

FINAL

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
SEPTEMBER 15, 2022**

MEMBERS IN

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

NOT PRESENT: Tim Staub, Chairman

ALSO IN

ATTENDANCE: Randall Heilman, Director of Community Development
John Luciani, First Capital Engineering
Doug Myers, Solicitor
Abby Gibb, Communications Manager
Sue Sipe, Stenographer
Jill Trostle, Stenographer-in-Training

1. CALL TO ORDER

A. Pledge of Allegiance

Vice Chairman Robertson called the meeting to order at 6:02 p.m. and led the Pledge of Allegiance.

2. ACTION ON THE MINUTES

A. SEPTEMBER 15, 2022

**MR. STUHRE MOVED FOR APPROVAL OF THE MEETING MINUTES AS AMENDED,
SECONDED BY MR. TANZOLA. MOTION UNANIMOUSLY CARRIED.**

3. ACTION ITEMS

A. LD-2002-0004 - Final Land Development Plan - Caterpillar - York

John Holmes, Civil Engineer, Dewberry

Mr. Heilman stated this is the fourth time the applicant is presenting the plan for roadway improvements within Caterpillar to relieve truck congestion on Memory Lane and traffic flow on the site. Mr. Heilman also noted he was informed the York County Planning Commission will not be providing comments on the project since it was deemed not to meet MPC requirements for review.

Mr. Holmes was present to review the revised plan on behalf of Caterpillar. Mr. Holmes noted last month he discussed where the gate and guard house would be located, and the proposal for alleviating potential stacking on Memory Lane. In regard to the volume of truck traffic, he noted two weeks of recent data was captured on the number of trucks going through the area based on a 24-hour day. There were only a

couple days in those two weeks where there were 100 trucks per day, the remainder of the time, there were 80 trucks or less passing through. The truck traffic per hour was 10 or 11. The data confirms there is no change in the level of activity and not a lot of heavy traffic. The low volume of driveway standards for the Township is 25 to 750, and this level of traffic is well below 750. They are operating three shifts: 6 am to 2 pm, 2 pm to 10 pm, and 10 pm to 6 am. Total employee and contractor parking is 400 spaces. There is a maximum of 180 spaces used during the 6 am to 2 pm shift. They have no anticipation of changing the level of service or the number of employees. Mr. Holmes spoke with the County Conservation District to confirm they have received the submission and it is under review.

Mr. Luciani noted there are a number of waivers that are outstanding, such as the sidewalk along Memory Lane. Caterpillar has agreed to create a sidewalk path on the south of Memory Lane which would allow their employees to get to Sheetz and McDonalds. They are asking for a waiver in lieu of the waiver for the sidewalk to the north with a note on the plan.

Mr. Robertson called for a motion.

MR. TANZOLA MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF LD-2022-0004 TO INCLUDE THE FOLLOWING MODIFICATIONS/ WAIVERS AND CONDITIONS AS LISTED IN THE PLAN SUMMARY.

- 1. §289-11.A. - Preliminary Plan - A waiver that the preliminary plan be waived and that the drawing submitted serve as the ‘preliminary/final plan land development plan.’ the applicant cites that the plan sets submitted are the final design documents that have been submitted for permitting.**
- 2. §289-13(3). - Scale of Plan - A modification to provide a 1”-60’ for the overall plan and 1”-20’ for the landscaping plan to enable the reviewers to read the plans properly rather either the 1”-50’ or 1”-100’ rendering the plans unreadable.**
- 3. §289-32 – Sidewalks - A modification to not require sidewalk along the Memory Lane frontage north of the existing entry drive due to existing grade and obstruction constrictions that makes it impractical to install. Between the entry drive and the Route 30 exit ramp the Memory Lane west embankment drops off sharply from the roadway shoulder allowing no space for a sidewalk.**
- 4. §289-35B. - Landscaping and Buffer Yards - A modification to provide an alternative to planting canopy trees as part of the landscaping and buffer yards on the site. The proposed plan proposes two alternatives: 10 using tree-like alternatives on Memory Lane, using tree-like evergreen shrubs (25’-35’ tall at maturity) as tree alternatives and along us 30, using densely planted evergreen shrubs as a “green wall” that can be sheared at 10’ high to keep out of power lines but also screen. The applicant will plant trees in every space feasible, but site restrictions limit the amount of landscaping.**
- 5. §289-12. - Volume Controls - A waiver that stormwater volume controls be waived. Existing concrete pavement, equivalent in area to the new roadway pavement, is being removed and replaced with turf grass.**
- 6. §289-13. - Rate Controls - A waiver that stormwater rate controls be waived. It would make it impractical to isolate and install stormwater controls for these areas. Existing concrete**

pavement, equivalent in area to the new roadway pavement, is being removed and replaced with turf grass.

CONDITIONS

1. **§289-21.D.(1). - Daily and Peak-Hour(S) Traffic Volumes.**
Schematic diagrams depicting daily and peak hour(s) traffic volumes shall be presented for roadways within the study area. Mainline volumes and turning improvement volumes at critical intersections in the study area shall be presented for the three peak-hour conditions, a.m., p.m., and peak-hour of the proposed facility. The traffic letter and exhibits submitted on 8/16/2022, cite that the access drive is a low-volume access drive (less than 750 daily trips per day and more than 25 trips per day); however, no methodology has been provided to support their assertion that it is a low-volume access drive. Submit supporting documentation/methodology for the number of daily trips through the access drive onto the site and peak hour traffic.
2. **§289-21.D.(5). - Backups of traffic from nearby controlled intersections could affect the exit and/or entry movement at a potential access point of the development. Queue-length studies shall be performed to evaluate alternate access points at various distances back from a controlled intersection. Trucks exiting the property site could potentially form a long queue line in the access drive, blocking the twelve (12) parking spaces on the southeast corner of the property. Additionally, if there are stacked vehicles in queue waiting to exit along the access drive and trucks entering the access drive from Memory Lane, there appears to be conflicting turning radii in the access drive. This conflicting radius shows trucks hitting each other, creating an unsafe access drive and congestion that could potentially lead to unnecessary stacking on Memory Lane.**
3. **§289-35.E.3. - At the Township's discretion, the applicant may be required to escrow sufficient funds for the maintenance and/or replacement of the proposed vegetation during an eighteen-month replacement period. In addition, an escrow may be required for tree removal and replacement of specimen trees damaged during construction. Provide sufficient funds to escrow for the maintenance and/or replacement of proposed vegetation.**
4. **§289-38.C. - Financial security shall be secured to the township within 90 days of conditional approval of the final plan. Provide financial security for all improvements.**
5. **§289-41.J.6(A-D). - Access Drive Channelization.**
The determination of whether the access drive is high or medium volume will determine whether channelization will be necessary. Please refer to comment #1 referencing the traffic letter the Township received.
6. **§289-41.J.7(A-D). - Access Drive Throat Length.**
The determination of whether the access drive is high or medium volume will determine the minimum throat length necessary. Please refer to comment #1 referencing the traffic letter the township received.
7. **§281-15.B.1.G. - Emergency Spillway.**
Emergency spillways or overflow structures shall be designed to pass the peak flow resulting from a one-hundred-year storm computed at post-development conditions. All retention basins and detention basins shall be provided with an emergency spillway.

The emergency spillway on PCSM sheet C-121 shows BMP-03 having an emergency spillway directed to the stormwater inlet for BMP-04 and BMP-05. There is concern that BMP-04 and BMP-05 will be overloaded after a 100-year storm. Show/prove that the emergency spillway for BMP-03 will not be directed towards BMP-04/BMP-05.

- 8. A NPDES permit shall be submitted for disturbances over one acre.**
- 9. Provide an updated drainage map for all the sub catchment basins for all BMPS in the PCSM plan drawings.**

SECONDED BY MR. STUHRE. MOTION UNANIMOUSLY CARRIED.

5. INFORMATIONAL

Mr. Heilman reported that Pam Shellenberger, Chief of Long-Range Planning for the York County Planning Commission, contacted him to ask if the Township would like to have a representative to be part of the Comprehensive Plan Ordinance update process. There was consensus to accept the invitation. No kick off date is confirmed at this time.

6. NEW BUSINESS - None

7. OTHER BUSINESS - None

8. ADJOURNMENT

VICE CHAIRMAN ROBERTSON ADJOURNED THE MEETING AT 6:21 P.M.

Respectfully submitted,

Secretary
/jht