

**MINUTES OF
SPRING GARDEN TOWNSHIP PLANNING COMMISSION
May 13, 2014**

CALL TO ORDER: The monthly meeting of the Spring Garden Township Planning Commission was held on May 13, 2014 in the Township Administration Building, 558 S. Ogontz St., York, PA.

Present: Doug George
Mike Dorgan
Dan Rooney
Bob Sandmeyer

Dave Davidson
Lynn Rinehart, Zoning Officer

PUBLIC COMMENT PERIOD: There were no public comments.

APPROVAL OF MINUTES: The minutes of the April 1, 2014 meeting were presented for approval. Motion was made by Rooney/Dorgan to approve the minutes. Motion approved unanimously.

ZONING APPLICATION - Application 125-03-14 – York Hospital, 1001 South George Street, York, PA has submitted an application for a Variance request from Section 310-27A fifty feet wide minimum setback from major thoroughfares and Section 310-8F height limitations. The property is located in the Apartment-Office (A-O) Zone.

The applicant was represented by Attorney Jeff Lobach, Bob Heidlebaugh, York Hospital and Chris Dellinger, HRG. It was noted that the correct term for this structure is “helistop” rather than “helipad”. The “helistop” requires FAA approval.

The closest point of the edge of the “helistop” structure will be 48 feet rather than the required 50 feet. The height will be 26.9 feet rather than the required 25 feet. The steep slope of the property prevents the “helistop” from being constructed in conformance with the Zoning Ordinance. Issues resulting from utility line placement also interfere with any other location for the “helistop”. The requested variance is the minimum required and will have no impact on the neighborhood or property values.

Motion to recommend approval of the Variances by Mr. Dorgan; seconded by Mr. Sandmeyer. Motion passed unanimously.

LAND DEVELOPMENT PLANS

York Hospital, 1001 S George St., York, PA has submitted a Final Land Development Plan for Emergency Department Renovations including relocating the helipad.

When the project is completed traffic flow on-site will be improved. During construction there will be minimal disturbance of traffic on Irving Road. York Hospital will work with Spring Garden Township to notify residents of traffic issues from mid-October to late December 2014. Spring Garden Township Police Chief George Schwartz is working with York Hospital and PA DOT to determine how best to control traffic on the main roads during brief periods during construction.

Stormwater Management issues have been addressed; however, four items remain outstanding to be approved by C.S. Davidson.

I have reviewed the revised plan and supporting documentation, and find that all comments in my letter of April 21, 2014 have been satisfactorily addressed. The stormwater management plan is therefore approved, subject to the following administrative conditions:

1. York County Conservation District approval of an NPDES permit is required prior to final Township approval (265-310).
2. The developer will be responsible for providing as-built plans of all Stormwater Management BMPs included with the approved plan (265-407.A). These as-built plans shall be recorded with the required Operations and Maintenance Agreement.
3. The applicant may be required to pay a fee to the Municipal Stormwater Maintenance Fund as a result of this development (265-601.D.2). The Township shall determine the applicability of a fee.
4. The applicant shall complete and record an Operations and Maintenance Agreement for all proposed stormwater facilities (265-602.A). The O&M agreement shall include the specific maintenance responsibilities for each facility.

They are requesting the following waivers:

- Preliminary Plan
- Storm Water Management
 - Outlet Control Structures
 - Maximum Permitted Depth for Detention Basins
 - Maximum Permitted Side Slopes

Mr. Sandmeyer motioned to recommend approval of the Land Development Plan with the following conditions:

York Hospital conditions of approval:

- Zoning Hearing Board approval of Variance requests
- York County Conservation District approval of E & S Plan
- Owner's signature
- Engineer's seal/signature
- YCCD letter saying E&S approval is not required
- Surety
- All Stormwater issues addressed

Motion seconded by Mr. Dorgan. Motion passed unanimously.

OTHER BUSINESS Mr. Davidson is completing the "official map" and will be distributing it for review to the Planning Commission members in a few days.

Meeting adjourned at 7:55 p.m.

Respectfully submitted,

Lynn M. Rinehart, Zoning Officer