

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
NOVEMBER 19, 2020**

MEMBERS IN

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

ALSO IN

ATTENDANCE: John Luciani, First Capital Engineering, Interim Zoning Officer
Ray Markey
Shane Rohrbaugh, Solicitor
Sue Sipe, 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.

The meeting was conducted by Zoom.

2. ACTION ON THE MINUTES

A. OCTOBER 15, 2020

MR. TANZOLA MOVED FOR APPROVAL OF THE MEETING MINUTES OF OCTOBER 15, 2020 AS PRESENTED. MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

A. 4100 Lincoln Highway Warehouse LD/SD

Neal Metzger, Site Design Concepts

Mr. Metzger stated this is the subdivision plan, which is a 10-acre tract recently used agriculturally. It is located west of Campbell Road in Hellam Township. The site is split between Hellam Township and Springettsbury Township. It is east of the Sheetz at Stonewood Road.

Mr. Metzger stated there is a set of 14 drawings with notes. The intention is to subdivide the

property into two separate parcels, each 5 acres. Both lots will be developed with an industrial warehousing facility. There are no users currently under contract. The developer intends to obtain the approvals in order to construct the buildings. Lot #1 is primarily in Springettsbury Township, with a small portion located in Hellam Twp. The entirety of Lot #2 is in Hellam Twp.

Mr. Metzger pointed out on the subdivision plan the lot lines on the site.

Mr. Metzger stated they are requesting the following waivers:

- Preliminary/Final Plan
- Plan sheet size to use plan sheet of 1" = 30x42 at a scale of 40 ft. to 1"
- Replace the existing steel pins with concrete monuments

Mr. Luciani asked if the subdivision is part of the overall plan set with the same signature page. Mr. Metzger stated the subdivision plan is a separate set of plans submitted both to Hellam and Springettsbury Twp., since both municipalities have to sign the plan set. The understanding he has is that Hellam Twp. will not request to sign the land development plan for Lot #1. That is why they filed a separate subdivision plan from the land development. They also filed a land development plan with Hellam Twp. For Lot #2 which is the warehouse and parking shown on Lot #2.

Mr. Metzger indicated he sent Mr. Luciani a copy of the traffic study, which PennDOT conditionally approved subject to Springettsbury Township and Hellam Township providing written documentation that the traffic study is acceptable to both municipalities. He noted they are working on submitting the HOP shortly for the one proposed access drive.

Mr. Metzger stated the industrial development project is a 75,000 sq. ft. warehouse. The parking comps showed that part of it could be manufacturing. Both are permitted uses. The building is being designed and will be constructed to have one or two users with office areas located as shown on the plan. He noted there could be a user who takes the front half of the building and a user in the rear of the building. Access is via Lincoln Highway. There will be a shared access drive which would allow Lot #1 to traverse Lot #2. There is a secondary access point onto the Hellam Twp. Road.

Mr. Luciani asked when the connection to Campbell Road would be made. Mr. Metzger stated the plan sets indicate the access drive that crosses Lot #2, would be constructed so that if only the Lot #1 warehouse was constructed there would be access for the user of that facility to go over to Boverly Drive and out Campbell Road.

Mr. Luciani pointed out 25 trips a day requires two ways in and out for a facility. As long as the access drive is constructed that would be a condition of approval at that time.

A question was asked if the sewer will go to Springettsbury or to Hellam Twp. for building Lot #1. Mr. Metzger stated they have submitted plans to the Eastern York County Sewer Authority and their understanding is they are willing to accept sewer from Lot #1. The highpoint on Lincoln Highway is west so the natural topography drains from west to east. Their intention is to construct an 8" sewer line on the west side of Campbell Road north of where Boverly Drive intersects. They are proposing to tie into it and extend the sewer from that point using manholes over to the Lot #1 building. He noted this is shown on the plan.

Mr. Luciani indicated Springettsbury Twp. does not have an intermunicipal agreement with Hellam Twp., which would require that to be a condition with an agreement between

Springettsbury Township and Hellam Township.

Mr. Luciani referred to the stormwater facilities shown in the front noting it looks like it is discharging to the right-of-way, but not a direct connection to the drainage system on Lincoln Highway.

Mr. Metzger indicated that west to the first driveway which goes into the old Waypoint Bank site there are two inlets. Currently the stormwater runs into an existing grass line swale south of Lincoln Highway. It enters an inlet just below the actual pavement limits on Lincoln Highway.

Mr. Metzger stated the stormwater was designed in accordance with the Township requirements for the infiltration volumes and they reduced the relative storm events to 50% of the predevelopment levels. He was hopeful it provides relief from the current situation.

Discussion on the waivers:

Mr. Metzger indicated three of the waivers are the same that are part of the subdivision plans. The fourth waiver is requesting to not construct the concrete apron for the PennDOT driveway. He pointed out PennDOT requires using whatever the approved pavement section is back to the end of the curb returns for the driveway.

A question was asked regarding sidewalk on the plan. Mr. Metzger indicated they are showing proposed sidewalk which is highlighted on Sheet #4. He noted between Hellam Borough and the municipal line there are no public sidewalks along that area of Lincoln Highway East. There are also no sidewalks at the former bank. The intention is not to construct sidewalk in that area. There are issues with storm sewer at the location of where the sidewalk would have to be installed. They are intending to install sidewalk along the frontage with curbing but not on the Hellam Twp. area.

Mr. Stuhre pointed out the steepness of the lots from the road going uphill. He asked what provision is in place for the cut off on the western boundary of the remaining part of the hill so that it does not cause erosion and flow onto the property.

Mr. Metzger pointed out the slope of that area is 3:1 which the steep issue would normally go with a cut slope based on the typical soils. He noted the high point on their lot is at the south end of the building. He indicated there will be a minor cut in the embankment. The hill top will be cut down and there is no way to balance the site so the material will have to be removed. He stated it is approximately a 5 ft. embankment at that location. If it is 3:1 they will put erosion control matting down until the vegetation gets established. He noted since they are at the top of the hill there is not a lot of stormwater that will run to that cut slope. He noted the Conservation District will have to approve whatever is planned for that area.

Mr. Metzger confirmed they have the Erosion Control approval. He noted they submitted plans for a minor amendment because the original borrowed site grading was based on an earlier grading scenario on the site and they were going to cut some areas too low. As part of that they replaced the sediment traps that currently are being replaced with a large silt sock type sediment trap.

A question was asked regarding traffic. Mr. Luciani indicated they have not yet reviewed any traffic information. Mr. Metzger stated the formal submission did not include a traffic study, however, a copy of the traffic study was forwarded to the Township. Mr. Luciani confirmed

receipt of the copy. However, he asked Mr. Metzger to have his client sign page 6 of the Application for Land Development which provides a waiver for a time extension for review.

Mr. Luciani indicated he and Mr. Metzger would meet with Mr. Markey to review the plans.

3. ACTION ITEMS

A. 20-01 - 100 Memory Lane – (Conditional Use)

Joshua Busby

Nick Monette, VP of Real Estate for Parallel

Mr. Luciani indicated the location is the former Embers Restaurant. He noted initially the applicant was only doing interior renovations. However, Mr. Luciani stated the requirements for the Town Center Overlay indicate a change of use warrants a conditional use.

Mr. Busby stated Parallel is a Georgia and Florida based company. They recently won a license in Pennsylvania in partnership with the University of Pittsburgh to operate as a medical marijuana dispensary. They currently have 40 operating dispensaries in Florida, two in Massachusetts, one in Nevada and also a license in Texas. Mr. Busby indicated for this project they are proposing a dispensary at this location. He believed the zoning allows for medical use in the overlay district. He noted the former restaurant was appealing because of it has plentiful parking. Because of the existing retail in the area, they felt this was a good opportunity to service the patient base in the York Community.

Mr. Luciani provided the map which showed the location of the parcel. He noted surrounding the parcel is a tire store, an auto repair shop as well as a package store.

Mr. Luciani asked Mr. Busby to provide information on how the business will work. Mr. Busby indicated from a parking perspective they prefer the restaurant site where the parking ratio is 10 per 1,000. The frontage on Memory Lane as well as the access off Route 30 is appealing since it allows the ease of patients to come in.

Mr. Monette indicated their company is considered a multi-state operator. In terms of scale, they are one of the largest privately held companies in the world. He noted their hours of operation are typically 10:00 a.m. to 7:00 p.m. There will be approximately 8 to 10 employees. He noted the average length of time for transactions is approximately 7 minutes.

In response to Mr. Luciani's question about the number of cashiers, Mr. Monet indicated typically there is a cash wrap area with 6-10 stations.

Mr. Monette indicated by state law they are required to have a pharmacist on staff at each location. The remainder are retail associates. Mr. Busby also noted that all employees must pass a background check.

Mr. Busby noted they sent a proposed elevation plan as well as a landscape plan. Mr. Luciani reviewed the plan noting they are adding exterior improvements. It was noted a handicapped area was shown.

Mr. Monette noted for all their locations in Pennsylvania they are entitled to six of them under

this license. They are budgeting between 1.2 to 1.5 million dollars of indoor renovations which includes IT as well. He noted this will be the first time in Pennsylvania they debut their new refreshed interior design. He explained the details of the interior design.

Mr. Monette provided a high level overview noting there would be a waiting area with a guest check-in. The retail space will be with display cases and shelving and 5-10 point of sale stations. Behind the retail location there will be secured storage. Their floor plan is 50% retail, 50% back of the house.

Mr. Monette stated the name Goodblend is the trade name for distribution facilities in Pennsylvania. Goodblend Pennsylvania is the name of the license, which will be the name on the remainder of their locations.

Mr. Markey asked how they will be operating their facilities during COVID. Mr. Busby stated during COVID they are providing service by cellphones. The customer calls in their order or orders online. A text message is sent providing the time the order will be filled. When the customer arrives, they text to advise they have arrived and the salesperson will come outside to the vehicle with the medication with a portable credit card machine.

Mr. Luciani displayed a rendering of the building. He noted the conditional use is a medical clinic allowed in the underlying zoning but requires a conditional use in the Town Center Overlay. This has numerous design standards, i.e., it requires the front door face the main street. The building is already set up such that the front door is facing Kent Road. He noted the rendering shows the proposed design of the building and the parking lot.

Mr. Monette stated once they are through the state application process their design team would focus on the local code to determine how best to lay out the store.

A question was asked as to the timeframe to open. Mr. Busby indicated he anticipated the state process will take approximately 60 days for approval. He then will have six months to open per state law. The challenge will be balancing the inventory for the store. He noted at best guess it would be in the fourth quarter of 2021.

Att. Rohrbaugh stated he did not see any regulations that controls the hours of operation. In looking at dispensaries in the state, he noted the hours are typically a 10-hour operation window.

Discussion was held regarding traffic flow in the area and how they will regulate traffic and parking.

Mr. Busby confirmed there are 74 parking spaces at this site and the building is 4,500 sq. ft., which places them over the 10 spaces per thousand sq. ft. parking ratio that a typical restaurant would require. The register for the patient base in Pennsylvania will continue to grow but as competitors come in, they will provide relief from traffic issues at other sites.

Mr. Staub agreed the option for the customer to pick up vs. a drive through will be more efficient and cause less traffic congestion in the parking area.

It was noted on the approved site plan submitted, trees and other landscaping was not shown in the renderings. Mr. Busby confirmed they will provide them later.

Discussion was held regarding if this would be considered a land development plan. Mr. Luciani

indicated he was not certain there would be a land development plan because the definition of land development is more than 800 sq. ft. of building or more than 3,500 sq. ft. of new impervious area. Because of the conditional use he was not sure how to capture that review if they do not exceed the minimum threshold in this case.

Solicitor Rohrbaugh stated in was in concurrence with Mr. Luciani's statement.

Chairman Staub identified the conditions for approval:

- Landscaping in the front of the building, with street trees
- Decorative lighting similar to Mod Pizza and Taco Bell, based on the Township specifications along Memory Lane
- Benches along sidewalk and/or adjacent to the building

MR. ROBERTSON MOVED TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS FOR CU-20-01, 100 MEMORY LANE CONDITIONAL USE WITH THE FOLLOWING CONDITIONS:

- **LANDSCAPING IN THE FRONT OF THE BUILDING, WITH STREET TREES ALONG MEMORY LANE, SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT RECOMMENDATIONS**
 - **DECORATIVE LIGHTING ALONG MEMORY LANE SIMILAR TO JERSEY MIKES AND TACO BELL, BASED ON THE TOWNSHIP SPECIFICATIONS**
 - **BENCHES ALONG SIDEWALK ADJACENT TO THE BUILDING**
- SECONDED BY MR. TANZOLA. MOTION UNANIMOUSLY PASSED.**

B. 20-03 Gabriel Brothers, LD

Keith Heigel
Rich Osomack
Tim Arendt

Mr. Luciani provided a rendering showing the main building with strip buildings on either side of the main Gabriel Plaza on Camp Betty Washington Road. He noted Bridlewood Way which is a public right-of-way owned by the development. He pointed out Greenspring Road to Mt. Rose Avenue. The applicant is proposing a small appendage to the facility, approximately 5,000 sq. ft. The next sheet provided detail of the building expansion. On the left side is the existing plan and the right side shows the proposed conditions. The applicant is proposing adding a 5,055 sq. ft. addition, total width is 36 ft. 8 inches, 137 ft. 11 inches.

Mr. Arendt stated the building expansion is shown as 5,055 sq. ft. There is a proposed macadam removal of 180 sq. ft. This is broken macadam which is in disrepair in that area. They are going to remove it and add it to their green space so that they are under their 5,000 sq. ft. net impervious increase. To the west of the building expansion there is a proposed infiltration trench and all of the roof runoff from the expansion will be directed into the trench.

Mr. Arendt noted the waivers:

- Preliminary plan / final
- Traffic Impact study – He noted this was discussed at the October Planning Commission with no increase in traffic anticipated for the proposed addition.

Discussion was held regarding sidewalk. It was determined there is sidewalk along Camp Betty

Washington Road.

Mr. Luciani referred to comments listed on his letter of November 19, 2020. He indicated the sidewalk note is shown on the letter. Other comments included:

- The signature line for the Planning Commission and Board of Supervisors requires a signature line for each member, however only two lines were provided.
- The applicant will be required to bond any required improvements.
- A - month note on the plan will be needed for sidewalk on Bridlewood Way.

Discussion was held in regards to COVID safety measures in the gym.

In regards to the parking lot. Mr. Arendt stated they exceed the number of spaces needed for the requirement. He noted since their submission they have added the parking requirement information to the plan.

Mr. Luciani referred to Comment #4 on his letter in regards to the landscape plan. Mr. Arendt confirmed the landscape plan was provided with the Alta survey which show the tree blocks are significantly smaller shown on the plan than they are on the landscape plan. He indicated the trees are existing on site and have been provided.

MR. TANZOLA MOVED TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS FOR LD-20-03 GABRIEL BROTHERS WITH THE FOLLOWING WAIVERS:

- **PRELIMINARY/FINAL PLAN**
- **TRAFFIC STUDY**

ALSO WITH THE FOLLOWING CONDITIONS:

- **SIGNATURE LINES TO BE ADDED FOR EACH MEMBER OF THE PLANNING COMMISSION AND BOARD OF SUPERVISORS**
- **BONDING OF REQUIRED IMPROVEMENTS**
- **SIDEWALK NOTE FOR BRIDLEWOOD WAY**

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY PASSED.

C. LD-20-04 1501 Mt. Zion Road, Springettsbury Police Station LD

Mr. Luciani indicated this is the Springettsbury Municipal Center Expansion plan. He noted the entrance will be at the Mt. Zion Road signalized entrance. The new police station will connect to the municipal center with a separate entrance. He noted the farmhouse on the site will be removed.

Other improvements include:

- Heated paving.
- The tennis court driveway will be relocated and lined up with Public Works. It will have a new entrance onto Pleasant Valley Road.
- The police department will have a separate driveway onto Pleasant Valley Road.
- Sidewalk areas to bring pedestrians in from the public area into the campus.
- Landscape islands will be added to the interior.
- Several parking spaces to allow snow removal more efficiently.

Mr. Luciani pointed out the location of the stormwater on the plan.

He noted that on a previous plan the parking was changed to eliminate “dead end” parking to allow vehicles to circulate through the parking lot and be able to exit to Mt. Zion Road.

Mr. Luciani indicated they are requesting a waiver of preliminary plan.

Mr. Luciani stated in the landscape section they require trees be placed in the islands. Because this is a gated area access by Public Works would have been challenging, so they are keeping the same number of trees but shifted them outside of the parking area to avoid maintenance issues. They changed the species of trees to red rocket crepe myrtle. Lights will also be added to all landscape islands.

He noted they met with the Mr. Hodgkinson and the landscape team. Mr. Hodgkinson recommended changing the landscape areas to have river rock instead of mulch because it would be easier to maintain. They also added a cut-through sidewalk, at the location of the opposite side of the ‘Christmas tree’. This will allow more people to attend the tree lighting ceremony. They are contemplating adding an animated or lighted sign near the building. Mr. Luciani noted currently the ordinance does not allow a lighted sign so that will need to be determined.

Mr. Luciani indicated they will be installing street lights along the development area. He noted it was determined they will be powered and maintained from the Township facility.

He noted the proposal will be bid in January-February 2021.

MR. ROBERTSON MOVED TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS FOR LD-20-04 1501 MT. ZION ROAD WITH THE FOLLOWING WAIVER:

- **PRELIMINARY/FINAL PLAN**

ALSO WITH THE FOLLOWING CONDITIONS:

- **SIGNATURES OF OWNER**
 - **REVISIONS PER RECOMMENDATION OF THE TOWNSHIP**
 - **ACTION ON WAIVERS**
 - **COMMENTS FROM YORK COUNTY PLANNING COMMISSION**
- SECONDED BY MR. STUHRE. MOTION UNANIMOUSLY PASSED.**

4. WAIVER RECOMMENDATIONS - None

5. OLD BUSINESS

A. Bon-Ton Adaptive Reuse

Mr. Luciani provided an update on the Bon-Ton site from the Board of Supervisors. He noted the site includes an adaptive reuse for interior storage, as well as proposed residential apartments in the parking lot. Marion Hull provided a presentation at the Board of Supervisors meeting to evaluate the scenarios and determine if it was viable. Her suggestion was to go to a flexible development overlay which would allow a residential component to it. One of the criteria for flexible development overlay is it must be vacant for two years.

B. 84 Lumber

Mr. Luciani displayed the plan 84 Lumber submitted. He noted the applicant met with him and Mr. Markey. The building is in the flood plain. They are proposing to add 5 offices. They submitted the plan as a land development and the issue is they are adding impervious areas although there is no recorded plan for this site. They have requested the Board of Supervisors for a waiver of land development plan.

6. NEW BUSINESS - None

7. ADJOURNMENT

VIDE CHAIRMAN ROBERTSON ADJOURNED THE MEETING AT 8:40 P.M.

Respectfully submitted,

Secretary

/ses