SPRINGETTSBURY TOWNSHIP   **SEPTEMBER 8, 2016**
CONDITIONAL USE HEARING   **APPROVED**

The Springettsbury Township Board of Supervisors held a Conditional Use Hearing on Thursday, September 8, 2016 at 6:45 p.m. at the offices of Springettsbury Township located at 1501 Mt. Zion Road, York, PA.

**MEMBERS IN
ATTENDANCE:**   Mark Swomley, Chairman
                Blanda Nace
                George Dvoryak
                Bill Schenck

**MEMBERS NOT
IN ATTENDANCE:** Kathleen Phan

**ALSO IN
ATTENDANCE:**   Charles Rausch, Solicitor
                John Luciani, Civil Engineer
                Dori Bowders, Manager of Administrative Operations
                Jessica Fieldhouse, Director of Community Development
                Jean Abreght, Stenographer

1. CALL TO ORDER

SWOMLEY   Chairman Swomley called the Conditional Use Hearing to order. He stated the purpose of the meeting was to hear the plans for the Rutter's Farm store at Haines Road and Mt. Rose Avenue that was continued from August 25, 2016.

2. NEW BUSINESS

FIELDHOUSE   Ms. Fieldhouse reported that the plan had been reviewed by the Planning Commission numerous times. At the last Planning Commission meeting August 18th, Planning Commission recommended approval of the conditional use as a Master Plan with four conditions for the board's review.

- A suitable location is shown for air pumps,
- A knee wall with signage is placed at the intersection of Haines and Mt. Rose that says "Rutters – Welcome to Springettsbury" along with some added landscaping in and around the knee wall.
- A public bench was relocated as well.
- A large canopy is shown with pumps oriented parallel to the store.
- A small expansion will be made to the Haines Road side of the store to add cooler space as well as extra storage space.

KORATICH   Dave Koratich, LSC Design stated that there will be standard perpendicular drive in pumps to go from six to four pumps. It will be all open with parking in front of the store. They have added a park bench and screening here, gateway signs.

FIELDHOUSE   Ms. Fieldhouse indicated that the Planning Commission recommended approval if the conditions were met per coordination with the Township Engineer. The Master Plan and the Conditional Use are presented to the board for approval this evening.

LUCIANI   Mr. Luciani added that the changes had been prompted by changes on Haines Road. There will be medians extended from the intersection back so right now motorists could make a left off of Haines into Rutters. When the changes are made the motorist will no longer be able to do so. That same scenario will exist where the median will be extended on Mt. Rose Avenue. They are changing the orientation of the pumps for that reason.

FIELDHOUSE   Ms. Fieldhouse noted that the Land Development Plan will begin going through the township review process as of this date.

RAUSCH   Solicitor Rausch asked whether Rutter's has accepted the four conditions.

RUTTER   Tim Rutter responded that they had accepted the four conditions.

SWOMLEY   Chairman Swomley indicated that the plan showed a curved knee wall. He indicated the knee wall should be straight. It can be clarified for the record that the condition does not require a curved knee wall.

KORATICH   Mr. Koratich noted that the improvements are designed to be red brick to match the building.

NACE   Mr. Nace commented that there is a convenience store in the city that has a similar sign that says Welcome to York. At times that sign had become damaged or letters fell of and it was challenging for any response to get that repaired or replaced. There was question about who actually owns it. That one is a little bit different because it is really close to the sidewalk line. Mr. Nace assumed that, if there is an issue, the Rutter's folks will not say it's not their sign.

RUTTER   Mr. Rutter responded that unless someone else offers to pay for it, it would be his.

3.   **PUBLIC COMMENT**

       There was no public comment.

4.   ADJOURNMENT

SWOMLEY   Chairman Swomley adjourned the Conditional Use Hearing at 6:50 p.m.

Respectfully submitted,

Doreen K. Bowders
Secretary
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