

MINUTES OF  
SPRING GARDEN TOWNSHIP PLANNING COMMISSION  
August 1 , 2023

**CALL TO ORDER:** The monthly meeting of the Spring Garden Township Planning Commission was held on August 1, 2023, 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	John DeHaas
	Amy Mitten	Dave Davidson, C.S. Davidson, Inc.
	Scott Stevens	Dawn Hansen, Zoning Officer

**PUBLIC COMMENT PERIOD:**

- Raeanne Waltersdorf, 1558 Hollywood Parkway - She implored the Planning Commission to recommend to the Board of Commissioners that the Township-owned property on Mount Rose Avenue be turned into a native plant park for recreation use by Township residents. She is spearheading a group that wants to see recreation on this property. They are prepared to apply for grants to help offset the costs.
- Roberto Boffo, 1080 Grandview Rd. – She would like to see recreation brought back to the Township and wants to know where all the recreation funds are being used. She would like to know how to get more information on budgeted funds for recreation. She would like the Planning Commission to answer her questions. She was instructed to contact the Administrative office to get the answers to her questions.

**APPROVAL OF MINUTES:** Ms. Mitten made a motion to approve the minutes of the June 6, 2023, meeting. Seconded by Mr. DeHaas. 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). This was granted a continuance to the October meeting by the Zoning Hearing Board.

**SUBDIVISION/LAND DEVELOPMENT PLANS:**

- Wellspan York Hospital Expansion. It has been requested by the Spring Garden Board of Commissioners that this plan be reviewed to determine if there is any impact on Spring Garden Township. This would include stormwater, street lighting, and traffic impacts.
  - Joe Stein of Warehaus presented the project indicating that the project is wholly within the city limits. Green roofs will be used for stormwater management. Southhall has been demolished and the Ketterman building will be demolished next.
  - The tie backs under Irving Road will be left and decommissioned after the excavation wall has been built. They are small diameter and as they deteriorate, they will not leave voids that need to be filled in.

- There should be minimal traffic impacts even though the square footage of the building is increasing.
- Dawn Hansen, Zoning Officer, summed up her comment letter that street lighting and landscape buffering are all acceptable under Township Zoning Ordinances. There is no work being completed within the Township lines. There will be minimal traffic impacts per the TRG traffic study. Her recommendation is that the Board should approve and defer this project to the City of York.
- Dave Davidson, Engineer, reviewed his comment letter and stated that since his office is currently reviewing the stormwater management plan on behalf of the City, and he saw no reason to duplicate that review for Spring Garden Township. His recommendations are that Spring Garden Township waive its review of the stormwater management plan, subject to the following caveats:
  1. The developer shall be responsible for providing as-built plans of all SWM facilities included in the approved SWM Site Plan (§407.A). The as-constructed plans and an explanation of any discrepancies with the construction plans shall be submitted to the Township within six months after completion of the facility. The developer's engineer shall submit a letter certifying that the capacities of the constructed facilities meet the design requirements.
  2. The Township Engineer or his municipal assignee shall inspect phases of the installation of the permanent stormwater management facilities deemed appropriate by the Township Engineer. It is the responsibility of the permittee to notify the Township Engineer forty-eight (48) hours in advance of the beginning of construction of stormwater management facilities. (§501.A).
  3. A "long form" of the Stormwater Operation and Maintenance and Right-of-Way Agreement, in favor of both the City and Spring Garden Township, should be signed and notarized by the Owner. This document will then need to be executed by the Township Board of Commissioners and by the City of York. The agreement must then be recorded at the York County Recorder of Deeds office along with the site plan and construction details.
- Mr. DeHaas asked if the applicant was amenable to these caveats, to which the applicant and their attorney were in agreement.
- A motion was made by Mr. DeHaas to approve the recommendation to defer the review of the plan to the City of York with conditions that the developer would provide as-built plans, allow inspections of all phases of installation of the stormwater facilities, and provide an O & M and Right-of-Way Agreement listing both the City of York and Spring Garden Township, executed by the Township Board of Commissioners, and recorded at the York County Recorder of Deeds with the site plan and construction details. This was seconded by Mr. Stevens. All in favor, motion approved.

With no further business to address, motion to adjourn by Ms. Mitten, seconded by Mr. Stevens. All in favor. The meeting adjourned at 6:34 pm.

Respectfully submitted,  
Dawn Hansen, Zoning Officer