed out on Lot #5 with the existing house, the driveway at the intersection must comply with the ordinance. That will require a waiver of driveway width.

Mr. Robertson was concerned with stormwater control, noting based on the new ratings the requirement is to maintain control of stormwater on the property.

Ms. Fisher stated they will address the issues and return with the next version of the plan.

### **3. ACTION ITEMS**

#### **A. York County Complex SD 2019-03**

John Klinedinst, P.E.

Mr. Klinedinst indicated there is an existing culvert which they are proposing to replace at the location of Concord Road - to the right is the driveway to the Youth Development Center. He noted the original intent of their project is to give the Township a continuous pedestrian walkway from Pleasant Acres Road to the prison. They are proposing curbing and sidewalk with moderate street widening the length of the area. He indicated they applied for the permit to DEP for the culvert, curb and sidewalk improvements in that section. DEP denied the permit for the reason the entire area is in the flood plain, which extends past the Youth Development Center driveway. They met with Staff and the County to discuss how they could meet the intent of proposed plan. He pointed out there is no proposed development in this area. Consequently, they are proposing east to the Youth Development Center driveway, to stop the concrete curbing and sidewalk and use the existing paving. Mr. Klinedinst stated DEP does not want any improvements made in the flood zone. Consequently, in the flood plain section instead of new concrete curb and sidewalk they would use the existing cartway with an 11 ft. travel lane on the north side which would be a one-way east lane, providing a 5 ft. pedestrian walkway. To separate the vehicular traffic from the pedestrian walkway there would be reflective markers along the way. He noted that DEP did approve the permit to replace the culvert. He indicated this is a modification required by the fact that they cannot get a permit to do the original work. They are requesting re-approval to make this change.

Mr. Luciani indicated this plan is already recorded. Since it was already bonded, he noted the applicant could request a bond reduction at some point before they get started.

Mr. Klinedinst indicated they have a contractor and have bid the original work. They will negotiate a change order with the contractor for the changed scope of work. Following that they will have actual construction dollars and can re-evaluate the security. He anticipated construction to start in September.

Chairman Staub commented about the paving markings and that there should be additional signage to distinguish the one-way passage with pedestrian traffic on the road.

Mr. Klinedinst affirmed that would be in place as well as a sign from the Federal Highway Administration to show the divided highway with pedestrians and traffic. He confirmed all the appropriate signage would be in place.

Chairman Staub called for a motion.

**MR. STUHRE MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE PLAN WITH REVISIONS AS PRESENTED FOR YORK COUNTY COMPLEX SD-2019-03. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY PASSED.**

**B. Springettsbury Township Administration Building/Police Station Sketch Plan**

Mr. Luciani presented the plan pointing out the existing municipal administration building. He noted the original police station will be demolished, since it was determined to be outdated. The Board of Supervisors authorized Buchart-Horn to develop a plan which will now connect the police station to the administration building. They are proposing to add approximately 24,000 sq. ft. to the police station which will include offices, training rooms, evidence rooms, etc. They are proposing an electric gate entrance

with an ability to exit to Pleasant Valley Road. There will be an internal secured area for police vehicles. There is a proposal for a community building off of the south end, possibly for a library or exercise room.

He noted discussion is being held as to the farmhouse building. It was noted the farmhouse nor longer has functionality or is user friendly, so they are contemplating demolition of that building. Mr. Stuhre commented that perhaps the Historic Preservation Committee could weigh in on this and establish a fundraiser to possibly move the building.

Mr. Luciani indicated when the municipal building was built there was a significant swale taking water away from the wall. He indicated because the basement has residual water, they are proposing to regrade it adding paving to remove the flow of stormwater. They also are planning to add a walkout basement with a ramp in order that equipment can be taken in and out.

Mr. Luciani indicated they will submit a formal land development plan to cover stormwater, erosion control, etc. and arrive at a specific budget for the building.

Mr. Luciani also noted they are proposing animated signage to advise meetings. The location of the sign has not yet been determined.

A question was raised regarding having a standby generator. Mr. Markey pointed out the location of the new generator on the plan.

It was noted that the entire building including rewiring of the existing administration building would be LED lighting.

Mr. Luciani indicated the plan is to reconnect all pedestrian connections from the Administration Building to the tennis courts.

Mr. Markey pointed out the new design addresses the security and safety at the front counter of the Police Station with better control.

Mr. Stuhre will contact the Historical Preservation to advise them about the possible demolition of the farmhouse.

Mr. Markey stated at the last Board of Supervisors meeting it was announced the project is expected to begin in March 2021.

**4. WAIVER RECOMMENDATIONS - None**

**5. NEW BUSINESS - None**

**6. OTHER BUSINESS – Plan Signing**

**Canterbury Court  
Stonewood Logistics**

Mr. Markey indicated these plans are not yet ready for signing. He will advise when they are ready.

**7. ADJOURNMENT**

**CHAIRMAN STAUB ADJOURNED THE MEETING AT 7:10 P.M.**

Respectfully submitted,

Secretary

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