

MINUTES OF  
SPRING GARDEN TOWNSHIP PLANNING COMMISSION  
February 1, 2022

**CALL TO ORDER:** The monthly meeting of the Spring Garden Township Planning Commission was held on Tuesday, February 1, 2022 in the Township Municipal Building, 340 Tri Hill Road, York PA. Robert Sandmeyer called the meeting to order at 6:00 p.m.

Present:	Robert Sandmeyer	David Davidson, C.S. Davidson, Inc.
	John DeHaas	Linda Keller, Zoning Officer
	Amy Mitten	
	Scott Stevens	There were 18 people in the audience

**PUBLIC COMMENT PERIOD:** None

**APPROVAL OF MINUTES:** The minutes of the December 7, 2021 meeting were approved on motion Mr. DeHaas/ second Mr. Sandmeyer. There were no public comments. Motion carried. Yes-4, No-0.

**ZONING APPLICATIONS:**

**125-02-22: Lamar Advertising of Penn LLC** has applied for a Variance to Section 310-13.D(4) Size Dimension to replace two existing billboards as one; a Variance to Section 310-13.E.1 Setback Requirement; a Variance to Section 310-13.F.3 Maximum Height, and Section 310-13.G.4 Dwell Time. The property is located on North State Street in the IP (Industrial Park) zoning district and is part of the I-83 widening project. The existing billboards must be removed from the area that PennDOT is acquiring.

Charles Rausch, Esq. and Monica Kerr were present for this application. Ms. Kerr stated that PennDOT has taken 1.824 acres of land for the I-83 widening project, leaving Lamar Advertising with a residual 1.024 acres which includes a 40' Met-Ed right-of-way. Currently there are two billboards that need to be relocated. Lamar is proposing to remove one of the billboards which is 300 sq.ft. in size with a digital face on one side and a poster face on the other. The second billboard proposed to be relocated is comprised of two 300 sq.ft. poster face on one side, and 672 sq.ft. digital face on the other side.

Dwell time standard is 5 seconds. Both billboards are currently at 6 seconds, with the 6 seconds requested for the new sign.

The state and industry standard size sign is 672 sq.ft. They are requesting the new sign at 672 sq.ft.

Setback for the sign will be 80' from the edge of roadway, but actually will be situated at the property line.

The existing signs are 56' high and the new sign is proposed for 56' high. However, due to the new location of the sign, it will be lower from the roadway than the present signs.

Motion Mr. DeHaas/ second Ms. Mitten to recommend approval of each variance as requested. There were no public comments. Motion carried. Yes-4, No-0.

**125-03-22: Kevin Geraghty** has requested a Special Exception to Section 310-10.C(4) in the IP zone, and to Section 310-9.C(5) in the Commercial zone, along with Section 310-52 for Special Exception Specific Standards. The proposal is to combine five existing single-family residential parcels into one and be improved as a

Convenience Store use on one parcel. The properties are currently known as 1643, 1645, 1655, 1691 and 1693 Mt. Rose Avenue, York PA.

Mr. Sandmeyer recused himself from participating in the discussion. Mr. DeHaas acted as Chairman. Stacey MacNeal, Esq., Neal Metzger of Site Design Concepts and Kevin Geraghty were present to discuss this application to combine 5 parcels into one and use for a Convenience Store.

The specific occupant is unknown at this time. However, the provisions of the Special Exception criteria will be addressed: outdoor lighting will comply with Township requirements, all activities will be within the building except for the fuel pumps, setbacks for the fuel pumps will comply, canopy lighting will comply, there will be prepared food provided for on-site consumption which will have less than 150 seats, no drive-thru window, pedestrian walkways are indicated, there will be small seating area outside in a fenced area, no play area, no microphone system, signage will comply with regulations, trash receptacles are provided and dumpster area will be located away from the residential properties.

If there are alcohol sales, then parking will be calculated as a sit-down restaurant. It is estimated that 61 parking spaces would be required and they are providing 80 spaces. Traffic will be further investigated with the Land Development process. There were no further questions or comments from the Commission member, engineer, staff or audience.

Motion Mr. Stevens/ second Ms. Mitten to recommend approval of this request. There were no public comments. Motion carried. Yes-3, No-0.

**SUBDIVISION/LAND DEVELOPMENT PLANS:**

**Christopher C. Eisenhart** – Final reverse subdivision plan to combine two tracts of land, located at 575 Fairview Terrace in the R-1 zoning district. John Luciani of First Capital Engineering was present and explained that there are two separate parcels on one deed for 575 Fairview Drive. The property owner would like to legally combine both parcels into one deed and include a self-imposed deed restriction that there will be no further subdivision allowed for this property.

The plan has met all the conditions previously noted in review letters.
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The following waiver(s) / modifications were considered.

1.	Stormwater Management since there is no new construction
3.	Development Agreement

Motion Mr. DeHaas/ second Mr. Stevens to approve the two waivers as requested. There were no public comments. Motion carried. Yes-4, No-0.

Motion Mr. DeHaas/ second Ms. Mitten to approve the subdivision plan as presented. There were no public comments. Motion carried. Yes-4, No-0.

**700 N. Sherman Street** - Final Subdivision plan for two parcels at 700 N. Sherman Street, located in the IP zoning district. Todd Stager of Penonni Engineering and Sam Saxton of Inch & Co were present. This is a two-lot subdivision with no improvements proposed.

Comments from CS Davidson and York County Planning Commission were reviewed. Curb and sidewalk requirement was discussed and the applicant has placed a note on the plan that if and when curb, sidewalk and road widening is required by the Township, they will have six months to have the work done.

Motion Mr. DeHaas/ second Mr. Stevens to approve the following waivers:

1.	Stormwater Management since there is no new construction
2.	§275-43.A Curbing and Sidewalk along North Sherman Street and Olive Street. Also widening of Olive Street. These are deferred with a 6-month note on the plan.
3.	Development Agreement

There were no public comments. Motion carried. Yes-4, No-0.

Motion Mr. DeHaas/ second Mr. Stevens to approve the subdivision plan with the following conditions:

1.	Engineer's seal and signature are required (§275-24C(5) SALDO
2.	Owner's notarized signature is required (§275-24C(22) SALDO
3.	All property corner monuments and markers shall be identified, except for the two northern markers which will be part of PennDOT right-of-way (§275-24C(21) SALDO

There were no public comments. Motion carried. Yes-4, No-0.

**325 S Belmont Street** – sketch plan for redevelopment of the former Memorial Hospital property into a multi-family conversion complex. Atty. Stacey MacNeal of Barley Snyder, Mike Scarborough of Nutec Design and the owner Mr. Israel Weiss were present. Atty. MacNeal explained they plan to take the existing hospital structure and use as multi-family for 75 units. They also propose to subdivide the four office buildings in the rear for a separate office use. There is no new construction proposed at this time.

Atty. MacNeal stated that they recently had a meeting with the neighborhood, which seemed to be productive. Traffic and recreation issues were discussed. A traffic analysis was conducted, which indicated that traffic impact would be significantly less than the previous hospital use. The owner is considering dedicating land for recreation which could be used for parking at the adjacent Township Elmwood Park, or possibly walking trail along Mill Creek. Mr. Sandmeyer noted that the Comprehensive Plan has provided for the Mill Creek Greenway. This is a perfect opportunity to start to join properties to development a walking greenway.

Elizabeth Walter, 110 Elmwood Blvd, had some questions on remediation of asbestos, lead, etc. Atty. MacNeal responded these issues would be addressed at the Building Code stage. Ms. Walter also asked what size are the units. Atty. MacNeal stated that they haven't gotten to that level of detail.

The Planning Commission agreed to the concept of the project. It will now go to the Board of Commissioners for further direction on the recreation issue.

**OTHER BUSINESS:**

**Proposed Rezoning Request for 1775 S. Queen Street.** Mrs. Keller noted this agenda item will be discussed further at the March 1, 2022 meeting. The property owner is requesting this parcel be rezoned from R-1 (Residential-Suburban) to Commercial.

**Reorganization:**

Motion Mr. DeHaas/ second Mr. Steven to appoint Bob Sandmeyer as Chairman. There were no public comments. Motion carried.

Motion Mr. Sandmeyer/ second Ms. Mitten to appoint John DeHaas as Vice-Chairman. There were no public comments. Motion carried.

It was suggested that having Alternate Member(s) would be helpful when regular members are absent. Mrs. Keller will research this to see how it can be accomplished.

**Amendments to Zoning Ordinance and Subdivision/Land Development Ordinance:**

Mrs. Keller noted that the Township should consider amending the Zoning Ordinance and also the SALDO. There are some deficiencies recently noted, plus a number of current zoning issues that should be addressed. She asked the Planning Commission to make a list of possible issues that could be addressed in an update. More to follow on this matter.

With no further business to address, the meeting was adjourned at 8:20 p.m.

Respectfully submitted,  
Linda S. Keller, Zoning Officer