

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
FEBRUARY 16, 2012**

MEMBERS IN

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

ALSO IN

ATTENDANCE: Jim Baugh, Director of Community Development
John Luciani, First Capital Engineering
Charlie Rausch, Solicitor
Sue Sipe, Stenographer

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. DECEMBER 15, 2011

MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF DECEMBER 15, 2011 AS PRESENTED. MR SWOMLEY SECONDED. MOTION UNANIMOUSLY CARRIED.

B. JANUARY 19, 2012

MR. WURSTER MOVED FOR APPROVAL OF THE MEETING MINUTES OF JANUARY 19, 2012 AS PRESENTED. MR SWOMLEY SECONDED. MOTION UNANIMOUSLY CARRIED.

3. ACTION ITEMS

A. SD-10-02 Harley Davidson Campus Separation

Tim Beiber, NuTec Design Associates

Mr. Beiber indicated the applicant, Harley-Davidson, is proposing to tie in to the streetscape landscaping in the area anticipated for development with the required buffer. He noted the section of Eden Road that parallels the parking lot is narrow with steep slopes. Mr. Beiber stated this narrow roadway section was built to move it away from the Harley plant to provide for the parking lot on the inside of the roadway. He noted there are also environmental concerns to be addressed which are anticipated when this area goes to development. They are requesting to have a note put on the plan to specify that the streetscape buffer would be done either at the time of the land development or if a land development plan does not occur the building permit required for occupancy on the old footprint of Building 2 would be tied to either of those.

Mr. Beiber noted there will be difficulties with installing the streetscape buffer as it is shown due to the physical constraints in the area, which may result in the landscaping not conforming to the exact definition of the Ordinance.

Mr. Beiber noted they have been working with Mr. Kourtney who is handling the legal aspects of the subdivision. Mr. Beiber indicated Mr. Kourtney is recommending the note to be placed on the plan to accept as otherwise proposed on this plan, landscaping and buffer yards required pursuant to §289-35.c shall not be required to be installed pursuant to this plan but shall be required to be installed upon the earlier of (1) commencement of land development of Lot #2 or any portion thereof pursuant to a land development or (2) construction of a principal commercial building on Lot #2 in the event that for any reason a land development plan is not required for such building.

Attorney Rausch stated that adding the six month note is acceptable.

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 REGARD TO SD-10-02 HARLEY DAVIDSON, TO RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE WAIVER OF §289-35.C BUFFER YARD BE GRANTED WITH THE FOLLOWING MODIFICATIONS: LANDSCAPING AND BUFFER YARDS SHALL BE REQUIRED TO BE INSTALLED UPON THE EARLIER OF,
(1) COMMENCEMENT OF LAND DEVELOPMENT OF LOT #2 OR ANY PORTION THEREOF PURSUANT TO A LAND DEVELOPMENT, OR
(2) CONSTRUCTION OF A PRINCIPAL COMMERCIAL BUILDING ON LOT #2 IN THE EVENT THAT FOR ANY REASON A LAND DEVELOPMENT PLAN IS NOT REQUIRED FOR SUCH BUILDING.
(3) A SIX MONTH NOTE SHALL BE ADDED TO THE PLAN AT THE REQUEST OF THE TOWNSHIP.
SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.

B. C-12-01 The York Mall

Ron Secary, Snyder, Secary & Associates

Applicant has developed a proposal for a master plan pertaining to possible future development of the overall "York Mall" site in accordance with the adopted Town Center Overlay. In this master plan, they have depicted site improvements pertaining to each of the current proposed restaurants, Buffalo Wild Wings and Chik-Fil-A, as well as additional on site improvements that the developer will make for the overall site. These improvements include, additional streetscape landscaping along E. Market Street and Northern Way and sidewalk extensions & traffic light improvements. The proposed master plan depicts which leasing spaces will be responsible for which frontage developments, as future development occurs. As each new tenants space is leased out, individual LD plans will be submitted as required.

Comments: The applicant is requesting a recommendation and comments from the Planning Commission to the Board of Supervisors for the proposed conditional use application.

Mr. Secary stated the plans are for redevelopment of out parcel pad work at the York Mall at the corner of East market Street and Northern Way, which necessitated submitting a conditional use plan. The area is in the Commercial-Highway zone and within the Town Center Overlay district, which requires a master plan submission for any work done within the center.

Mr. Secary reviewed the proposal as shown on the plan, noting the Blockbuster Video located south of the Wal-Mart will be torn down and replaced with a Chick-Fil-A Restaurant. They are proposing to build a Buffalo Wild Wings restaurant in the pad area at the corner between the Sam's gas pumps and

Applebee's. Numerous meetings were held with Township Staff and the Township Engineer to work through the major elements.

Mr. Secary noted the land development plans will be presented following approval of this plan and will provide more detail on the specific nature for both restaurant developments. He noted both will have public utilities. In addition, they are not proposing any new driveways or other development that would change the dynamic of the circulation within the center. Both restaurants will have improvements along the frontage. The Chick-Fil-A restaurant will have landscaping from the eastern property line the entire way to the main access in front of Wal-Mart. In front of Buffalo Wild Wings there will be an extension of the existing sidewalk all the way to the signalized intersection. With the proposed landscaping improvements there will be pedestrian connectivity from the eastern terminus of the property all the way to Northern Way. Mr. Secary stated although they are unsure of the future concept master plan for redevelopment, they have attempted to determine areas of the site that may be developed.

Mr. Secary noted that the developer is proposing, in conjunction with this master plan the improvements as stated, traffic improvements as indicated in a January 9 letter to include providing emergency vehicle preemption, battery back up and generator plugs at East Market Street and Northern Way.

Mr. Secary pointed out the additional landscaping as shown on the plan which shows dense planting. The illustration for the proposed plantings along Market Street was given to the Board and is consistent with the Town Center Overlay.

Traffic was discussed. It was noted that a traffic study was conducted approximately a year ago. It was noted traffic would be addressed when the land development plan is submitted.

At the request of Attorney Rausch, Mr. Secary reviewed §325-200. H which refers to design standards for re-using buildings:

- Guidelines stating "locate primary building entrances towards the street." Mr. Secary noted the Buffalo Wild Wings entrance is on the south side so it is visible to the street. Chick-Fil-A is rotated in that direction, but they have a drive through facility which necessitates it being oriented in that manner.
- Provide 25% transitional materials on each story below the roofline. Mr. Secary stated during the presentation by the applicant for Buffalo Wild Wings the elevations would be presented. He noted there would be awnings and substantial windows along all sides which will exceed the 25% criteria. The same is anticipated for Chick-Fil-A.
- Locate parking to the side and rear of the principal building – For both restaurants the parking is all on the side and rear of each building.
- Provide pedestrian pathways in accordance with circulation standards – The pedestrian pathways will exist for both of those facilities.
- Landscape along the edges of the property – Mr. Secary confirmed they are landscaping the entire frontage from the eastern property line to the access point for Chick-Fil-A and also in front of the Buffalo Wild Wings, consistent with the Ordinance.
- Add landscape islands with trees throughout the parking areas – There are seven landscape islands anticipated with the land development plans. The specifics are shown on preliminary submission.
- Utilize pedestrian scale façade articulation – Changes in plane in all facades distinguishes this building story and apply regularly spaced store fronts. Both restaurants have distinct differentiation between the roof line and proportions of the building, demonstrating architectural interest.

Mr. Secary reviewed what they intend to introduce to the Board of Supervisors as exhibits.

Mr. Baugh reiterated this is a conditional use not a land development plan. He noted that the master plan identified in the Town Center Overlay is not required for the purpose of the zoning district regulations to meet the minimum submission requirements for a preliminary or final land development plan.

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 REGARD TO SD-10-02 TO RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE MASTER PLAN FOR THE SITE BE APPROVED AND THAT THE LAND DEVELOPMENT PLAN APPLICATION FOR THE TWO RESTAURANT SITES DESCRIBED IN THE APPLICATION BE CONSIDERED AND REVIEWED WITH THE CONDITIONS LISTED:

- **A DEVELOPER’S AGREEMENT BETWEEN THE APPLICANT AND THE TOWNSHIP SHALL BE AGREED UPON PRIOR TO APPROVAL OF ANY SUCH LAND DEVELOPMENT PLAN APPLICATION.**
- **ANY SUCH LAND DEVELOPMENT PLAN SHALL BE SUBJECT TO THE SPRINGETTSBURY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THE SPRINGETTSBURY TOWNSHIP ZONING ORDINANCE INCLUDING ARTICLE XXXIII, T-C TOWN CENTER OVERLAY.**

SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.

4. BRIEFING ITEMS

A. LD-11-01 – Buffalo Wild Wings

Scott DeBell, C.S. Davidson

Mr. DeBell provided background information, showing the site plan between Applebee’s and the mall access drive along Northern Way. He noted the front entrance to the building is facing Northern Way with parking to the side and the rear, which meets the requirements. The Applebee’s entrance is on the far side, with their parking area on the opposite side. Mr. DeBell stated they will be infilling the area with curbs and, landscaped islands in the parking lot. A six foot wide sidewalk will connect the corner to the existing sidewalk, providing access to the front door of the restaurant. Mr. DeBell pointed out detention in the area and proposed underground pipes in the parking lot as well, with utilities, sanitary and water tying into the existing infrastructure at Wal-Mart.

Discussion was held regarding the following:

- Traffic flow, including congestion in the internal intersection - The applicant was advised to analyze the tight turning radius to determine how to make the intersection safer when making a right from the mall access drive; also assess creating safer conditions when vehicles are leaving the new restaurant.
- Screening along the open air eating area – The applicant was requested to re-evaluate the screening for denser buffering.
- Parking spaces - It was noted that the parking spaces are determined by the square footage of all the various uses in the mall.
- Parking lot lighting is in accordance with the mall’s existing light. Mr. DeBell stated this is to be determined, and noted there are two light poles in that existing parking area that need to be relocated.
- It was noted the applicant will be designing stormwater for the one acre site.

5. WAIVER RECOMMENDATIONS – None

6. OLD BUSINESS – None

7. NEW BUSINESS

A. ACT 167, York County Proposed Stormwater Management Ordinance

Mr. Baugh provided a schedule of the current status of the proposed ordinance. He noted representatives from York County Planning will be in attendance at the next meeting to give a presentation on the regulations. Mr. Baugh reviewed the handouts which included the following:

- Draft Storm Water Management Ordinance prepared by First Capital
- Listing of portions of the current storm water ordinance
- Revisions of the draft with definitions added
- Draft of the suggested administrative procedure post enactment
- Storm water questionnaire to be completed by the applicant
- Draft sample of the potential storm water plan for smaller applications

Mr. Baugh stated concerns from Community Development:

- The impact on smaller projects and implementing the ordinance, due to costs
- The applications may be confusing and complicated for the residents

Mr. Baugh reviewed the impact levels for the stormwater management requirements and the exemptions.

The inspections were discussed. Mr. Baugh stated they heard that DEP is not policing nor do they intend to police the storm water management ordinance. The only thing they want is to be notified that the township has an active storm water management ordinance.

Mr. Baugh stated the first action will be to submit the ordinance to York County Planning for review.

The next meeting will begin at 5:30 in order to accommodate the meeting with the York County Planning Committee.

8. OTHER BUSINESS

Mr. Stuhre was welcomed as a new member to the Planning Commission.

Since several members were not present for the vote of the officers for 2012 at the January meeting, the slate was represented:

ALAN MACIEJEWSKI – CHAIRMAN
MARK ROBERTSON – VIDE CHAIRMAN
MARK SWOMLEY – SECRETARY

MR. SWOMLEY MOVED TO APPROVE THE SLATE AS PRESENTED. SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.

9. ADJOURNMENT

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 7:40 P.M.

Respectfully submitted,

Secretary

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