

**APPROVED**

**SPRINGETTSBURY TOWNSHIP  
PLANNING COMMISSION  
OCTOBER 18, 2012**

**MEMBERS IN**

**ATTENDANCE:** Alan Maciejewski, Chairman  
Mark Swomley  
Charles Wurster  
Charles Stuhre

**MEMBERS NOT**

**IN ATTENDANCE:** Mark Robertson

**ALSO IN**

**ATTENDANCE:** Jim Baugh, Director of Community Development  
John Luciani, First Capital Engineering  
Nicole Ehrhart, Solicitor  
Sue Sipe, Stenographer

**NOT PRESENT:**

**1. CALL TO ORDER:**

**A. Pledge of Allegiance**

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

**2. ACTION ON THE MINUTES**

**A. SEPTEMBER 20, 2012**

**MR. SWOMLEY MOVED FOR APPROVAL OF THE MEETING MINUTES OF SEPTEMBER 20, 2012 AS AMENDED. MR. WURSTER SECONDED. MOTION UNANIMOUSLY CARRIED.**

**3. ACTION ITEMS**

**1. LD-12-02 – Chick-Fil-A**

Mike Babic, Esquire

John Martinez, Chick-Fil-A

Justin Thornton, Maser Consulting

Project Narrative: This land development plan proposes to construct a fast food restaurant, Chick-Fil-A, located within the Town Center Overlay District. In association with the restaurant, parking facilities, landscaping, required lighting, stormwater, streetscaping and sidewalks will be installed.

Plan Background: This project is presented as an action item for the preliminary/final plan.

The Applicant is requesting a recommendation of approval from the Planning Commission to the Springettsbury Township Board of Supervisors for the following waivers:

1. SALDO (289-11) Preliminary plans; specifications.
  - B(20) All existing streets on, adjacent to or within 400 feet of any part of the tract.

- B(26) A notarized statement to the effect that the applicant is the owner of the land proposed to be developed.
  - C(1) Feasibility study on sewer and water facilities for the tract.
2. STORMWATER (281-7.a.6) Maximum permitted side slopes for detention or retention basins shall be four horizontal to one vertical.
  3. C&M Requirements. Applicant must install 18 inch curbing with an 8 inch curb face.

The following outstanding items may be considered conditions of approval:

1. SALDO (289-12.A.1) Final plans; procedure. Applicant shall submit plans in pdf format once final approval is received.
2. SALDO (289-13.A & A.1) Final plans; specifications. Applicant shall submit plans on Mylar material and in pdf format once final approval is received.
3. SALDO (289-41.J.11.c) Proposed street system. Applicant shall submit a copy of the access agreement between the York Mall and Home Depot.

Attorney Babic stated the applicant presented the land development project at the July meeting. He noted they have been working with the staff and the township engineer in an effort to address the issues. They have received the fourth plan review dated October 10 and the plan summary which they are in agreement.

Mr. Thornton reviewed the plan concept noting they are proposing to construct a restaurant at the site of the York Mall at the location of the existing Blockbuster. The Blockbuster will be torn down in order to construct the Chick-Fil-A. To the east is Home Depot with Wal-Mart to the north of the site. A bank is to the west. East Market Street borders the site to the south. They are not proposing any new access points off of East Market Street, but will use the existing mall access. They propose to relocate the access which ties into the shared drive aisle between the Home Depot and the York Mall, which is slightly south of where it will be relocated. They are in the process of obtaining a signed agreement with Home Depot for the change to the driveway. As part of the relocation of the drive aisle, it was brought to their attention that the Wal-Mart rear entrance leads into the drive aisle. They will leave the existing three speed bumps in the driveway and will add a stop sign leading from their site to the Wal-Mart to slow down the traffic. To the south of the drive aisle they are proposing one way parking and a one way drive aisle leading to the drive through lane which circles the building. They are proposing two drive through lanes with two order stations which merge down into one lane for one pick up window. An outdoor seating/patio area will be added between the building and East Market Street to create a pedestrian friendly atmosphere along the street frontage with approximately 20 outdoor seats. The existing sidewalk which runs along the curb of East Market Street will be relocated and widened, resulting in 5- 8 ft. off the curb with landscaping between the curb and the road. They are also proposing landscaping between the sidewalk and the drive through lane as well as landscaping against the building.

The building proposed will be brick with glass along the front with red awnings. A rendering of the building was provided. They are proposing building signs on all four sides of the building due to the unique nature of the lot. Mr. Thornton identified the signs, noting there is an internal playground which is only accessed from inside the building. He confirmed the signage would be in accordance with the ordinance.

Discussion was held regarding the existing chain link fence with the opaque strips in the vicinity of the shared drive with Home Depot. It was noted this is a sight issue, with poor visibility when making the turn. Mr. Thornton noted when they relocate the entrance they will be removing a portion of the fence for better sight when making the turn.

Mr. Luciani confirmed they have addressed those issues. Mr. Luciani also commented on the installation of the wider sidewalks along Market Street, noting they will need a PennDOT permit because they are in the PennDOT right of way. They will also need a developer's agreement to install the

sidewalks. Mr. Luciani commented that the plan has been reviewed in relation to the Town Center Overlay.

Discussion was held regarding the cross walk between Home Depot and Chick Fil-A facility. Concern was expressed there was no sidewalk markings. The applicant was advised to consider striping that area to demarcate a pedestrian crossing at that location.

Traffic issues were discussed. Mr. Luciani noted that he received notification that the camera pre-emption and battery back up for Northern Way for both Sam's Club and Wolf Drive would be installed in the upcoming weeks, as was the agreed upon improvement for Chick Fil-A and Buffalo Wild Wings.

County comments were addressed.

Mr. Thorton addressed the three waivers requested:

1. Preliminary plan specifications which he noted is directed to information they are not providing regarding the streets within 400 ft. of the entire parcel, along with a feasibility study and sewer study for the tract. They are not proposing to do those due to the site being an existing shopping center. There is also an existing store at the site. They are redeveloping a small portion of the overall center.
2. Stormwater basin – the ordinance requires a minimum slope of 4:1. They are having a retaining wall which will not affect volume.
3. Curbing on the site – the ordinance requires an 8 inch curb face, but to assist in meeting ADA requirements they are requesting a waiver to go down to a 6 inch curb face which is in line with the current shopping center.

Chairman Maciejewski asked if there was anyone in attendance who had an interest in the plan. Hearing none, he called for a motion.

**MR. SWOMLEY MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-12-02, CHICK-FIL-A, TO RECOMMEND APPROVAL OF THE PRELIMINARY/FINAL PLAN WITH THE FOLLOWING WAIVERS:**

- 1. SALDO (289-11B.20, B.26 & C.1) PRELIMINARY PLANS; SPECIFICATIONS. APPLICANT SHALL NOT BE REQUIRED TO SUBMIT THE REQUIREMENTS OF THESE SECTIONS OF THE SALDO DUE TO THE CONSTRUCTION BEING LOCATED ON A 48 ACRE SHARED TRACT.**
- 2. STORMWATER (281-7.A.6) APPLICANT SHALL NOT BE SUBJECT TO THESE REQUIREMENTS DUE TO THE SHORT DISTANCE OF STEEP SLOPE.**
- 3. C&M REQUIREMENTS. APPLICANT SHALL INSTALL 18 INCH CURBING WITH A 6 INCH CURB FACE.**

**MR. STUHRE SECONDED. MOTION UNANIMOUSLY PASSED.**

**MR. SWOMLEY MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-12-02, CHICK-FIL-A, TO RECOMMEND APPROVAL OF THE PRELIMINARY/FINAL PLAN WITH THE FOLLOWING CONDITIONS:**

- 1. SALDO (289-12.A & A.1) FINAL PLANS; PROCEDURE. APPLICANT SHALL SUBMIT PLANS ON MYLAR MATERIAL AND IN PDF FORMAT ONCE FINAL APPROVAL IS RECEIVED.**
- 2. SALDO (289-41.J.11.C) PROPOSED STREET SYSTEM. APPLICANT SHALL SUBMIT A COPY OF THE ACCESS AGREEMENT BETWEEN THE YORK MALL AND HOME DEPOT.**
- 3. DEVELOPER'S AGREEMENT SHALL BE SUBMITTED BETWEEN THE TOWNSHIP AND CHICK-FIL-A FOR THE SIDEWALK.**
- 4. THE SALDO NUMBERS SHALL BE ADDED FOR WAIVER #3 AND ON THE FRONT SHEET OF THE PLAN.**

**SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY PASSED.**

## 2. LD-12-03 Weir American Hydro

Chairman Maciejewski recused himself from the plan, since the applicant is his employer. Mr. Swomley, Acting Chairman led the case on his behalf.

Project Narrative: This land development plan proposes to expand the current use of office/manufacturing. This property is located on a parcel that is located in both Springettsbury and Hellam Township. Each Township is reviewing their respective portions.

Plan Background: This project is presented as an action item for the preliminary/final plan.

The Applicant is requesting a recommendation of approval from the Planning Commission to the Springettsbury Township Board of Supervisors for the following waivers and modification:

4. SALDO (289-10) Preliminary plans; procedure. Applicant shall submit a preliminary plan.
5. SALDO (289-13.A) Final plans; specifications. The final plan shall be drawn at a scale of either 50 feet to the inch or 100 feet to the inch.
6. SALDO (289-36) Streetlights. Streetlights shall be required to be installed in all subdivisions and land developments.
7. SALDO (289-41.J.5) Proposed street system. Curbs shall be installed on both sides of all access ways in subdivisions and land developments.
8. SALDO (289-32) Sidewalks. Sidewalks shall be installed on both sides of all streets in subdivisions and land developments as herein specified.
9. STORMWATER (281-7.A.7) Minimum bottom slope.
10. STORMWATER (281-15.B.1.E.2) Future Runoff Volumes.

The following outstanding items may be considered conditions of approval:

1. SALDO (289-12.A.1) Final plans; procedure. Applicant shall submit final plans in pdf format.
2. SALDO (289-12.A.2.g) Final plans; procedure. Applicant shall submit a letter of adequacy from YCCD.
3. SALDO (289-12.C) Final plans; procedure. Applicant shall submit a revised cost estimate based on the letter dated September 18, 2012.
4. SALDO (289-13.A.7) Final plans; specifications. Applicant shall provide a letter stating sewer capacity adequacy from the Township.

### David Kordich, LSC Design

Mr. Kordich indicated they presented as a briefing item in August. He noted the property is located at 135 Stonewood Road. It is split by two municipalities – Hellam Twp., and Springettsbury Twp. He pointed out the municipal line on the plan. He noted when the plan was initially presented it included an office, a fabrication and a test facility. Since then the project has been separated into two phases. Phase I is the 20,000 sq. ft. office along with the 57,000 sq. ft. fabrication facility. This phase will utilize as much as the existing parking as possible, relocating the access drive and then adding parking in Hellam Twp. to accommodate the fabrication expansion. Phase II adds the testing facility along with revising and adding parking that the testing facility would replace. It was clarified that the applicant is seeking approval on both parts, however, it will be completed in two different sections. Mr. Kordich noted there are several waivers being requested.

1. Preliminary plan procedure
2. Drawing scale
3. Street lights – this is a modification for one street light per street frontage, since 70 ft. of the frontage is occupied by driveway.
4. Curb being installed on both sides of the access drives. This is an existing access drive. They are relocating a portion which is being graded to drain towards the storm water basin.

5. Sidewalks – requesting a modification of the sidewalk requirement for Stonewood Road in lieu of the 6 month note. Mr. Luciani noted the township does not support sidewalk waivers, noting this is a PennDOT issue because it is a state road. Mr. Kordich noted they are 1500 feet away from that sidewalk at the corner of Sheetz. Attorney Ehrhart noted that the Township can require the sidewalk at any time even if there is a six month note on the plan.
6. Minimum bottom slope of the basin – the ordinance requires 4% - they are providing 2% in the basin.
7. Future runoff volumes under the storm water ordinance. Mr. Kordich clarified it is not a complete waiver of stormwater, it is a modification – the ordinance requires a 50% reduction of stormwater. In their case they are asking for a modification to allow just the disturbed area in Springettsbury Twp. to adhere to the 50% reduction. Mr. Luciani indicated he is not opposed, noting there is not enough water on the site to drop it by 50% and get the numbers.

Acting Chairman Swomley asked if there was anyone in attendance who had an interest in the plan. Hearing none he called for a motion.

**MR. WURSTER MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-12-03, WEIR AMERICAN HYDRO, TO RECOMMEND APPROVAL OF THE PRELIMINARY/FINAL PLAN WITH THE FOLLOWING WAIVERS:**

1. **SALDO (289-10) PRELIMINARY PLANS; PROCEDURE. APPLICANT SHALL SUBMIT A PRELIMINARY/FINAL PLAN.**
2. **SALDO (289-13.A) FINAL PLANS; SPECIFICATIONS. APPLICANT SHALL SUBMIT THE PLAN AT A SCALE OF 80 FEET TO THE INCH WITH 50 FOOT TO THE INCH BLOWN UP PORTIONS.**
3. **SALDO (289-36) STREETLIGHTS. APPLICANT SHALL NOT BE REQUIRED TO PROVIDE STREETLIGHTS ALONG STONEWOOD ROAD.**
4. **SALDO (289-41.J.5) PROPOSED STREET SYSTEM. APPLICANT SHALL NOT BE REQUIRED TO PROVIDE CURBING ALONG THE ACCESS DRIVE.**
5. **STORMWATER (281-7.A.7) MINIMUM BOTTOM SLOPE. APPLICANT SHALL PROVIDE A DETENTION BASIN GRASS BOTTOM SLOPE OF LESS THAN 4%.**
6. **STORMWATER (281-15.B.1.E.2) FUTURE RUNOFF VOLUMES. APPLICANT SHALL PROVIDE A PRE-POST ANALYSIS FOR ONLY THE DISTURBED AREA IN SPRINGETTSBURY TOWNSHIP.**

**SECONDED BY MR. STUHRE. MOTION UNANIMOUSLY PASSED.**

**MR. STUHRE MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-12-03, WEIR AMERICAN HYDRO, TO RECOMMEND DENIAL OF THE FOLLOWING WAIVER:**

7. **SALDO (289-32) SIDEWALKS. APPLICANT SHALL INSTALL SIDEWALKS AS REQUIRED.**

**SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY PASSED.**

**MR. WURSTER MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-12-03, WEIR AMERICAN HYDRO, TO RECOMMEND APPROVAL OF THE PRELIMINARY/FINAL PLAN WITH THE FOLLOWING CONDITIONS:"**

1. **SALDO (289-12.A.1) FINAL PLANS; PROCEDURE. APPLICANT SHALL SUBMIT FINAL PLANS IN PDF FORMAT.**
2. **SALDO (289-12.A.2.G) FINAL PLANS; PROCEDURE. APPLICANT SHALL SUBMIT A LETTER OF ADEQUACY FROM YCCD.**
3. **SALDO (289-12.C) FINAL PLANS; PROCEDURE. APPLICANT SHALL SUBMIT A REVISED COST ESTIMATE BASED ON THE LETTER DATED SEPTEMBER 18, 2012.**
4. **SALDO (289-13.A.7) FINAL PLANS; SPECIFICATIONS. APPLICANT SHALL PROVIDE A LETTER STATING SEWER CAPACITY ADEQUACY FROM THE TOWNSHIP.**

**SECONDED BY MR. STUHRE. MOTION UNANIMOUSLY PASSED.**

#### **4. BRIEFING ITEMS**

##### **A. LD-12-04 – York County Prison Admissions Building**

Casey Deller, C.S. Davison

Mary Sabol, Warden

Mr. Deller noted this is a second briefing. Mr. Craddock presented the case previously and there were questions that came out of that meeting. Mr. Deller requested to re-present the case to answer questions. He provided a list of questions that were referred back to him from the prior meeting. He noted that representatives were in attendance from the prison staff as well as the county office and from TRG to assist.

##### 1. Why is the Admissions project necessary?

Discussion:

- Mr. Deller noted it is not due to an increase in capacity or population at the prison. The project relates to the ability to safely and securely take inmates into the prison facility, process them and move them through the remaining portions of the prison.
- The original admissions facility was designed to handle a much smaller population than what is currently there now. Holding facilities are much smaller. Mary Sabol, Prison Warden, noted the initial construction was for 232 inmates and approximately 225 releases each year. In 2011 there were 17,000 admissions and as many releases. She noted they are currently using a makeshift area in the back for some of the International Customs (IC) processing. By creating the new admissions facility they will be able to facilitate everyone in the same area.

##### 2. What is the master plan for the prison site?

Discussion:

- Mr. Deller stated there are no future plans to build any buildings on the prison property. The prison is at maximum capacity presently. If a future need comes up that project will be dealt with when it comes up but no master plan at this time.

##### 3. Why is Admissions facility proposed at this location on site?

Discussion:

- Mr. Maciejewski asked how the building expansion across Concord Road which is the Work Release Center impact current facilities now. Mr. Deller stated there is a temporary structure built within the prison campus to house the work release population. There was a mandate placed on the construction that the temporary structures needed to be removed by a certain time which resulted in the rehabilitation of the work release facility on the opposite side of the street. Vehicle traffic from the prison facility will shift over to that building and population of the work release facility will go up in numbers since they will be able to handle inmates there. Traffic from the prison site compared to the new work release center will go down. Mr. Deller stated they have submitted traffic documents to the township as part of the building permit for the work release project.

- Ms. Sabol responded that only that the trailers on the grounds will be removed and the population from that area will be moved into that building. Parking will be only for those who occupy that building or their visitors.

##### 4. Clarification of the Driveway and Concord Road –History and Traffic

#### Discussion:

- Mr. Maciejewski stated the concerns about the traffic issues particular the access area to the prison at the curb off of Concord Road. There are also concerns about the work release facility which exacerbates the dangerous situation at the curve. The issue of the light at Concord Road and Mt. Zion road traveling west on Concord Road has also become a major issue. It was reiterated that the installation of Davies Drive will change the entire demeanor of Concord Road adding traffic.
- Mr. Deller stated as an on-site measure they have quantified the number of trips in and out of the facility and at each driveway. He noted they recognize that traffic leaving is the most impactful to safety coming to that driveway and looking to turn left to get to Mt. Zion road. They are proposing to prohibit all vehicles going out of that driveway and having them circulate back through the new parking lot to the main parking lot into the main vehicle exit from the prison facility. He noted they conducted gap studies for the traffic on Concord Road to show the level of service on the driveway will not be negatively impacted and will operate at the same level that it does now, creating a safer place for egress from the prison facility.
- Rabbit Transit relating to the times the bus stops in front of the prison which blocks all traffic on Concord Road, creating a hazardous situation. Mr. Maciejewski indicated that some time ago discussion was held regarding installing a bump out for the bus to drop and pickup passengers from the prison, such that it would not stop the road traffic on Concord Road. Mr. Deller indicated that the bus pick ups will within the confines of the work release facility parking lot. They did look at building that bump out on Concord Road.
- John McCoy, Prison Facilities Manager stated they talked to Rabbit Transit about bringing their bus into the parking lot of the main prison to get it off of Concord Road. Their plan is for people who are going to the new work release facility they would go out the parking lot make a left on Concord Road into the work release facility to drop those individuals off.
- How will Rabbit Transit discharge visitors to the main facility? Would visitors to the prison have to cross Concord Road on foot creating another problem of pedestrian traffic?
- The Planning Commission advised that for the next presentation, representatives be in attendance from Rabbit Transit to explain the bus pick up plan.
- Was Davies Drive included in the traffic study? Mr. Deller stated they did not include Davies Drive since they were anticipating Davies Drive would not be open. It was determined that the traffic study should include development of Davies Drive which is part of the Township's master plan.
- Directional signs to assist drivers with traffic flow in the area. John Seitz, TRG, stated this would need to be addressed with PennDOT to determine appropriate language and signing.
- Mr. Seitz suggested that a work session be held at the site with representatives from PennDOT, the township engineer, the traffic engineer, the county civil engineer and the Planning Commission to determine possible ideas for improvements and develop a list of ideas to address the concerns in the area.
- It was determined that the intersection at Concord Road and Mt. Zion needs to be evaluated.

#### 5. Aesthetics of the Water Tank

#### Discussion:

- The decision of the mechanical engineer for the physical location of the water tank on the site. The Planning Commission requested explanation of the reasoning for the location.

- Mr. Deller indicated it was determined by the following prerequisites:
  - A clear connection point to the fire protection line, which is directly in the proposed area
  - A clear connection point to York Water Company service line coming off of Concord Road. It can't be further in the site or behind the building for filling that tank in a fire situation.
  - There has to be a clear tie in to the building in order to place the pump in the correct position on the building so that the booster pump to supply the fire suppression capacity is going to be distributed throughout the prison properly. The York Water company line runs down Concord Road.
  - Also needed to have a place to readily provide maintenance and access for all the above reasons. It needed to be in that front corridor of the building.
- Mr. Deller provided a rendering of the water tank to project how the tank would be obscured by the landscaping. There is a 4 ft. tall berm with pine trees. The top of the tank is at about 35 ft. Will only see the top segment of the water tank.
- Due to the model of the tank which is insulated, the only colors available are white, light brown, gray or textured aluminum.
- The Planning Commissions advised they will need to have in writing that there will be no telephone lines or other antennae attached to the tank at any time in the future.
- Parking – It was noted that in accordance to York County Prison officials the maximum inmate population is 2500, with the largest amount of employees on one shift 200. These facts have been used in the parking requirement tabulation provided with these submissions. It does not include other traffic with constables, police vehicles, sheriff vehicles, etc. Mr. Deller indicated there will be no increase in staff as a result of this project, and no additional employee parking. The other traffic coming in the big loop area is not just a turn around but is also a staging area for a group of three buses to be inside the IC area. There will be seven spaces with enough room to get the doors open at 3 ft. No parking strip space will be on the inside secure area. They observed the traffic and the parking as to how long vehicles stay and the need for constables, buses and vans. . Also the drive aisle between the parking spaces and the front of the building is wide enough to park a row of vehicles which is 24 ft.
- The applicant was advised to provide an analysis by the fire department for emergency services as it relates to not only the parking, but access for their vehicles. This will require a letter from the fire chief and police chief.
- Mr. Deller addressed the waiver request of installing curbing along the side of the access drive away from the building and the yards. He noted there is no curbing on either side of the access drive presently. The proposed plan has curb along the north side in order to define that edge of travel and protect the fence – consequently they would like to not install curb on the southern side. Due to the driveway slopes to the north towards the new curb line, there are some areas that will spill off into the grass, then into the swales and below the loop spilling into the stormwater basin. Also for security, i.e., an incident where vehicles needed to come back that driveway and get off to the side, it would be helpful to not have curb in that vicinity.
- It was noted that the township engineer will report back to the Planning Commission in regards to the waiver.

**5. ZONING & WAIVER RECOMMENDATIONS – None**

**6. NEW BUSINESS - None**

**7. OLD BUSINESS - None**

**8. OTHER BUSINESS – None**

**9. ADJOURNMENT**

It was noted that Nicole Ehrhart will no longer be serving as Township Solicitor. She was thanked for her many years of service to the Township.

**CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 8:00 p.m.**

Respectfully submitted,

Secretary

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