

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
MAY 17, 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
Bill Gralski, First Capital Engineering
Nicole Ehrhart, 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. APRIL 19, 2012

MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF APRIL 19, 2012 AS PRESENTED. MR. STUHRE SECONDED. MOTION CARRIED. TWO ABSTENTIONS.

3. ACTION ITEMS – None

4. BRIEFING ITEMS

A. SD-11-02 – BENSINGER SD (continued)

Dan Krupe, LSC Design
Dan Kordich, LSC Design

Mr. Krupe stated the plan was initially presented at the April meeting to introduce a one lot residential subdivision as a briefing item. This entails creating a 4½ acre lot for the property located at 3850 Trout Run Road. The main topic of discussion at that meeting was the small flow treatment facility the applicant is proposing due to poor soil conditions. He noted the Planning Commission had asked for additional information regarding where these are currently functioning within the Township. The SEO, Brad Hengst, created a list indicating the location of current permitted and/or functioning small flow treatment facilities. Mr. Krupe provided a cost estimate prepared by Kinsley Construction to install a private force main to the 4½ acre lot, indicating it is approximately \$124,000. Mr. Krupe stated the applicant is seeking the recommendation of the Planning Commission on whether they would allow the small flow treatment facility for this site.

It was noted that the systems on the list are the result of an existing residence having a failing sewage system, with the exception of one.

Mr. Luciani reviewed the costs of the pump station, stating the estimate presented is not accurate.

Discussion was held regarding the possible options for the applicant's property. It was noted that the applicant could attach the lot to their existing property. Or, the applicant could also provide an on-lot disposal or connect to public sewer.

Mr. Krupe stated there are some deed restrictions with the current lot that would restrict them doing any additional construction in the future.

Mr. Krupe questioned the reason for the Township not being in favor of the small flow treatment. Mr. Luciani explained that it is discouraged since if the owner does not maintain it, then the Township must maintain it.

5. WAIVER RECOMMENDATIONS - None

6. OLD BUSINESS

A. Stormwater Ordinance

Mr. Baugh stated that a meeting was held with York County Planning and subsequently with Mike Shaffer to review his comments which were forwarded to Mr. Gralski. Mr. Gralski combined the County's recommendations with the current Ordinance.

It was noted the revised Ordinance has been formally reviewed by the County, the Township and DEP, with verbal approvals.

Mr. Gralski explained that this Ordinance meets the MS4 requirements in as far as the storm water management Ordinances as required.

There were several inconsistencies in the version that the Planning Commission was viewing. Mr. Gralski confirmed that in the finalized copy all inconsistencies were corrected.

The revised Ordinance will be presented to the Board of Supervisors in June.

It was noted that Level 1 of the Ordinance is a simplified version that provides for a resident seeking a permit to sign a document indicating their agreement to prevent runoff onto other properties. It was noted that this document will be referenced in the Ordinance.

It was also recommended to add a date to the signature page of the revised Ordinance.

A MOTION WAS MADE BY MR. ROBERTSON TO ADOPT THE STORM WATER ORDINANCE WITH THE REVISIONS NOTED. SECONDED BY MR. SWOMLEY MOTION UNANIMOUSLY APPROVED.

B. York Township Map Review

Mr. Baugh stated that York Township is revising their official map and is looking for comments. Mr. Luciani stated that the Springettsbury property municipal line as shown on the map is consistent with other maps. He also noted the map is showing future road improvements.

C. RV Ordinance

Mr. Baugh indicated that a meeting needs to be scheduled to discuss revamping the RV Ordinance. It was decided to hold the meeting on June 14.

7. NEW BUSINESS - None

8. ADJOURNMENT

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 7:05 P.M.

Respectfully submitted,

Secretary

/ses