

MINUTES OF  
 SPRING GARDEN TOWNSHIP PLANNING COMMISSION  
 September 6, 2022

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

Present: Robert Sandmeyer  
 John DeHaas  
 Amy Mitten  
 Scott Stevens

David Davidson, C.S. Davidson, Inc.  
 Dawn Hansen, Zoning Officer  
 There were 6 people in the audience

**PUBLIC COMMENT PERIOD:** None

**APPROVAL OF MINUTES:** The approval of July 5<sup>th</sup> meeting minutes will be postponed to the next regularly scheduled meeting.

**ZONING APPLICATIONS:** None

**SUBDIVISION/LAND DEVELOPMENT PLANS:**

**The Apartments at Belmont** – Final Land Development Plan for a proposed 96 Unit Multi-Family dwelling at 325 Belmont Street in the AO zoning district. Jayne Katherman from Barley Snyder was filling in for Stacy MacNeal as legal representation. Christopher Dellinger of HRG was the architect for the plan. Comments from CS Davidson were reviewed. There was some discussion regarding the right of way for Third Avenue, parking lot landscaping, parking lot easements, recreational easements, and the handling of refuse.

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

1.	Waiver of Stormwater Management (§265-301 SALDO). The total impervious coverage of the lot has decreased as a result of the additional landscape islands.
2.	Invert elevations for sanitary and storm sewers (§275-24.C SALDO). No stormwater improvements are proposed.

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

Motion Mr. DeHaas/ second Ms. Mitten to approve the land development plan with the following conditions:

1.	Dumpsters will be in compliance with Township Ordinance for screening. (§275-40.1 SALDO)
2.	The owner information should be updated to reflect the tax assessment records which is BHI Prop LLC & Corp Real Est.
3.	The existing buildings on Lot 2 are located within the FEMA Zone AE SFHA. No improvements to the existing building are proposed. This should be listed on the plan. (S.151-34.C).

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

Motion Mr. DeHaas/ second Ms. Mitten to approve the land development plan with the following conditions:

1.	The Engineer's name, seal and signature are required (§275-24C(5), SALDO).
2.	The eastern terminus of the adopted right of way for Third Avenue ends need to be established to the Solicitor's satisfaction.
3.	YAUFR should review and approve the plan with respect to clearances and available fire hydrants.

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

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

1.	The Owner’s notarized signature is required (§275-24C(22), SALDO).
2.	The Township should review the location of the proposed recreational easement. Note that the easement crosses the existing parking lots in places.
3.	A temporary construction easement shall be provided so that the recreational trail can be constructed.
4.	DEP approval of planning modules is required before final plan approval (§275-24D(4), SALDO).

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

Motion Mr. DeHaas/ second Ms. Mitten to approve the land development plan with the following conditions:

1.	Provide a written letter waiving the required timeframe set forth in Article V of the Pennsylvania Municipal Planning Code and Spring Garden SALDO for rendering a decision and the prescribed manner of presentation of communication of the decision. The extension granted will end 45 days after Spring Garden Township received written notice from the Applicant that it is terminating the written waiver.
2.	Interior and perimeter landscaping shall be provided for the parking lot (§310-18A(2), Zoning Ordinance). Note the percentage of landscaping coverage on the plan.
3.	An erosion and sedimentation control plan will be required for the parking lot landscaping. The disturbed area is less than one-acre, no review/approval from the Conservation District is required.

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

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

1.	Security for proposed improvements (sewer lateral, landscaping, lighting, erosion control) must be posted before final plan approval (§275-24D(5), SALDO)
2.	A Development Agreement, prepared by the Township’s solicitor, shall be executed, and recorded by the Township prior to the release of the Plan for recording.
3.	Add a note on the plan showing the cross easement for Lot 1B.
4.	Landscaping buffers shall be designed per the requirements Spring Garden Township SALDO (§275-40.1) A note showing required and propose landscaping shall be added to the plan.

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

Motion Ms. Mitten/ second Mr. DeHaas to approve the land development plan with the following conditions:

1.	A lighting plan for the parking lots shall be provided (§310-15, Zoning Ordinance).
2.	A cross easement for the parking lot and access to adjacent lots shall be approved by the Township’s Solicitor.

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

**OTHER BUSINESS:**

The agenda was amended to add the acceptance and signing of a letter from DCED requesting the Planning Commission’s approval of the Rathton Road bridge project complying with the Land Use Plan prior to the state approving funding assistance of \$910,615.08.

Motion Mr. DeHaas/second Mr. Stevens. Motion carried. Yes-4, No-0.

With no further business to address, the meeting was adjourned at 7:08 p.m.

Respectfully submitted,  
Dawn Hansen, Zoning Officer