

**F I N A L**

**SPRINGETTSBURY TOWNSHIP  
PLANNING COMMISSION  
OCTOBER 20, 2022**

**MEMBERS IN**

**ATTENDANCE:** Tim Staub, Chairman  
Mark Robertson, Vice Chairman  
Charles Stuhre  
James Tanzola

**NOT PRESENT:** Paula Musselman

**ALSO IN**

**ATTENDANCE:** Randall Heilman, Director of Community Development  
Timothy Holmes, Zoning Officer  
John Luciani, First Capital Engineering  
Doug Myers, Solicitor  
Abby Gibb, Communications Manager  
Jill Trostle, Stenographer

**1. CALL TO ORDER**

**A. Pledge of Allegiance**

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

**2. ACTION ON THE MINUTES**

**A. SEPTEMBER 15, 2022**

**MR. TANZOLA MOVED FOR APPROVAL OF THE MEETING MINUTES OF SEPTEMBER 15, 2022 AS PRESENTED, SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.**

**3. BRIEFING ITEMS**

**A. SD-2022-0003 - Final Subdivision Plan - Herbert J. and Robin L. Konrad - 1925 and 1935 Alcott Road**

Grant Anderson, Site Design Concepts

Mr. Heilman stated this is a lot consolidation adjoining lots 1925 and 1935 of Alcott Road into one. Mr. Heilman's comments and the comments of First Capital Engineering were provided prior to the meeting.

Mr. Grant Anderson reviewed the subdivision plan on behalf of Herbert J. and Robin L. Konrad. The plan submitted proposes to consolidate two lots located in the Springetts Retreat subdivision totaling 1.61 acres into one building lot. The proposed use is for a single-family residential home in the R-20 zoning district. The site is served by public water and sewer, and will have one access on Alcott Road. Two waivers are requested:

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§ 289-13.A - Plan Sheet Scale.

Waiver has been requested to allow the scale of 1"=30' instead of 1"=50' or 1"=100'. The applicants cite the size and detail within the project area on a scale of 1"=50' or 1"=100' will not show the project legibly on a standard 24"x36" plan sheet and a scale of 1"=30' is warranted.

§ 289-14 - Minor Subdivision Plan.

Waiver has been requested for a minor subdivision waiver. The applicants cite that due to the simplicity of the plan, creating only one (1) new lot from two (2) lots previously approved, a minor subdivision waiver is warranted.

Mr. Luciani noted this is part of the Triplet Springs plan. There is a gap on the sidewalks but they are bonded by Kinsley, making a minor subdivision waiver applicable. Mr. Luciani also noted there is an allocation for runoff to the stormwater basins for the Triplet Springs lots. Mr. Anderson confirmed the existence of drainage easements. Mr. Anderson requested that the plan be moved from a briefing item to an action item. Mr. Heilman also expressed support to move to an action item.

Mr. Anderson asked for an additional waiver for § 289-26.A and 26.B - Concrete Monuments. Due to a lot line being eliminated, there are no new corners on which to set monuments and there are already monuments along the perimeter. Mr. Luciani confirmed if monuments are in place and referenced, there is no need to change them.

**MR. ROBERTSON MADE A MOTION TO MOVE SD-2022-0003 TO AN ACTION ITEM, SECONDED BY MR. TANZOLA. MOTION UNANIMOUSLY PASSED.**

**MR. TANZOLA MOVED TO RECOMMEND SD-2022-0003 FOR APPROVAL TO THE BOARD OF SUPERVISORS WITH THE ADDITIONAL MONUMENT WAIVER REQUESTED AND THE TWO WAIVERS LISTED ON THE PLAN SUMMARY AND LISTED ABOVE. MR. STUHRE SECONDED. MOTION UNANIMOUSLY PASSED.**

**4. ACTION ITEMS**

**A. LD-2002-0006 - Final Land Development Plan - Five Guys Restaurant**

William Latta, GPD Group

Mr. Heilman stated this plan is a scrap and rebuild of the Five Guys Restaurant located at 1125 Haines Road. The Board of Supervisors granted conditional use approval on May 12, and it was presented as a briefing item in August. Mr. Heilman recommended no action on this plan this evening to allow staff to work with the applicant to resolve outstanding issues as documented in the plan summary and First Capital Engineering's review letter. However, if some of the outstanding issues can be resolved to the Commission Board's satisfaction, there may be a way to move this to an action item this evening.

Mr. Latta provided an update on the project. There are a number of items to be addressed which are administrative in nature and not design items that affect the project. Mr. Latta referenced Item #10 - Stormwater management plan. The intent of the project is to demolish and rebuild the building in the same footprint area of the existing structure, while leaving the parking area and driveway in the same configuration around the building. The proposed plan will reduce the amount of impervious area reducing the amount of stormwater runoff; therefore, it is Mr. Latta's opinion that the intent of this ordinance requirement is met. Mr. Latta requested the plan be moved for approval by the Board of

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Supervisors since the majority of outstanding issues are administrative and his opinion that the plan already meets the stormwater ordinance.

A question was asked about what determines stormwater runoff to be inadequate. Mr. Luciani stated as areas are redeveloped, the township receives credit for managing stormwater that was not already managed. A stormwater plan is typically mandated for any new impervious area created, as well as for areas for which a stormwater plan does not currently exist. He also noted the applicant has some challenging constraints: an existing storm easement, existing driveways have to remain, and the triangular lot.

Mr. Robertson noted that the stormwater ordinance was revised to comply with federal EPA requirements; therefore, the stormwater issue must be addressed. Mr. Staub expressed concern there is not sufficient evidence that the plan currently meets the stormwater ordinance due to the amount of asphalt on the property and its location in an area prone to flooding. Mr. Staub stated further investigation is required. Mr. Stuhre suggested an underground stormwater system be considered. Mr. Staub stated the applicant should work with the engineer to satisfy this requirement. Mr. Latta responded that reducing the impervious area is viewed as a formal BMP in the Pennsylvania BMP Manual. Mr. Staub noted this is a step in the right direction; however, further evidence needs to be provided to the satisfaction of the engineer.

Mr. Heilman asked Mr. Latta if he plans to request the waivers that were recommended by the Board of Supervisors, to which Mr. Latta responded that additional waivers were not needed if doing so would delay the project from moving forward.

Mr. Latta reiterated that he believes the applicant does comply with the stormwater management ordinance and he would discuss this further with the engineer. Mr. Staub asked Mr. Latta to provide documentation to that effect to the engineer for his approval or negotiate a plan to bring back to the Planning Commission for consideration at the next meeting or a future meeting depending on the timely receipt of the information requested.

**B. LD-221-0003 - Preliminary/Final Land Development Plan - Caliber Collision**

Robert Sandmeyer, Site Design Concepts

Mr. Heilman stated this is the third review of the plan submitted by Caliber Collision for the construction of a 12,424 square foot automobile repair/body shop at 2000 Whiteford Road and Memory Lane extended. The consultant has addressed most of the issues that are outstanding from previous reviews. The Planning Commission may determine whether or not to recommend approval to the Board of Supervisors.

Mr. Sandmeyer reported a majority, if not all, of the comments which have not been addressed are either waiver approvals or administrative items. The site is 2 acres in size located in the C-H Commercial Highway district. The applicant is asking for the following waivers:

*A. § 289-10.A - Preliminary Plan Submission*

Waiver has been requested for requiring preliminary and final plan submissions and instead submitting a preliminary and final land development plan. The applicants cite due to the simplicity of the project, a joint preliminary and final plan is warranted.

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*B. § 289-13.A - Plan Sheet Scale*

Waiver has been requested for requiring the plan be drawn at 1"=50' or 1"=100' scale plan with a plan scale of 1"=30'. The applicants cite that a scale 1"=30' will be more legible for a 2.0 acre project.

*C. § 289-26 - Concrete Monuments*

Waiver has been requested for requiring concrete monuments to be set. The applicants cite existing steel pins remain in place and add concrete monuments to where the corner markers are missing. Additionally, the applicant states that standard survey practice is not to remove or replace record monuments. The applicant wishes to allow existing monument pins to remain in place and add one (1) monument instead of removing the existing pins considered standard survey practice.

*D. § 289-31.A - Concrete Curbing Installation*

Waiver has been requested for requiring concrete curbing to be installed with an 8" reveal in parking lots, a 6" reveal will be installed. The applicants cite that providing a 6" reveal curb is more manageable to the elderly and disabled in addition to minimizing damage to the underside of car front and rear bumpers and doors next to the curbed islands.

*E. § 289-32.A - Four Foot Grass Strip Between Curb and Sidewalk*

Waiver has been requested for a four-foot grass strip between curb and sidewalk. The applicants cite existing site conditions (steep embankment along roadways) would make site grading excessive for the proposed project.

*F. § 289-35.B.(2)(a) - Buffer Yard Between Commercial and Residential Use*

Waiver has been requested for requiring a buffer yard between Commercial and Residential use along Whiteford Road. The applicant cites that a screened fence will be added around the parking area and the buffer landscaping beyond Sunoco gas line easement. Additionally, the applicant cites that the landscaping buffer cannot be installed due to an existing 40 ft. wide Sunoco pipeline easement.

One new waiver was added regarding the driveway slope: *G. § 289-41.J(4) - Driveway Slope.*

Waiver is requested to allow about one third of the driveway to be approximately 8.5% slope.

Mr. Staub noted that items A through C require no explanation, but requested more details on items D through F.

Mr. Sandmeyer addressed the newest waiver first: *G. § 289-41-J(4) - Driveway Slope.* Due to the topography of the site, it will not be possible for the driveway slope not to exceed 5%, so a modification to an 8.5% slope is requested. Due to the short length of the property line, the ordinance requirement cannot be met.

One concrete monument is missing and it will be replaced.

As far as concrete curbing, the ordinance requires eight-inch curbs inside, but a six-inch curb is better for vehicles inside. All outside curbs will be eight inches as required.

Three of seven waivers are standard. A letter from an environmental consultant was submitted in response to the stormwater loading ratios for two infiltration basins and the curb/gutter stormwater flow. This site is unique because it is not accessible except for one spot due to topography and the road system itself, and a pipeline that runs through it. When Suzuki held this property, the pipeline was cut off at each end of the property to construct a building. Because this is a different building and a different shape, the pipeline easement had to be reallocated and relocated.

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The applicant is requesting to eliminate the four-foot grass strip to reduce the cut fill, erosion and disturbance of that site. The sidewalk across the street has a curbed sidewalk with no grass strip, so eliminating the four-foot grass strip would match this area. The Public Works department has no issue with this request. Mr. Luciani stated that the grass strip is normally needed for signage and snow storage, but if Public Works has no concern, Mr. Luciani has no issue. Mr. Sandmeyer noted that the applicant would be willing to install conduits if signage would be needed.

The buffer yard waiver is requested because the pipeline easement area is 40 feet and nothing can be planted. The client plans to install a fence around the internal parking site. Mr. Luciani requested a buffer yard on the north side due to the residential area next door; however, Mr. Sandmeyer noted that the area is owned by the Galleria and is not residential. The same issue exists on Memory Lane extended. There is no requirement to install a buffer streetscape at this location because it is not required for local roads per the comprehensive plan.

**MR. TANZOLA MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS FOR APPROVAL PLAN LD-2021-0003 WITH WAIVERS A THROUGH F, INCLUDING THE MODIFICATION WAIVER FOR DRIVEWAY SLOPE. MR. STUHRE SECONDED. MOTION UNANIMOUSLY CARRIED.**

- A. § 289-10.A - Preliminary Plan Submission**
- B. § 289-13.A - Plan Sheet Scale**
- C. § 289-26 - Concrete Monuments**
- D. § 289-31.A - Concrete Curbing Installation**
- E. § 289-32.A - Four Foot Grass Strip Between Curb and Sidewalk**
- F. § 289-35.B (2)(a) - Buffer Yard Between Commercial and Residential Use**
- G. § 289-41 J(4) - Driveway Slope**

**C. LD-2022-0005 - Final Land Development Plan - York County Prison Addition/Renovation for Central Booking**

John Klinedinst, P.E., C. S. Davidson

Mr. Heilman reported that this plan was presented to the Planning Commission in August and is for an addition to the York County Prison facility for relocation of Central Booking. A staff meeting was held with the consultant to work through the comments provided by the Township and Mr. Luciani resulting from the first review. The following waivers were requested:

*§ 289-10 - Preliminary Plan - Procedures.*

Waiver has been requested by the applicant who cites they want to submit the plan as a preliminary/final plan and follow the final plan procedures.

*§ 289-13.A - Plan Sheet Scale*

Waiver has been requested to allow place scales of 1"=160', 1"=30', 1"=20' and 1"=10'. The applicant cites that the allowed scales would show more detail in the plan.

Mr. Klinedinst stated this is a 5,000 square foot addition to a 100,000+ square foot building on a 100-acre site. Two waivers are requested, one for the preliminary plan submission and the plan sheet scale. In regard to the photometric plan requirement, the applicant is adding several wall packs to the building at the doors which are several hundred feet from the roadway; therefore, they are requesting a waiver of the photometric plan.

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The second waiver requested is a modification waiver for a landscaping plan, as there are lighting and mature trees along Concord Road, which have existed since 1977 and serve as the buffer yard.

Mr. Luciani provided a summary of the staff meeting held with the consultant. The stormwater issue has been corrected. Traffic is reduced because the prison no longer has an ICE contract, the prison population is reduced significantly, and the Work Release Center is vacant. There are four driveways and a significant buffer for landscaping, as well as sidewalks and street lighting. Mr. Luciani stated the plan is compliant. Mr. Klinedinst noted that there are actually five driveways and none rise to the level of medium volume traffic.

The following comments were also noted:

- Street names will be added
- Locations of the permanent references will be added
- Street lighting already exists and will be shown on the plan
- Sidewalks already exist and there is a developer's agreement still in place for the area from Pleasant Acres Nursing Home to the prison, which will be added.
- When the subdivision was done, the prison offered a sidewalk connection over to the prison, which was accepted by the Township who placed a note on the plan. They waived the sidewalks on Pleasant Acres Road, but put a six-month note on the plan, which will be brought over again.
- Responsibility for the maintenance will be clarified in a letter.
- Safe sight distances will be added to the plan.
- Access drives were discussed
- Stormwater control devices have to be installed before any construction, and there is an existing stormwater basin.

Mr. Klinedinst will submit a response to Mr. Heilman by Tuesday, October 25. Mr. Heilman noted that the Board of Supervisors meets on November 16.

**MR. TANZOLA RECOMMENDED LD-2022-0005 FOR APPROVAL TO THE BOARD OF SUPERVISORS TO INCLUDE THE TWO WAIVERS AND REVISIONS TO THE PLAN BASED ON THE LATEST ENGINEERING PLAN REVIEW. MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.**

**§ 289-10 - Preliminary Plan - Procedures.**

**§ 289-13.A - Plan Sheet Scale**

**D. LD-2022-0004 - Preliminary/Final Land Development Plan - JLS Automation, LLC - Building Expansion, Phase 2**

Adam Anderson, Site Design Concepts

Greg Wolf, JLS Automation, LLC

Mr. Heilman stated this is the second review for the plan submitted for JLS Automation, LLC. It was previously presented to the Planning Commission in March 2022. JLS is currently constructing the first building expansion on the site and this is for a second expansion. They have addressed most of the comments, but there are a few areas remaining to work through with staff. The following modifications/waivers are requested:

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*§ 289-10.A - Preliminary Plan Procedure.*

Waiver has been requested to submit a combined preliminary/final land development plan. The applicant cites that due to the simplicity of the project and the lack of public improvements, the submission of separate preliminary and final plans is not warranted.

*§ 289-11.B(20) - Existing Street in or Adjacent to or within 400' of the Tract.*

A waiver request has been applied for showing existing streets within 400 feet of the proposed land development; submit a waiver request form to the Township.

*§ 289-21 - Traffic Impact Study.*

Waiver has been requested for exemption of a traffic impact study. The applicant cites in lieu of a traffic impact study, an abbreviated traffic assessment letter was completed for the Phase 1 building expansion outlining the proposed traffic for Phase 1. The scope of Phase 2 is 50% of Phase 1, and the applicant anticipates this land development plan will be less than Phase 1.

*§ 289-41.J(5) - Curb installation on both sides of all Accessways.*

A waiver request has been applied for curbing; submit a waiver request form to the Township. Curbing is required for the access drive leading to the parking lot. Update site plan to show this.

Mr. Anderson provided an update on the remaining open issues. Mr. Greg Wolf of JLS Automation was also present. Mr. Anderson has worked with the architect and the contractor on the construction of Phase 1, which is approximately 50,000 square feet. Phase 2 is 25,000 square feet. Phase 2 is more a logistic issue for JLS to maintain operations, as well as stormwater design.

Site Design Concepts is modifying an above-ground basin leading underground to a stone bed. There are different pockets of stone around the site to address existing utilities coming into the site. To maintain truck access to the stock doors, portions are being built, followed by backfilling and time to allow the area to stabilize. Phase 2 is similar to phase 1 as JLS is experiencing some of the same issues; therefore, they are requesting some of the same waivers requested during phase 1.

Mr. Anderson addressed the following outstanding comments in the action report:

Facade - Working with Core Design Group, Mr. Anderson received renderings of Phase 2 this week and distributed photos to the Planning Commission members present for review. The renderings show the existing building on the left and Phase 1 on the right, as well as the access road.

Erosion and Sediment - The site is negatively affected by erosion and sediment. There is a general NPDES permit and they are working with the York County Conservation District and the contractor. The YCCD has a new expedited review process requiring a construction-ready plan set which takes a few weeks to complete.

Photometrics - Photometrics for the site are limited to the additional parking area. Most of the parking area is deemed existing. Additional parking expansion is along the north side. Post lights will be added.

Financial Security Estimate - There is a waiver on curbing, but they are waiting on a response from the York County Planning Commission. If the YCPC decides not to recommend that, it would be included in the financial security estimate.

The only plan change proposed based on the latest comments, is a sewer easement that was originally shown coming through the existing basin, which will be moved 16 feet to avoid an infiltration issue.

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Turning Movements - The consultant provided turning movements into the site at Innovation Drive, but internal turnaround areas are an issue. It was designed for large tractor trailers, but will be revised to ensure enough room for fire trucks.

Traffic Impact Study Waiver - A letter was received from TRG. A waiver was requested with Phase 1 and was granted. With Phase 2, JLC is still under the threshold of the study prepared in 2006. Innovation Drive already has a center turn lane and a right turn lane which are stop-sign controlled. Other than adding a signal light on Innovation Drive, there are no other improvements that a traffic study would recommend; therefore, a waiver is requested for Phase 2.

Modification Waiver on the Curb - Anywhere pavement is proposed, curbing will be added. The waiver is requested for the access drive to maintain sheet flow into the vegetative swales that drain into the basins of the storm sewer system.

Mr. Luciani noted that if the sewer can be moved to the flat area and Public Works approves, that comment would be satisfied.

**MR. ROBERTSON RECOMMENDED LAND DEVELOPMENT PLAN LD-2022-0004 BUILDING EXPANSION, PHASE 2, JLS AUTOMATION, LLC FOR APPROVAL TO THE BOARD OF SUPERVISORS UPON COMPLETION OF THE MODIFICATION WAIVERS AND OTHER CONDITIONS LISTED IN THE PLAN AND LISTED ABOVE. MR. TANZOLA SECONDED. MOTION UNANIMOUSLY CARRIED.**

For planning purposes, Mr. Heilman provided dates for upcoming Board of Supervisors meetings: November 16 and December 8.

**5. MODIFICATION/WAIVER RECOMMENDATIONS - None**

**6. INFORMATIONAL**

Mr. Heilman reported there is still no start date for the Comprehensive Planning Steering Committee kickoff. It appears supervisors on the existing Steering Committee will again play a role in this effort. Mr. Tanzola, Mr. Stuhre and Mr. Luciani were asked to serve on the committee.

**7. NEW BUSINESS - None**

**8. OTHER BUSINESS - None**

**9. ADJOURNMENT**

**CHAIRMAN STAUB ADJOURNED THE MEETING AT 7:15 P.M.**

Respectfully submitted,

Secretary  
/jht