



**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION MEETING
December 21, 2023
6:00 PM (Via Zoom & In-Person)
1501 Mount Zion Road**

1. CALL TO ORDER

- Pledge of Allegiance

2. REVIEW AND APPROVAL OF MEETING MINUTES

- November 16, 2023, Minutes

3. BRIEFING ITEMS

- CU-2023-0002 – **Shiny Shell Carwash**
 1. Modification/Waivers Requested
 - a. Section 289-35.C – Landscape Buff Yard Requirements
 - b. Section 281-12.A(2)(b) – Volume Controls
 - c. Section 281-13.A – Rate Controls
 - d. Section 325.199.C – Main Building Setback along East Market Street
 - e. Section 325-200.G(1) – Entrance Orientation of Public Building
 - f. Section 325-202.C(6) – Clear Sight Triangle
 - g. Section 325-204 – Public Plaza
 - h. Section 325-205.B(1) – Street Tree Planting Location
 2. Specific Design and/or Standards as described in the PC Plan Summary for the Land Development Plan
- SD-2023-0002 – **Preliminary Druck Valley Road Subdivision Plan**
 1. Modification/Waivers Requested
 - a. Section 289-11.B – Plan Sheet Size
 - b. Section 289-41.A(6) – Subdivision Shall Have at Least Two Access Points
 - c. Section 289-41.K(6) – Cul-de-sac Length of 600'
 - d. Section 281-15.C(3)(a) – Maximum Impervious Loading Ratio of 5:1
 - e. Section 281-C.(3)(b) – Maximum Total Loading Ratio pf 8:1
 2. Specific Design and/or Standards as described in the PC Plan Summary for the Land Development Plan

4. ACTION ITEMS (Action items may be tabled)

- LD-2023-0003 – **Molimo Industrial Parking Lot Expansion**
 1. Modification/Waivers Requested
 - a. Section 289-10 – Preliminary Plan
 - b. Section 289-21 – Traffic Study
 - c. Section 289-32.A – Sidewalks on Both Sides of all Streets
 - d. Section 289-36 – Streetlights to be Installed
 - e. Section 281-13.B(2) – 25, 50, & 100-Year Post Development Peak Flows be Less Than or Equal to 50% of Pre-Development Peak Flows
 - f. Section 281-15.B(1)(j) – Stormwater Basin Side Slopes
 - g. Construction & Material Manual Sheet 02525-2 – Curb Detail
 2. Specific Design and/or Standards as described in the PC Plan Summary for the Land Development Plan

- CU-2023-0003 – **Mount Zion Commons**
 1. Modification/Waivers Requested
 - a. Section 325-199.C(2) – Front Yard Setback on East Market Street, Maximum of 50'
 - b. Section 325-199.F(2) – Front Yard Setback on Mount Zion Road, Maximum of 50'
 - c. Section 325-199.G(1) – Front Yard, No accessory Structures Shall be Permitted in the Front Yard
 - d. Section 325-200.G(3) – At Least One Public Entrance of all Principal Structures Shall be Oriented Towards the Street
 - e. Section 325-200.G(5) – Parking Facilities Shall be Permitted Only to the Rear or Side of the Principal Structure. No Parking Shall be Permitted in the Front Yard
 - f. Section 325-206.A(3) – Parking Lot Interior Landscaping
 - g. Section 325-206.B – Access – Curb Cuts and Driveways for Parking Facilities Shall be a Maximum of 24' Wide for Two Way and 16' wide for One-Way Drives
 2. Specific Design and/or Standards as described in the PC Plan Summary for the Land Development Plan

5. Modification/Waiver Recommendations

6. **Informational** – Springettsbury Township Comprehensive Plan Steering Committee will meet on January 3, 2024, from 6-7:30 p.m. via Zoom to review the Draft Comprehensive Plan, the Community Survey Results, and the Summary of the Community Workshop.

7. New Business

8. Other Business

9. Adjournment