

MINUTES OF
SPRING GARDEN TOWNSHIP PLANNING COMMISSION
June 6 , 2023

CALL TO ORDER: The monthly meeting of the Spring Garden Township Planning Commission was held on June 6, 2023, in the Township Municipal Building, 340 Tri Hill Road, York PA. John DeHaas called the meeting to order at 6:00 p.m.

Present: John DeHaas Dave Davidson, C.S. Davidson, Inc.
Amy Mitten Dawn Hansen, Zoning Officer
Scott Stevens

PUBLIC COMMENT PERIOD: None

APPROVAL OF MINUTES: There were two corrections to the May 2, 2023, minutes. Mr. DeHaas was listed twice as being in attendance. Also, comment #11 in public comment needs to be changed to the end of May, not the end of June. Ms. Mitten made a motion to approve the minutes with the changes. Seconded by Mr. Stevens. All in favor, motion carried.

ZONING APPLICATIONS:

- **125-05-23: 1000 Indian Rock Dam Rd** – York College- has filed a Special Exception request to Section 310-35.C(2) to replace one dimensional nonconformity with another dimensional nonconformity. The property is located at York Country Day School, 1000 Indian Rock Dam Rd., York PA and is zoned A-O (Apartment-Office).
 - Attorney Lobach has requested a Continuance to the July meeting to allow for some changes to the plan. Mr. Stevens made a motion to continue the application to the July 5, 2023, meeting. Ms. Mitten seconded the motion. All in favor, motion carried.

SUBDIVISION/LAND DEVELOPMENT PLANS:

- York Hospital Expansion – Review to make recommendations to Board of Commissioners to approve deferral to City of York. All work is being done in York City. The Land Development Plan shall meet all the necessary requirements under the City of York’s Subdivision and Stormwater Management ordinances.
 - Dave Davidson commented that historically these plans are deferred to York City since all the work is being done in the City. The difference with this plan is that some of the supporting structure is going under our Township street, Irving Road, but will have no effect on our street. His recommendation would be to defer to the City.
 - Ms. Mitten made a motion to recommend that the review of the Land Development Plan be deferred to the City for all reviews. Mr. Stevens seconded the motion. All in favor, motion carried.
- Preliminary Subdivision and Land Development Plan for White Oak Villas; four lots and 130 dwelling units. Tabled at the May 2, 2023, meeting.
 - The applicant went through the Engineering, County Planning Commission, and YAUFRC comment letters and gave their reply.

- It was noted that both the County Planning Commission and the Township Engineer would like to see secondary access for the development. It was discussed that Kings Mill Road may provide a secondary access route if a right-of-way could be established.

They are asking for Waivers for the following:

1.	Minimum street width (§275-29.A, SALDO). A 24-foot-wide private street with no on street parking is being proposed since a 2-car garage and a 2-car driveway will be provided for each unit. In addition, there are 60 off street parking spaces throughout the development
	Ms. Mitten made a motion to recommend the waiver. Mr. Stevens seconded. 1 yay, 2 nays (Mitten and Stevens). Motion Denied.
2.	Minimum street radius (§275-29.G.1, SALDO). All streets proposed will be private streets. The turning movements within the streets have been designed for the largest fire truck. The turning templates were reviewed and approved by the fire chief.
	Ms. Mitten made a motion to recommend the waiver. Mr. Stevens seconded. 2 yay, 1 nay (Mitten). Motion Carried.
3.	Maximum depth of stormwater pond of six feet (§265-308.C.1.a, SWM). Since the existing irrigation pond is being used for stormwater management, it is the intent to store the maximum amount of water/stormwater to be used for irrigation. As noted, the pond is existing and draining an existing pond to fill it in so that it meets a maximum depth is environmentally insensitive.
	Ms. Mitten made a motion to recommend the waiver contingent upon the addition of fencing approved by the Township. Mr. Stevens seconded. All in favor, motion carried.
4.	Street trees be planted between 30 and 75 feet on center (§275-40.1.H(2)(a)). Due to the density/spacing of the units, planting street trees at the required spacing will interfere with service utilities (sewer, water, gas, electric, etc.). It is proposed to plant street trees at this spacing where possible and provide the total number of street tree elsewhere in the development.
	Ms. Mitten made a motion to recommend the waiver. Mr. Stevens seconded. All in favor, motion carried.
5.	Bituminous surface street cross-section (§02575, Construction & Material Specifications). Since the streets are private, the developer is proposing 8 inches of PennDOT 2A stone instead of ballast.
	Ms. Mitten made a motion to recommend the waiver. Mr. Stevens seconded. All in favor, motion carried.

- Ms. Mitten made a motion to recommend approval of the preliminary Subdivision and Land Development Plan for White Oak Villas to the Board of Commissioners with the following Conditions:

1.	The 100-year flood plain boundary be added to the plan on page 6.
2.	The Board of Commissioners, in conjunction with the Township Solicitor, explore acquiring a right-of-way to connect with Kings Mill Road to achieve a second primary access to be constructed by the Developer.
3.	A copy of the proposed deed restrictions and proposed Homeowners Agreement be furnished to the Solicitor for review.
4.	Approval of the Stormwater Management Plan.
5.	Owner's Notarized signature on page one of the plan.

- The motion was seconded by Mr. Stevens. All in favor, motion carried.

OTHER BUSINESS: Mr. Stevens attended a meeting at the York County Planning Commission to discuss a trail for bicycle and pedestrian access from the York Heritage Rail Trail to Red Lion. They would like to connect via Queen Street. Mr. Stevens mentioned that a representative from PennDOT also attended the meeting, and

they said they would be willing to work with Townships on the trail, assuming the Townships would maintain the trails.

It was suggested by the Zoning Officer that this be submitted to the Township Manager for her to review and present to the Board.

With no further business to address, motion to adjourn by Ms. Mitten, seconded by Mr. Stevens. All in favor. The meeting adjourned at 7:37 pm.

Respectfully submitted,
Dawn Hansen, Zoning Officer