

APPROVED

SPRINGETTSBURY TOWNSHIP  
PLANNING COMMISSION  
OCTOBER 19, 2023

**MEMBERS IN**

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

**NOT PRESENT:** James Tanzola

**ALSO IN**

**ATTENDANCE:** Randall Heilman, Director of Community Development  
John Luciani, Township Engineer/Deputy Zoning Officer  
Elizabeth Gangloff, Esq., Solicitor  
Jill Trostle, Stenographer

**1. CALL TO ORDER**

**A. Pledge of Allegiance**

Chairman Tim Staub called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

**2. ACTION ON THE MINUTES**

**A. SEPTEMBER 21, 2023**

Charles Stuhre moved approval of the minutes of September 21, 2023, seconded by Paula Musselman. All Board members present voted in favor and the motion carried.

**3. BRIEFING ITEM**

**LD-2023-0003 - Industrial Parking Lot Expansion for Molimo, LLC, 1410 Eden Road**

Mr. Heilman provided an overview of the Industrial Parking Lot Expansion for Molimo, LLC, located at 1410 Eden Road. Mr. Heilman was notified by the York County Planning Commission that they would not review the plan because it is not deemed as land development. Copies of the Plan Summary from staff and review from First Capital Engineering were provided prior to the meeting. The plan proposes to create additional parking on-site and stabilize the industrial testing areas to include related improvements such as landscaping and stormwater management on an existing 9.089-acre parcel that is zoned GI - General Industrial. The expansion would increase parking from 29 to 114 spaces.

**Neil Metzger, Site Design Concepts**

Mr. Neil Metzger from Site Design Concepts was present along with Mr. Rich Bisko, President of Molimo, LLC to review the proposed plan, requested waivers, and to answer questions of the Planning Commission Board members. The project involves the expansion of the parking lot and outdoor test area. Molimo is located at the former 84 Lumber site and has been in operation since 2015. The outdoor test area is composed of gravel and is used to test architectural/construction products. Parking would be expanded toward the south and US Route 30, and the gravel test area would be expanded to the north. Limits of the proposed impervious surface would remain the same and would not change the stormwater management of the project. Also proposed is the construction of a large basin along the railroad tracks to the west toward

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the Codorus Creek. The basin would be designed to capture the increase in stormwater runoff volume that results from a 100-year storm event with no impact on flood elevations. The amount of cut area is significantly greater than the amount of fill. Several waivers were presented for discussion.

1. §289-10 - Preliminary Plan - A modification is requested to allow the submission of a Preliminary/Final Plan rather than a Preliminary Plan before the consideration of a Final Plan.
2. §289-32.A - Sidewalks on both sides of all streets - Due to the availability of a sidewalk on the east side of Eden Road and the challenging topographical issues on the site, a waiver is requested that no public sidewalks be installed on the west side of Eden Road. There are currently no sidewalks that adjoin the west side or near vicinity of Eden Road; the site sits downhill from US Route 30 with no flat area for sidewalk construction, and it would be costly to build a sidewalk that does not go anywhere and would not serve anyone.
3. §289-35.A - Landscaping/Buffer Yards - The applicant is requesting approval to plant less plants than the required streetscape buffer because the site is situated 25 feet below US Route 30 and there is a billboard which is to be visible to Route 30 traffic. The applicant intends to plant some street trees along both roadways, but is requesting approval to plant less than the buffer streetscape requirements.
4. §289-36 - Streetlights - A waiver is requested to not install streetlights along the west side of Eden Road because no sidewalk exists along the west side and the installation of sidewalks is not feasible. There are existing parking lot area lights.
5. §281-13.(B).2. - 25, 50, & 100-Year Post Development Peak Flows be Less than or Equal to 50% of the Corresponding Pre-Development Peak Flows - A modification has been requested to provide post-development peak flow rates to be less than or equal to 65% of the corresponding calculated 25, 50, and 100-year pre-development peak flow rates.

Questions from the Planning Commission members

Mr. Robertson asked about operating hours of the business, to which Mr. Bisko responded 7am to 4pm Monday to Friday. On rare occasions testing may take longer than 4pm.

Mr. Robertson asked if a traffic study was completed, to which Mr. Metzger noted that an additional waiver will be requested for relief from the requirement of conducting a traffic study because no new building is being constructed.

Mr. Robertson asked what kind of testing would be performed on site. Mr. Bisko responded that all materials on the outside of a structure (roof, facade, windows, doors, skylights) are tested for air infiltration, water penetration, structural loading, hurricane force winds, thermal performance, and weathering.

Mr. Staub asked if additional staffing is anticipated, to which Mr. Bisko responded the business has grown since 2015 and the current parking is limited. Power and testing needs have grown which requires use of more of the available acreage. Mr. Bisko shared that the company plans to expand the building eventually, but that is not proposed right now as part of this project.

Ms. Cunningham noted that a new Comprehensive Plan is coming out in the near future which reflects the Township's desire to have a walkable community. She asked if waiving the requirement to construct

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sidewalks will be a problem in the future. Mr. Staub stated additional research may be needed to review past sidewalk deferments on this site. Due to the property's location on Route 30, it is not possible to travel across Route 30 to the site by bicycle or by walking. Mr. Luciani stated a comprehensive traffic study was recently completed in this area and Route 30 is a no bicycle and no pedestrian highway, except for the location of the rail trail which has a protected area. It was Mr. Luciani's opinion that it is not appropriate to require the developer to construct sidewalks along Route 30. Mr. Luciani noted that the Board has not approved any sidewalk waivers without the condition of a note on the plan. He added that the 2nd class township code could force sidewalks to be constructed even if a waiver is granted.

Mr. Staub recalled that the overall area was studied by Harley Davidson and Post Cereal through a traffic study of the area. Mr. Luciani responded that many of the road improvements were a result of Harley's traffic study. When Post Cereal was developed, they did a traffic study and additional road improvements were made. Mr. Luciani confirmed that normal traffic studies are completed when a new building is being constructed and the study takes into consideration the total square footage and use. Mr. Bisko stated three tractor trailers may visit the site each week, which will not impact traffic. Mr. Stuhre stated the site is not a retail operation either which would create more traffic; therefore, it would appear that a traffic study is not necessary. Mr. Staub did not see a need for a traffic study, but suggested that previous traffic studies of the area be reviewed.

Mr. Stuhre suggested the applicant submit an additional waiver to construct 6 inch curbs, rather than the required 8 inch curbs in the interior parking area.

Mr. Staub asked if chemicals could potentially get into the groundwater through the testing process. Mr. Bisko responded that no chemicals are used, only water from the public water system, and any water runoff would go into the drainage basin proposed.

Mr. Staub suggested that the streetscape trees for the buffer area remain on Eden Road to mediate any runoff. Mr. Metzger responded there is a dense wooded brush area now which will remain. It was suggested that the trees that may be waived be added elsewhere on the site. Mr. Robertson suggested trees be planted which have a good chance of survival. Mr. Bisko reiterated the steep embankment along Rt. 30, which belongs to PennDot, as well as the steep embankment along Eden Road, as the major reasons for requesting a waiver on streetscaping.

The applicant will continue to work with Mr. Heilman and Mr. Luciani to further adjust the plan prior to returning to the Planning Commission for approval.

#### **4. ACTION ITEMS**

No items were presented for action.

#### **5. MODIFICATION/WAIVER RECOMMENDATIONS**

No modification/waiver recommendations were submitted.

#### **6. INFORMATIONAL**

Mr. Heilman announced there would be a Planning Commission meeting in November to review a lot consolidation plan and a land development project for a 52-unit apartment building on Memory Lane

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extended. Mr. Heilman anticipates receiving the following applications for either November or December Planning Commission meetings:

- Panda Express
- Mt. Zion Commons
- Shiny Shell Car Wash
- 3750 East Market Street and Innovation Drive

Ms. Musselman reported that the **York Building** was recently purchased by Integrity.

Mr. Robertson asked about the status of the expansion of the strip mall by Traditions Bank. Mr. Heilman responded that they are still working on a few comments and would like to have the plan signed at next week's Board of Supervisors' meeting. If the plan is ready for the Board of Supervisors' meeting, the members of the Planning Commission will be asked to come in to sign it.

**7. NEW BUSINESS** - No new business was presented.

**8. OTHER BUSINESS**

Mr. Robertson raised a concern with the contractor that was hired to repave Mt. Zion Road and the poor quality construction of the manholes which have created huge bumps for vehicles to drive over. Mr. Robertson contacted Mark Swomley regarding the concern, and Mr. Stuhre visited Representative Dorsey's office to report the issue.

**9. ADJOURNMENT**

**CHAIRMAN STAUB ADJOURNED THE MEETING AT 7:04 P.M.**

Respectfully submitted,

Secretary  
/jht