

APPROVED

**SPRINGETTSBURY TOWNSHIP  
PLANNING COMMISSION  
FEBRUARY 7, 2013**

**MEMBERS IN  
ATTENDANCE:**

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

**ALSO IN  
ATTENDANCE:**

Angela Liddick, Deputy Zoning Officer  
John Luciani, First Capital Engineering  
Seth Springer, 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. DECEMBER 20, 2012**

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

**B. 2013 Planning Commission - Reorganization of Officers**

**MR. STUHRE PRESENTED THE FOLLOWING SLATE OF OFFICERS FOR 2013:**

**ALAN MACIEJEWSKI - CHAIRMAN  
MARK ROBERTSON – VICE CHAIRMAN  
MARK SWOMLEY – SECRETARY**

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

**3. BRIEFING ITEMS - None**

**4. ACTION ITEMS**

**A. LD-12-06 – Susquehanna Bank**

John Murphy, Alpha Consulting Engineers  
Tom Scully, Alpha Consulting Engineers  
Richard Arcuri, Susquehanna Bank

Project Narrative: This land development plan proposed to construct stand-alone branch of Susquehanna Bank. This will be a 3,800 square foot building. Access to the facility will be off Whiteford Road. The access way will be realigned for proper traffic maneuvering in association with the mall access, directly north off of Whiteford Road.

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

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

1. SALDO (289-10) Preliminary plans; procedure. Applicant is requesting to waive the requirement of submitting a preliminary plan.
2. SALDO (289-13.A) Final plans; specifications. Applicant is requesting to submit the plan at a scale of 30 feet to the inch.
3. SALDO (289-42.B) Obstructions to vision. Applicant is requesting a waiver pertaining to clear sight triangles at intersections.

The following outstanding items may be considered conditions of approval:

1. SALDO (289-12) Final plans; procedure.
  - A.1. Applicant shall provide a copy of the final plans in pdf format.
  - A.2.g. Applicant shall submit a copy of the letter of adequacy from YCCD.
  - C. Applicant shall provide the Township with financial guarantee for required improvements.
2. SALDO (289-13.A) Final plans; specifications.
  - 13.A. Applicant shall submit a copy of the final plans on Mylar material.
  - 13.A.5. Applicant shall provide the name, seal and signature of the registered surveyor.
  - 13.B.6.c. Applicant shall provide the seal and signature of the dedication & release bond corp.
  - 13.B.6.e. Applicant shall provide the signature and seal on the survey data.
  - 13.B.6.f. Applicant shall provide the signature and seal on the general plan/report data.
3. SWMO (281-23.D) Applicant shall provide a copy of the as built drawings of the stormwater facilities in both paper and electronic format.
4. SWMO (281-25.A) Applicant shall provide an operation and maintenance agreement for the stormwater facilities.

The following items are still outstanding:

1. SALDO (289-41.J.7) Proposed street system. The required queue length for the left turn lane shall be 120'.
2. SALDO (289-21) Traffic impact studies.
  - .D.7 & .E.2 Applicant shall address the capacity analysis/level of service traffic comments as stated on the FCE tracking sheet dated 1/8/13.
  - E.3 Applicant shall facilitate the drops in levels of service at the Mt. Zion/Whiteford Road intersection.
3. Applicant shall provide a diagram displaying all possible conflicts at the mall entrance/site driveway intersection and facilitate related comments as listed on FCE tracking sheet dated 1/8/13.

The applicant proposed to build a new bank at the former Pfaltzgraff Property located at 2900 Whiteford Road. They requested approval of the land development plan. Mr. Murphy noted they had met with the Township Engineer and addressed the comments. They are seeking a recommendation to the Board for the waivers requested and also for the land development plan.

Mr. Murphy provided an update on the plan, noting this is a redevelopment project. The old building is being taken down in order for a new bank to be constructed. They are requesting a waiver of throat length access to the driveway. He noted they are improving the existing conditions and the bank will generate less traffic than the previous uses to the site. They are also realigning the driveway. Additionally, there is negotiation in conjunction with Staff and the Board of Supervisors denoting they will be contributing to a future traffic signal at that location. Mr. Murphy stated that currently the traffic signal is not warranted for the traffic trips

proposed. However, as additional uses come into the site, a traffic signal may be necessary at some future date. Therefore, the applicant has agreed to provide funding to the Township for the additional traffic light that may be required in the future. The contribution is valid for 10 years, subject to Board approval.

Mr. Murphy noted the site was designed so that when the traffic light becomes warranted, it will be appropriate.

Discussion was held regarding outstanding traffic issues. It was noted the required queue length for the left turn lane shall be 120 ft. Mr. Luciani noted this is a medium volume driveway and left turns are prohibited.

It was noted a driveway cut was placed to gain access to a loading dock at the rear of Twitter. Concern was expressed that when traffic is queued up at the intersection, motorists may attempt to shortcut the left out of the main entrance by going to the side entrance to the west.

The applicant was asked to discuss with the developer the possibility of adding a "Do Not Enter" sign and also add line painting to deter traffic from cutting across at that location.

Mr. Scully addressed the waiver for the site triangle, noting it is being requested because the throat length is 110 ft. and the requirement is for 150 ft.

Mr. Springer stated he would research and verify that if in fact a waiver was granted and there was an accident, the injured party could not hold the township liable.

It was noted that the queue length waiver was formally filed and shall be considered as Waiver #4.

It was noted that County comments were addressed.

Discussion was held regarding the Pfaltzgraff barn at this site being recognized by the PA Register of Historic places as a historical spot. Both Mr. Murphy and Mr. Arcuri confirmed that all proper verifications were made to assure it is not recorded as a historical building.

Discussion was held regarding the waiver request for §289-42.B – applicant is requesting a waiver pertaining to clear sight triangles at intersections. The applicant shall use stop conditions with adequate sight distance in lieu of clear sight triangles. It was determined the stop condition is the justification for that waiver.

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-12-06, SUSQUEHANNA BANK 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 30 FEET TO THE INCH.**
  - 3. SALDO (289-42.B) OBSTRUCTIONS TO VISION. APPLICANT SHALL USE "STOP" CONDITIONS WITH ADEQUATE SIGHT DISTANCE IN LIEU OF CLEAR SIGHT TRIANGLES.**
  - 4. SALDO (289-41.J.7) PROPOSED STREET SYSTEM. THE REQUIRED QUEUE LENGTH FOR THE LEFT TURN LANE SHALL BE 120'.**
- SECONDED BY MR. STUHRE. MOTION UNANIMOUSLY PASSED.**

**MR. SWOMLEY MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-12-06, SUSQUEHANNA BANK, TO RECOMMEND APPROVAL OF THE PRELIMINARY/FINAL PLAN WITH THE FOLLOWING CONDITIONS:**

- 1. SALDO (289-12) FINAL PLANS; PROCEDURE.**
  - A.1. APPLICANT SHALL PROVIDE A COPY OF THE FINAL PLANS IN PDF FORMAT.**
  - A.2.G. APPLICANT SHALL SUBMIT A COPY OF THE LETTER OF ADEQUACY FROM YCCD.**
  - C. APPLICANT SHALL PROVIDE THE TOWNSHIP WITH FINANCIAL GUARANTEE FOR REQUIRED IMPROVEMENTS.**
- 2. SALDO (289-13.A) FINAL PLANS; SPECIFICATIONS.**
  - 13.A. APPLICANT SHALL SUBMIT A COPY OF THE FINAL PLANS ON MYLAR MATERIAL.**
  - 13.A.5. APPLICANT SHALL PROVIDE THE NAME, SEAL AND SIGNATURE OF THE REGISTERED SURVEYOR.**
  - 13.B.6.C. APPLICANT SHALL PROVIDE THE SEAL AND SIGNATURE OF THE DEDICATION & RELEASE BOND CORP.**
  - 13.B.6.E. APPLICANT SHALL PROVIDE THE SIGNATURE AND SEAL ON THE SURVEY DATA.**
  - 13.B.6.F. APPLICANT SHALL PROVIDE THE SIGNATURE AND SEAL ON THE GENERAL PLAN/REPORT DATA.**
- 3. SWMO (281-23.D) APPLICANT SHALL PROVIDE A COPY OF THE AS BUILT DRAWINGS OF THE STORMWATER FACILITIES IN BOTH PAPER AND ELECTRONIC FORMAT.**
- 4. SWMO (281-25.A) APPLICANT SHALL PROVIDE AN OPERATION AND MAINTENANCE AGREEMENT FOR THE STORMWATER FACILITIES.**
- 5. APPLICANT SHALL PROVIDE A 10-YEAR CONTRIBUTION FOR THE SIGNALIZED INTERSECTION.**
- 6. APPLICANT SHALL PROVIDE A COPY OF THE DEVELOPER'S AGREEMENT.**
- 7. APPLICANT SHALL REMOVE THE BUSINESS SIGN FROM THE DRAWING PACKAGE.**
- 8. APPLICANT SHALL PROVIDE A "DO NOT ENTER" SIGN AT THE EASTERN ENTRANCE AND MARKINGS AT THE EXIT OF THE MAIN ENTRANCE TO DIRECT TRAFFIC AROUND THE ISLAND.**

**CONDITIONS 5, 6 AND 7 AS NOTED ON THE PLAN SUMMARY WERE STRICKEN.**

**SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.**

- 5. ZONING & WAIVER RECOMMENDATIONS – NONE**
- 6. OLD BUSINESS - None**
- 7. NEW BUSINESS- None**
- 8. OTHER BUSINESS**

**A. Discuss Amendment to Zoning Ordinance Regarding Mobile Signage.**

§325-103. General Regulations

O. ~~Mobile signs, including~~ .... Persons in costumes used to attract public attention are not permitted within any public right-of-way.

Attorney Springer stated the amendments to the sign ordinance will cover individuals walking in thoroughfares promoting advertising, such as Liberty Tax Service.

Discussion was held regarding the phrase ‘persons in costume’ as to whether this will adequately address persons carrying signs, i.e., “going out of business”, or persons advertising but not in costume.

Ms. Liddick explained the revision was requested due to trying to address what to do with the Liberty Tax people this year due to a discrepancy in the Ordinance as to whether people were considered mobile signs. She noted that under the Ordinance mobile signs are listed as prohibited, however, in another section mobile signs are listed as permitted including people in costume. This revision will clarify that people in costumes are no longer being considered as mobile signs. They will not be permitted in the right of way.

It was decided to amend the wording to state “Persons attempting to attract public attention either in costume or carrying mobile signage are not permitted within any public right of way.”

Attorney Springer indicated he will consult with Mr. Rausch to add the purpose to the definition.

It was noted the intent of the revision is not to impact an individual’s income and/or freedom of speech.

The revisions will be re-drafted and re-presented at the next meeting.

## **B. Tower Issue**

Att. Springer indicated this issue was presented for informational purposes. He noted if an individual submits an application for what is referred to as “collocation”, replacement, additions to existing structures or facilities, Act 191 sets forth the template on how to act. Once that issue comes about, then a red flag goes up to indicate it needs to be reviewed. If more information is needed, 30 days are allowed to request more information which pauses the 90 day period. Once it is submitted, the clock starts running again after they answer the question. It also puts limitations on how they can change the dimensions. There are restrictions on significant changes or additions to the area surrounding it or the tower itself. It also encompasses anything that this telecommunications equipment can be attached to which is already existing.

Although the individual is not required to obtain a zoning permit, this can be reviewed for structural integrity under the UCC. This provides the right to review these plans to make sure it is safe. This cannot be used as a weapon by individuals who are trying to do an expansion at 4G and put whatever they want on the towers and the facilities. They can replace and/or add but they can’t change the dimensions which equates to a substantial change in either the facility or the structures.

If additional information is needed, ask for information within the first 30 days and if the information provided is not enough, then it can be denied based on incomplete information.

No action is necessary, however, if an application comes in, know that this is evoked. Questions can be directed to Att. Springer.

## **3. Town Center Overlay Discussion**

Chairman Maciejewski stated that the Board of Supervisors has expressed interest in holding a work session with the Planning Commission to address the Town Center Overlay since the Ordinance has been in effect for approximately 2 years. This session would be to discuss and evaluate it for updates and/or changes.

It was recommended to hold the session at the regular Planning Commission meeting on February 21 at 6:00 pm.

Angie will ask Mr. Holman to generate a list of the issues to the Planning Commission.

**9. ADJOURNMENT**

**CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 7:30 p.m.**

Respectfully submitted,

Secretary

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