

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
AUGUST 21, 2014**

MEMBERS IN

ATTENDANCE: Alan Maciejewski, Chairman
Mark Robertson
Mark Swomley
Charles Wurster
Charles Stuhre

ALSO IN

ATTENDANCE: Trisha Lang, Director of Community Development
Angela Liddick, Community Development Coordinator
John Luciani, First Capital Engineering
Charles Rausch, 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.

2. ACTION ON THE MINUTES

A. JUNE 19, 2012

MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF JUNE 19, 2014 AS PRESENTED. MR. WURSTER SECONDED. MOTION UNANIMOUSLY CARRIED.

3. NEW BUSINESS - None

4. BRIEFING ITEMS

A. SD-14-02 – Dollar General

Michael Swank, Steckbeck Engineering
Bob Gage, Representative of the Developer, GBT Realty
Dan Thornton, TRG

ADMINISTRATIVE ISSUES

1. SALDO (§289-12) Final plans; procedure. SALDO
(L) Applicant shall pay to have the plan recorded in the Office of the Recorder of Deeds of York County within 90 days of plan approval.
(M) Applicant shall provide all information and revisions to comply with the conditions of approval established by the Board of Supervisors prior to recording the plan.
2. SALDO (§289-13) Final Plans; specifications;
(A) The final plan shall be drawn in ink on Mylar sheets (24”X36”) at a scale of either 50’ to the inch or 100’ to the inch.
(B.3) Applicant shall execute all certificates, affidavits, endorsements or dedications, as may be required.
3. SALDO (§289-41.J.11.c.1, 2, 3) Prepare and record an agreement establishing ownership, rights of access and responsibility for maintenance of the shared access drive.

4. Provide deed descriptions for both new lot #1 and new lot #2. The recording of the plan will NOT alter the location on the property line. New deeds must be recorded for both lots.

MODIFICATION REQUESTS

(§289-13.A) Plan Scale. As noted above, the ordinance requires that plans be submitted at either 50' to the inch or 100' to the inch. The applicant's plans are drawn at 30' to the inch. This scale provides legible information. Staff recommends that the Commission recommend approval of the requested modification.

Mr. Swank indicated the site is located at the intersection East Market Street and Cinema Drive. The property is Lot #1 of the Market Street Commons Subdivision. The subdivision plan for the project includes a lot addition. Lot #2 is the adjacent lot on Cinema Drive. The reason for the subdivision is the access point, due to uses along Cinema Drive sharing an access point, which is on Lot #2. The applicant is proposing to add that portion to Lot #1 so the access will be on the developed lot. There will be an access easement for the developer of Lot #2 in the future. It was noted there will be a signed agreement with the future lot owner to grant them access.

A MOTION WAS MADE BY MR. SWOMLEY TO MOVE CASE SD-14-02 DOLLAR GENERAL TO AN ACTION ITEM. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY PASSED.

MR. SWOMLEY MOVED IN THE CASE OF SD-14-02 DOLLAR GENERAL TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL FOR WAIVER OF §289-13.A PLAN SCALE TO BE 1=20. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY PASSED.

MR. ROBERTSON MOVED IN THE CASE OF SD-14-02 DOLLAR GENERAL TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL WITH ADMINISTRATIVE ISSUES ADDRESSED. SECONDED BY MR. STUHRE. MOTION UNANIMOUSLY PASSED.

B. LD-14-02 – Dollar General

Michael Swank, Steckbeck Engineering
Bob Gage, Representative of the Developer, GBT Realty
Dan Thornton, TRG

Mr. Swank stated they are proposing construction of a 9100 sq. ft. Dollar General retail store on Lot #1, to be facing Cinema Drive. The access will be in the location where it was designed, with a left hand turn entrance. The parking lot will be located on the front and side of the building, with 30 parking spaces. Dumpster and unloading area will be enclosed and located at the lower end of the store. They received approval from the Zoning Hearing Board for several zoning variances relating to buffering. Mr. Swank noted there is a slight hill along the rear of the site and the south side so they will construct a retaining wall in order to not impact the grades on the adjoining lands. Above the retaining wall and between the property lines, they will install a dense buffer to shield it from the residential views to the east and south. They will also have several trees in the parking lot and the existing street trees will remain. He noted there is a possibility that the three existing street trees may need to be removed in order to do grading work but they would be replaced.

Concerned was expressed regarding the removal of the trees and the subsequent replacement of trees the same size. The preference was expressed if at all possible to retain the trees and complete the grading without disturbing the existing mature trees. Mr. Swank indicated he would make note of it and they would try to accommodate the request. He also noted that if it was necessary to remove them to complete the grading they could possibly re-use the trees.

Mr. Swank pointed out the improvements on the adjacent property to the east, noting they located the pins that were set as part of the previous subdivision with Market Street. He spoke to the owner noting she is agreeable with removing a timber retaining wall and a small amount of pavement. There is a deck that protrudes onto the applicant's site which will remain.

Mr. Swank stated the stormwater for the site was accounted for in the calculations as part of the Market Street Commons project. This project proposes a small amount of impervious area so they are proposing a rain garden on the north side of the site. They will have a swale along side the parking lot in the front that will carry that water down to the rain garden. As part of the Market Street Commons project they will install a storm water inlet pipe in the corner of the property in that location. The water will then infiltrate and evaporate and be treated before entering the storm sewer system. There should be no water flowing out onto the road to cause a safety concern. They have submitted these plans to the Conservation District for their review and approval. Mr. Swank noted they will be utilizing the existing water and sewer laterals to the property that were installed as part of the Market Street Commons project. They will be pursuing an approval from the York Water Company regarding the water service.

Mr. Swank also noted there is a gas main on the west side of Cinema Drive they will connect to for gas service in the store. They have received approval from the gas company to make that connection.

Mr. Swank stated the building will not need to have a sprinkler system installed since it is under the threshold for the need for fire protection. It is a concrete slab level grade construction with steel frame and a metal roof.

Mr. Gage indicated the hours of operation for the store will be 8 a.m. to 9 p.m. Monday through Saturday and 9 a.m. to 9 p.m. on Sundays.

In regards to the lighting package, Mr. Swank indicated there are standard lights on the parking lot and on the building. There are no lights on the rear of building since there are no doors or access points on the rear.

Mr. Thornton reviewed the traffic study. He noted they are proposing a full movement access at the current location of the driveway. They ran the analysis assuming it was a full movement access and found the operation of the intersection was acceptable. No delays or issues with sight distances were noted, and no issues with cars making a left hand in or left out of the site. As part of their study it was discovered the drive across from this site is supposed to be a right in/right out only. However, vehicles are making lefts in and lefts out of that site. Those illegal movements were factored into the analysis and revealed it would still be an acceptable level service-wise. Mr. Thornton confirmed at this point it was determined that a safe operation would be to have the full movement access. He also noted that based on the analyses a vehicle car making a left turn would have a wait of less than 8 seconds average.

Discussion was held regarding the traffic in the general area and how the surrounding business and the development of Davies Drive will affect Cinema Drive. Also in regards to curbs and sidewalks, it was recommended that a note be placed on the plan to designate that if it becomes necessary at a future time, a median would be installed to require a left in/left out for both Turkey Hill and Dollar General.

Mr. Swank noted an option for the site would be to install a mountable curb to make the make the throat of the driveway wider to accommodate trucks staying in the appropriate lane of traffic.

Mr. Swank stated that generally the Dollar General stores generate 10 cars per hour, with a peak hour in the afternoon between 4 and 6 it when it may reach a 30 car count coming and going to the site.

In regards to landscaping Mr. Swank indicated they are providing landscaping on the eastern and southern property lines as required. Buffer Yard 2 is required along Cinema Drive as required by the subdivision land development ordinance and requires 10 trees and 20 shrubs in each 100 ft. of length of the buffer. He reiterated they will try to maintain the existing street trees as previously discussed which would be in accordance with the Turkey Hill across the street.

It was requested that in addition to the existing trees, the applicant add additional plantings such as shrubs in that area.

Mr. Swank displayed the color rendering of the front of the store shown in white brick. It was requested that the building be red brick similar to Turkey Hill and the nearby adjacent new fire station. Mr. Swank indicated the applicant would be agreeable with the red brick instead of the white brick.

5. ZONING & WAIVER RECOMMENDATIONS

A. Eastern Blvd/South Royal Street Waiver Request – Withdrawn

6. ACTION ITEMS – None

7. OLD BUSINESS – None

8. OTHER BUSINESS

Several comments were made by Mr. Swomley in regards to clarifying the process in which an applicant presents their plans to the Planning Commission. Also, to assure that the Township Engineer receives complete information on a project prior to presentation to the Planning Commission.

9. ADJOURNMENT

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 7:15 p.m.

Respectfully submitted,

Secretary

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