

MINUTES OF
SPRING GARDEN TOWNSHIP PLANNING COMMISSION
November 6 , 2023

CALL TO ORDER: The monthly meeting of the Spring Garden Township Planning Commission was held on November 6, 2023, in the Township Municipal Building, 340 Tri Hill Road, York PA. Robert Sandmeyer called the meeting to order at 5:59 p.m.

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

PUBLIC COMMENT PERIOD: None

APPROVAL OF MINUTES: Ms. Mitten made a motion to approve the minutes of the October 3, 2023, meeting. Seconded by Mr. Stevens. All in favor, motion carried.

ZONING APPLICATIONS:

- **125-08-23 – 650 N State St. – WG & PG LLC (AKA RG Group)** – has filed a Variance to 310.16.E to allow for a Loading Zone in the front of the building. The property is located at 650 N. State St., York, PA and is zoned IP (Industrial Park).
 - Robert Sandmeyer recused himself due to conflict of interest.
 - Randy Stover, the facility manager at RG Group explained that due to the way the driveway into their parking lot is built, with a sewer manhole directly in the center, tractor trailers get caught on the manhole and must be towed out.
 - They avoid trucks coming to the facility and direct them to their other facilities out of the area, but sometimes they still show up.
 - He also had concerns about sight distance turning right out of the driveway due to vehicles parked right up to the entrance.
 - They are requesting the 77' on the road in front of their grassy area be turned into a loading zone to avoid the problems with tractor trailers getting stuck and sight distance issues.
 - It was suggested that a driveway be built from Broad Street, however Mr. Stover stated that they did not want to spend the money to build a driveway when they are planning to expand in the near future.
 - Ms. Mitten had concerns about how the trucks are going to get to and from the loading zone when many of the roads in the area are not rated for truck traffic. Mr. Stover could not answer the question. He assumed they would have to do a “k” turn to get back out.
 - Mr. DeHaas had concerns about the truck traffic and suggested that Mr. Stover try to find an alternative to a loading zone that would require tractor trailer traffic in a non-truck rated neighborhood.
 - Public Comment:
 - Mr. James Diem, 711 State St – He is concerned that taking away 77' of street parking will adversely affect the residential parking because they do not have off-street parking. This will be particularly bad during street sweeping and the holidays. They do not want their parking taken away.

- Mr. Jason Gross, 729 State St – He is also concerned about the parking being taken away. He sees employees parking on the street, and they should park in the lot. He suggested that they build a loading area at the back of the property and access the property from Broad St, which is already a truck-accessible road.
- Mr. Scott Griffin, 709 State St. – He stated that there is no route for tractor trailers in this area and they should not be coming into this neighborhood. He doesn't want parking taken away from the neighbors.
- Motion by Ms. Mitten not to recommend the Variance to the Zoning Hearing Board. Seconded by Mr. Stevens. 3-0. Motion carried to not recommend approval to the Zoning Hearing Board.

SUBDIVISION/LAND DEVELOPMENT PLANS:

- **Regents Glen – Lot 78: Inch & Company** – Final land development plan for 24 Dwelling Units.
 - Josh George of Landworks Civil Design and Sam Saxon of Inch & Company were present.
 - The 25 comments from the last meeting were reviewed.
 - The main points that need to be addressed are as follows:
 - Comment #6 - Parking for the new building. There are 32 new spaces being proposed, but a total of 48 are required for the 24 proposed units. Josh George states that they meet the requirements of the ordinance because they are using spaces already in the lot that are within 200' of the new building as per §310-105.C(1). The Planning Commissioners would like to see the parking spaces associated with each building delineated on the plans to show that there is enough parking on the entire property to accommodate the number of units as a total on the property. Sam Saxton stated that he visited the area several times in the evening hours and saw that there were many open parking spots.
 - Comment #7 – The clear sight triangle was shown on the original plan at 150' by 150' putting the proposed building within the 150' clear sight triangle. Josh George commented that this can be reduced to 75' by 150' per §275-30. It has been changed on the current plans.
 - Comment #8 – Retaining wall, wood post fence, and guiderail are also located within the clear sight triangle. Josh George responded that this has been addressed by changing the clear sight triangle to 75' by 150'. They are no longer in the clear sight triangle.
 - Comment #11 – The connection to the existing inlet in the Indian Rock Dam Road right-of-way will require a HOP. Josh George addressed this by moving it outside the ROW. This will be addressed under the Stormwater Management review.
 - Comment #17 – An Erosion and Sedimentation plan will be developed in conjunction with the stormwater management plan.
 - Comment #20 – The lighting plan has been added to the plan but must include the fixture specifications for review of photometrics.
 - Comment #21 – The proposed dumpster is shown in the front yard and requires a six-foot fence. The maximum allowable fence height in a front yard is four feet. Josh George stated that according to §310-12.C. fences may be up to 6' tall located in a front yard on corner lots. This is a corner lot. This property has three front yards, Indian Rock Dam, Heritage Lane, and Crest Way. It is the determination of the Zoning officer that since the building's front door faces Crest Way, the address will be 1060 Crest Way, and there is no entrance to the building from Indian Rock Dam Road or

Heritage Lanet the main front yard is Crest Way. Therefore, the dumpster is in the front yard on the corner lot and may not have a six-foot fence. The dumpster will have to be moved to a different location.

- Comment #22 – Stormwater management comments must be addressed.
- Comment #23 – Security estimates will be provided once the Land Development and stormwater management design have been conditionally approved.
- Comment #24 – Landscaping. The landscaping plan needs to be modified to show a minimum of 30% native vegetation.
- Recreation needs to be provided for on the plan. A fee in lieu amounting to \$60,000 (24 units x \$2500) or .02 acres per unit.
- Other requirements that are still needed are as follows:
 - A waiver for preliminary plan approval.
 - The Engineer’s seal and signature are required.
 - The Owner’s notarized signature is required.
 - A Developers Agreement, prepared by the Township’s solicitor, shall be executed, and recorded prior to the release of the plan for recording.
- Zoning Officer Hansen inquired whether these units would be owner occupied or rental properties as this would affect the Township rental registration program and the school district. Sam Saxton, of Inch & Co, informed us that they would be rental units.
- Public Comment:
 - Mark David Frankel of 1030 Crest Way stated that he wants a private community of homeowners, not rentals. This community was to be owner occupied as an over 50 community. He would like the buildings to be uniform and for the developer to work with the HOA to create a cohesive community. He does not want to see parking reduced as it is already a problem for older residents who can’t maneuver into their garages and must park in the parking lot.
 - Suzanne Eckenroth, 1030 Crest Way stated that parking is an issue. They still have guests, and they need a place to park.
 - Roberta Boffo, 1080 Grandview feels that the developer should check the parking being used at midnight to get a more accurate depiction of how many parking spots are being used.
- A motion was made by Mr. DeHaas to recommend the plan to the Board of Commissioners with the following conditions:
 - Recreation land or a fee in lieu be provided.
 - Show the parking provided as color coded on the plan to assure the parking is sufficient.
 - Determine what is the front yard to decide where the dumpster will be located.
 - The Engineer’s seal and signature are required.
 - Provide an Erosion and Sedimentation plan.
 - The Owner’s notarized signature is required.
 - Provide the lighting fixture specifications on the lighting plan.
 - Approval of the Stormwater Management plan.
 - Financial Security must be posted prior to recording of the plan.
 - Add the landscaping notes and Landscape Architect’s seal and signature.
 - Provide a Developers Agreement
 - Approval of Waiver for Preliminary Plan Approval.
- Ms. Mitten Seconded the motion. There were no votes in favor of the motion.
- Motion to table this application to December 5, 2023, Planning Commission meeting. Seconded by Mr. Stevens. All in favor. Motion approved.

OTHER BUSINESS: Ordinance Amendments:

- Review and make recommendations on proposed amendments to the Spring Garden Township Zoning Ordinance, Section 310-12, "Accessory Uses and Structures."
 - The Zoning officer explained that these are simple revisions for fence height for recreational courts such as basketball, tennis, and pickleball.
 - Mr. DeHaas made a motion to recommend the Ordinance Amendment as submitted for approval. Ms. Mitten seconded the motion. All in favor, motion carried.

With no further business to address, motion to adjourn by Ms. Mitten, seconded by Mr. Stevens. All in favor. The meeting adjourned at 7:51 pm.

Respectfully submitted,
Dawn Hansen, Zoning Officer