

FINAL

**SPRINGETTSBURY TOWNSHIP  
PLANNING COMMISSION  
NOVEMBER 17, 2022**

**MEMBERS IN**

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

**ALSO IN**

**ATTENDANCE:** Randall Heilman, Director of Community Development  
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. OCTOBER 20, 2022**

Mr. Robertson noted one correction to the minutes of October 20, 2022 changing the word “scrape” to scrap. **MR. STUHRE MOVED FOR APPROVAL OF THE MEETING MINUTES OF OCTOBER 20, 2022 AS CORRECTED, SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.**

**4. ACTION ITEMS**

**A. LD-2022-0006 - Final Land Development Plan - Five Guys Restaurant**

William Latta, GPD Group via Zoom

Mr. Heilman shared that the Five Guys Restaurant Land Development Plan has been presented numerous times from the conditional use process and now to the Planning Commission. He and Mr. Luciani have worked with Mr. Latta to resolve stormwater management issues. There are potential modification waivers that may be requested this evening.

Mr. Latta provided an update on the project. Mr. Latta met with Mr. Heilman and Mr. Luciani to discuss stormwater management and they came to a satisfactory conclusion, which is to modify some of the existing pipes to handle some of the detention and water quality of the site. Mr. Heilman asked Mr. Latta if he plans to request a modification waiver for section 289-31.A requiring 8” curbing to allow installation of 6” curbing. Mr. Latta stated that a 6” curb is more comfortable to pedestrians and provides less

damage to vehicles. A modification waiver would be requested if the Commission is willing to consider approving the request and the project is not delayed.

Mr. Luciani reported that he and Mr. Heilman spoke to Mr. Latta immediately after the last Planning Commission meeting to further investigate the stormwater management issue, as requested by the Planning Commission Board. Only a portion of the pavement will be ripped out and will be recycled. The impervious area has been reduced by 3000 square feet. Runoff from the building and patio area will be managed to half of pre-development using meadow conditions and installation of a 30 inch pipe. Mr. Luciani stated Five Guys has satisfactorily complied with the Planning Commission's request to reduce runoff from the site and meets the requirement of the ordinance.

Mr. Heilman brought to the Board's attention the plan keynotes listed on the right-hand side of the plan development sheets, which specifically details how the stormwater will be managed on the site.

**4. MODIFICATION/WAIVER RECOMMENDATIONS**

**§ 289-13 - Plan Scale - to allow 1" = 20'**

A modification waiver is requested to accept the current plan graphic scale of 1" = 20', in lieu of the required 1" = 50' or 1" = 100' for ease of viewing; however, if this is going to delay approval of the final land development plan, the graphic scale will be changed to meet the requirement of section 289-13.

**§ 289-31.A - Curbs - to allow 6" curbing**

The Commission briefly discussed consideration of the modification waiver for section 289-31.A. regarding curbs. The requested waiver is not a cost-cutting measure, but a consideration of comfort for pedestrians, as well as prevention of vehicle damage.

**MR. ROBERTSON RECOMMENDED APPROVAL OF LD-2022-0006 TO THE BOARD OF SUPERVISORS WITH TWO MODIFICATION WAIVERS NOTED BELOW FOR PLAN SCALE AND SIX INCH CURBING, AND COMPLETION OF ANY OUTSTANDING CONDITIONS REQUIRED BY THE ENGINEER PRIOR TO RECORDING. MR. TANZOLA SECONDED. MOTION UNANIMOUSLY CARRIED.**

- A. § 289-10.A - Preliminary Plan Submission**
- B. § 289-11 - Preliminary Plan; Specifications**
- C. 289-12.A(2)(f)- Final Plans; Procedures - Traffic Impact Study**
- D. § 289-12.A(5) - Plans to PennDOT, YCCD and all Affected Utilities**
- E. § 281-13.B -Miscellaneous Engineering Specifications**
- F. § 281-15 - Environmental Impact Studies**
- G. § 325-200.G(5) - Parking Facilities in the front yard of the restaurant**
- H. § 325-200.K - Parking and/or Display of Vehicles in the front yard setback**
- I. 325-2070.C91(I) - Traffic Evaluation Study**

**MODIFICATION WAIVERS:**

- § 289-13 - Plan Scale - to allow 1" = 20'**
- § 289-31.A - Curbs - to allow 6" curbing**

**Springettsbury Township Planning Commission  
Minutes of November 17, 2022**

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Mr. Heilman stated he would request LD-2022-0006 be presented to the Board of Supervisors on December 8, 2022.

**5. INFORMATIONAL**

Mr. Heilman reported the first Steering Committee meeting for Comprehensive Planning is set for January 11, 2023. Mr. Stuhre and Mr. Tanzola will serve on the Steering Committee. Mr. Heilman plans to provide a Comprehensive Planning update at each Planning Commission meeting throughout the 21 to 24 month process and welcomes any input they have to offer. It was suggested that minutes of the Comprehensive Planning meetings be shared with the Planning Commission members. Mr. Heilman responded that a stenographer does not usually attend meetings that are not open to the public, but he would check on the matter. Mr. Luciani stated it would be helpful to have minutes in order to remember what took place at the previous meeting.

Mr. Heilman was just notified of a potential subdivision plan to be submitted later this week, so the December 15 Planning Commission meeting may be held.

Mr. Luciani shared that the Davies Drive connection to Market Street is out for bid. In addition, a second bid was submitted for traffic signal upgrades. Contracts will be awarded in December. The successful bidders will have 210 days to complete the project..

**6. NEW BUSINESS - None**

**7. OTHER BUSINESS - None**

**8. ADJOURNMENT**

**CHAIRMAN STAUB ADJOURNED THE MEETING AT 6:29 P.M.**

Respectfully submitted,

Secretary  
/jht