

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
OCTOBER 15, 2020**

MEMBERS IN

ATTENDANCE: Mark Robertson, Vice Chairman
Charles Stuhre
James Tanzola

NOT PRESENT: Tim Staub, Chairman
Paula Musselman

ALSO IN

ATTENDANCE: John Luciani, First Capital Engineering
Ray Markey
Shane Rohrbaugh, Solicitor
Sue Sipe, Stenographer

1. CALL TO ORDER

A. Pledge of Allegiance

Vice Chairman Robertson 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 and AUGUST 20, 2020

MR. TANZOLA MOVED FOR APPROVAL OF THE MEETING MINUTES OF JULY 16, 2020 AND AUGUST 20, 2020 AS PRESENTED. MR. STUHRE SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

A. LD-2020-0003 Gabriel Brothers Plaza

Attorney Charles Courtney
Rich Ozimek
Keith Heigel, Engineer

Mr. Luciani stated Planet Fitness is proposing to add an expansion of 5,000 sq. ft. to their facility, located at Gabriel Brothers Shopping Plaza, Greenspring Drive. This facility is located within the Town Center Overlay.

Mr. Heigel provided an overview indicating the back corner has a flat grass area approximately 80 ft. x 200 ft. They are proposing to use a small section of that area to remove one of the walls and have a portion of the expansion into this area. The area will be 37 x 138 ft. - 4,875 sq. ft. He noted this would be to provide a safe environment by rearranging exercise equipment, creating larger spaces. They are not anticipating additional employees, as well as no increase of sewer and water, or increase of traffic. In regards to stormwater he indicated they will directly connect the downspouts of the building into an infiltrator trench that will be in a green area but closer to the edge of the existing paving rather than the building itself. Mr. Heigel pointed out the addition of the proposed building expansion on the plan.

Concern was expressed as to how effective the infiltration trench will be with the type of soils in that area. Mr. Heigel stated they conducted a soil probe analysis to categorize the soil and also conducted percolation tests to be able to not only size it but also to safeguard not over-saturating any soil adjacent to the building or the parking. He confirmed they are meeting the ordinance on the storm water requirement.

It was noted that past the flat green space there is a steep drop down to Camp Betty Washington Road. However, it was also noted the area of soil is 100 feet wide between that infiltration area and the edge of the embankment.

Mr. Heigel reviewed waiver requests, the first being a waiver of S281-10 for preliminary/final plan. He noted they are prepared to go to the final plan and provide the improvement guarantees necessary.

Discussion was held regarding outstanding comments from the township engineer.

Mr. Heigel discussed the sidewalk and how pedestrians are currently using the site. He noted the existing parking on the left side with the drive aisle is predominately employee parking. He indicated they are not proposing any sidewalk in front of the building since there is no door or entrance. This would be an expansion of an existing use. Egress/ingress is at the same location. It was noted that Comment #16 would be removed.

Another comment was based on Pennsylvania Life Safety Code. A question was asked with the amount of square footage being added will that change the requirements for emergency access. Mr. Heigel stated it does not.

Mr. Heigel noted there is some work that PennDOT is doing at the intersection. There was 200ths of an acre that was needed as a temporary construction easement. They will show that on the overall plan. They will also show the turning movements in that area.

Discussion was held regarding landscaping islands. Mr. Luciani commented the plan should reference a previous plan which indicated where the trees were to be. He noted Township requirements mandate that each island have a tree.

Mr. Heigel noted a comment on Zoning #3 for the additional green area there is a filter strip with no concrete curbing. He pointed it out on the drawing. Mr. Heigel noted they are removing some bituminous pavement in that area. Mr. Heigel indicated this area is for employee parking. It was

determined that curbing is not critical in this area.

Mr. Heigel requested to move the plan to an action item. He noted they received the York County Conservation District approval in September.

Mr. Heigel indicated the other waiver was for S289-21 traffic impact study, since this is a commercial development.

It was determined by the Planning Commission that final action should wait until the plan is updated with the changes. It was determined that action would be taken on the waivers.

Vice Chairman Robertson called for a motion.

MR. TANZOLA MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVERS FOR S289-10 PRELIMINARY PLAN AND S289-21 TRAFFIC IMPACT STUDY FOR LD-2020-000x WITH A CONDITION ON ADDING THE LAND DEVELOPMENT PLAN NUMBER. SECONDED BY MR. STUHRE. MOTION UNANIMOUSLY PASSED.

Mr. Luciani indicated the updated plan will be reviewed at the November 19 meeting.

3. **ACTION ITEMS - None**
4. **WAIVER RECOMMENDATIONS - None**
5. **OLD BUSINESS – None**
6. **NEW BUSINESS**

Mr. Tom Kearny stated he was in attendance to discuss the possibility of a Bed & Breakfast Ordinance or a Short-Term Stay ordinance, such as an Airbnb. He contacted the Board of Supervisors and the matter was referred to the Planning Commission. He then received a email from Solicitor Rausch indicating that Marian Hull is reviewing this matter. He wanted to confirm and obtain contact information in order to follow up on the matter.

Mr. Luciani indicated Mr. Kearny was inquiring if he could rent his home for guests. He noted the ordinance allows for a Bed & Breakfast which permits the owner to rent the home to guests. Mr. Kearny was inquiring if can he rent out his home to various people on an Airbnb site. There has been some controversy and Solicitor Rausch shared several legal cases with zoning rules in the Township. Mr. Luciani stated Marion Hull has been working on numerous ordinance changes on this matter and provided documentation. Mr. Luciani indicated he will review the information and discuss it with the township manager, Staff and the solicitor and provide feedback to the Planning Commission.

Mr. Kearney noted he and his wife would not be leaving the home when they have renters. His understanding was they were not permitted in the R-10 zone to rent out their home as a Bed & Breakfast.

7. ADJOURNMENT

VICE CHAIRMAN ROBERTSON ADJOURNED THE MEETING AT 7:05 P.M.

Respectfully submitted,

Secretary

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