

**APPROVED**

**SPRINGETTSBURY TOWNSHIP  
PLANNING COMMISSION  
JULY 19, 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  
Charles 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. MAY 17, 2012**

**MR. WURSTER MOVED FOR APPROVAL OF THE MEETING MINUTES OF MAY 17, 2012 AS PRESENTED. MR. STUHRE SECONDED. MOTION UNANIMOUSLY CARRIED.**

**B. JUNE 21, 2012**

**MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF JUNE 21, 2012 AS AMENDED. MR. WURSTER SECONDED. MOTION CARRIED. MR. SWOMLEY AND MR. STUHRE ABSTAINED.**

**3. ACTION ITEMS - None**

**4. BRIEFING ITEMS**

**A. LD-12-02 – Chick-Fil-A**

Att. Mark Stanley  
Justin Thornton, Mazer Consulting  
John Martinez, Chick-Fil-A

Att. Stanley indicated after submitting the plan they met with Staff for review and received their comments.

He noted this plan is part of the master plan for the mall submitted to the Township at the end of 2011. At that time two uses were proposed and identified - Buffalo Wild Wings and Chick Fil-A.

Mr. Thornton identified the Chick Fil-A restaurant on the site, by means of the aerial plan as to where it is in connection with the mall. He identified the major planning components as illustrated by the rendering explaining the following information:

- This is a full service restaurant located at the site of the former Blockbuster Video.
- They will relocate the shared entrance with Home Depot.
- 78 parking stalls for the site – more than the Ordinance requires.
- Proposing a loading zone behind the trash compactor along the drive aisle with Home Depot.
- The brick building is 4700 sq. ft. with 113 interior seats.
- They are proposing 20 exterior seats that will be placed on a concrete patio along the East Market Street frontage.
- An isolated drive through lane to service customers.
- Dual ordering lanes and a dual ordering station which will merge into one lane.
- A study was conducted to determine the most efficient process to keep the line moving.
- There are two team members inside taking the orders. There are three cameras to help the employees direct customers to move forward. There is another camera at the merging location.
- All Chick-Fil-A restaurants are closed on Sunday.

Discussion included:

- Traffic improvements being done by the landlord.
- Concern about vehicles traveling across the south end of Wal-Mart. The access doorway for the store creates a hazard for pedestrians since it opens directly out into the traffic lane.
- Truck traffic coming off Concord Road. One of the access points would be onto the joint driveway with Home Depot. There is a shared access driveway between the lease pad of Chick-Fil-A and Home Depot on the other side of the access drive.
- Lanes of traffic shown on the plan are not a typical pass through but two service lanes to be serviced by the window.
- The existing fence located at the back of the building presents a blind corner because the site distance is restricted resulting in a safety hazard. The applicant will need to assess that issue.
- Parking calculations as determined by the former Blockbuster footprint which is a slight increase over the current parking.
- Concern about pedestrian walkway going across the island. There is a tight turn in to the facility making the right hand turn off of Market Street. Mr. Thornton pointed out the location of the existing sidewalk around their lot. They are proposing sidewalk connection from along East Market Street into their site. They are not proposing to change any of the existing sidewalk. It was noted that THF will be widening sidewalk in conjunction with each parcel.
- The trash enclosure is a brick structure. Mr. Thornton explained how the trash truck will approach the enclosure. They are facing it out with a larger grass island with other trucks coming behind Wal-Mart instead of in front. It was recommended to have the fire department check out the drive around for their trucks as well. They will provide the plan to the fire department.
- Truck deliveries come in at the service yard door. Mr. Martinez reviewed the deliveries and the control of the trucks. He noted that the typical store receives 1-2 large deliveries a week, which comes by way of a tractor-trailer. The deliveries occur approximately 8:30-9:00 a.m.
- The hours of the restaurant are 6:30 a.m. to 10 p.m. Monday through Saturday.
- They have a lighting plan.
- They have underground stormwater.

In discussion of potential waivers, Mr. Thornton indicated that they may request the preliminary plan process to allow them to go to a combined preliminary final. Mr. Thornton also indicated the uniqueness of the plan is that this is a redevelopment and existing building. Consequently, several of the subdivision and land development requirements have to be reviewed because of the redevelopment. He noted they would like to compare waiver requests submitted by Buffalo Wild Wings. Some of the requirements are a complete survey of the entire site. Since this is a leased line and only a small portion of the mall, they

may request to waiver that requirement in respect to the meets and bounds description of the entire site. They can provide the lease line delineation.

Mr. Thornton stated they reviewed the Town Center Overlay and part of the architecture was modified to address some of the requirements specifically regarding the windows. The CFL architectural team took their initial architectural rendering and modified it.

## **5. ZONING & WAIVER RECOMMENDATIONS**

### **A. C-12-02 Sofajo LP 3013 E. Market Street Conditional Use Recommendations**

Eric Johnston  
Frank Messina  
Ted Piper

General Case Summary: The applicant is applying for a conditional use due to the referenced property being located within the Town Center Overlay. Applicant is proposing to subdivide the property into two parcels. The first parcel will house a retail sales building for a single business and the second parcel will house a retail strip center, to include three tenant spaces. The strip center is proposed to include a drive through facility. This property exists as a single 2.05 acre site and currently houses the Springettsbury Fire Station.

Mr. Johnston indicated the conditional use application package was distributed. He noted there will be a land development plan issued later, but the first step is to apply for the conditional use. The property is in the Highway-Commercial zone but also under the Town Center Overlay. The property is at the site of Market Street and Mill Street intersection. It is currently the Springettsbury Fire Station. They are proposing to raze the existing structure and subdivide the property into two lots. One lot will be a strip retail center with a drive through use. The other lot is a proposed Auto Zone store. The proposed uses are allowed by the Zoning Ordinance for the C-H district. However, the Town Center Overlay requires a conditional use process to determine if there are any conditions the Township would want to place on the approval.

Sheet 2 – provides the general provisions the applicant must demonstrate for the use. There are six items to be consistent with the Township's Comprehensive Plan.

1. The use must be consistent with the Township development objectives which state that redeveloping under utilized commercial sites will attract a diverse range of businesses.
2. They must comply with other township, state and federal laws
3. The site is served by public water and sewer with the York Water Company as well as Springettsbury system.
4. The site will be designed in accordance with the subdivision land development ordinance – if something specifically could not be met a waiver would be requested.
5. The proposed use would not substantially change the character of the neighborhood. Mr. Johnston stated they feel it is in harmony with the streetscape and uses being proposed.
6. There would be no impact on the schools, fire services available, or emergency services that would be provided along the corridor.

Regarding Zoning §325 – Items A-C on Sheet 4 of 4 - They are going through the necessary steps in order to comply with the Town Center Overlay process. Mr. Johnston stated the plan was presented to Staff and received preliminary comments. At the time of the land development they will provide detailed renderings with photometric lighting and landscaping details. Photos were provided of the existing streetscape as well as renderings of the strip center as well as the Auto Zone prototype.

They propose to use the existing entrance located along Market Street for right-in, right-out movement. They will be using the signal protection at the existing drive into the Home Depot and have requested TRG to investigate the queuing length for left turns out.

Each lot is approximately 1 acre. Two of the users have been identified – Dunkin Donuts and Sweet Frogs. The third use has not been identified. On Lot #1 is the Auto Zone building. In compliance with the Town Center Overlay district wider sidewalks will be installed as well as street landscaping and internal landscaping.

Discussion was held regarding the following:

- Transition area for landscaping along the Home Depot property.
- They are proposing 85 parking spaces – 73 are required by the ordinance.
- Architecture –using the branded colors which are important to their marketing line. It was requested that the applicant review the architectural aspects in order to conform to the uniformity of surrounding Architecture in the area.
- Landscaping between Barnhart Inn and the site.
- Access from the site onto Market Street. Noted options for alternate access, including exiting out the rear of the property and connecting the driveway.

Mr. Don Eckert, representing the existing property, clarified comments about the existing conditions including traffic at the current site. He noted they currently use the rear exit which allows a left turn at the light. He discussed current traffic with ambulance calls and fire calls and thought the traffic would be less than it currently is in that location. He also confirmed the grass and the trees on the west side belong to Home Depot. On the East side near Barnhart’s Inn there is no access to the property to get to the rear and he also noted there are trees behind the lot.

**MR. SWOMLEY MOVED WITH REFERENCE TO C-12-02 SOFAJO LP TO RECOMMEND APPROVAL OF THE CONDITIONAL USE TO THE BOARD OF SUPERVISORS. SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY CARRIED.**

**6. NEW BUSINESS - None**

**7. OLD BUSINESS -None**

**A. RV Ordinance**

Discussion was held regarding changes and recommendations to the RV Ordinance. Mr. Baugh indicated he added Mr. Rausch’s comments to the draft.

Mr. Baugh pointed out the recommended revisions:

- §325-138 –added boats and trailers to the title of the Ordinance.
- RV’s may be parked or stored in any zoning district provided the recreational vehicle boat or trailer is solely owned by the owner of the property upon which it is stored.
- Under classifications of recreational vehicles - divided vehicles into two classifications:
  - Class 1 - recreational vehicle with a length less than 28 ft. with a height of less than 8 ft., excluding the tongue.
  - Class 2 – recreational vehicles with a length of 28 ft. or more and a height of 8 ft. or more, excluding the tongue.
- Number of recreational vehicles permitted to be parked on the lot at any one time. No limit if stored in a building. Outside – one Class 2 vehicle and one Class 1, or two Class 1 vehicles with no Class 2 vehicles.

Discussion was held on how to define the building. The Ordinance states the structure must have a roof supported by columns or walls.

- The recreational vehicle cannot be stored in such a manner that it overhangs into any public right-of-way, closer than 12 ft. to the curb on any public street. It cannot block any sidewalk and can not create a safety hazard.
- The recreational vehicle can be parked in the front yard setback but it must be 100 ft. from the public right-of-way line.
- A Class 1 recreational vehicle must maintain a minimum 10 ft. setback on any side property line. A Class 2 vehicle must meet all requirement setbacks in the side yard for that district. The rear setback is 10 ft. for both Class 1 and 2.

Discussion was held as to the preference for a Class 2 to conform to the setbacks for that district as well as the 10 ft. The reason for the 10 ft. is because that is the requirement for a swimming pool in the Ordinance. The alternative would be to have Class 1 and Class 2 equal in the rear yard or as stated above, which conforms to the current setbacks for the district. Mr. Baugh recommended from a enforcement prospective to follow the setbacks of the district. Mr. Rausch concurred.

- The parking surface permitted for motorized vehicles includes concrete, asphalt, pavers, brick, crushed stone, gravel or other material as approved by the zoning officer.

Discussion was held regarding eliminating the wording “free from weeds or other vegetative growth”.

- Outside electric lines must comply with the National Electric Code of UCC of PA for outdoor electrical hookup.
- Added wording to include that the RV can be parked out in front of the property for 36 hours to prepare for travel.
- All recreational vehicles must be operable, registered and inspected in accordance with the laws of the Commonwealth of Pennsylvania.

**MR. ROBERTSON MOVED TO RECOMMEND ORDINANCE 325-138 AS AMENDED TO THE BOARD OF SUPERVISORS. SECONDED BY MR. STUHRE. MOTION UNANIMOUSLY CARRIED.**

## **8. ADJOURNMENT**

**CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 8:10 p.m.**

Respectfully submitted,

Secretary

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