

MINUTES OF
SPRING GARDEN TOWNSHIP PLANNING COMMISSION
December 7, 2021

CALL TO ORDER: The monthly meeting of the Spring Garden Township Planning Commission was held on Tuesday, December 7, 2021 in person at the Spring Garden Township Municipal Building, 340 Tri Hill Road, York PA. Robert Sandmeyer opened the meeting at 6:00 p.m.

Present:	Robert Sandmeyer	David Davidson, C.S. Davidson, Inc.
	John DeHaas	Linda Keller, Zoning Officer
	Jonathan Pinkerton	There were 6 people in the audience

PUBLIC COMMENT PERIOD: None

APPROVAL OF MINUTES: The minutes of the April 6, 2021, August 3, 2021 and November 9, 2021 meetings were approved on the motion of Mr. DeHaas/ second Mr. Pinkerton. There were no public comments. Motion carried, Yes-3, No-0.

ZONING APPLICATIONS: There were no zoning applications submitted this month.

SUBDIVISION/LAND DEVELOPMENT PLANS:

Rutter’s Store #62 – Preliminary/Final Land Development plan for an addition and renovations to an existing convenience store, located at 910 S. Richland Avenue, in the Commercial zone. Todd Kurl of RGS Associates and Eric Thomas of Rutter’s were present.

Comments from CS Davidson and York County Planning Commission were reviewed. Motion Mr. DeHaas/ second Mr. Pinkerton to recommend approval of a waiver to §275-36 (stormwater management). There were no public comments. Motion carried. Yes-3, No-0.

Motion Mr. DeHaas/ second Mr. Pinkerton to recommend approval of the plan with the following conditions:

1. A Post-construction traffic study is being done by the developer of the shopping center, Spring Lane, LLC. Any changes relative to the traffic study and the ingress/egress to this property should be addressed in a developer’s agreement for this plan.
2. Developer’s Agreement to be prepared by the Township Solicitor and shall be executed and recorded by the Township prior to the release of the plan for recording. Developer’s Agreement should address any required improvements resulting from the traffic impact study.
3. Security needs to be posted for the public improvements, which may include a portion of the costs related to the traffic study.
4. A note added to the plan regarding the small cell communications facility that was installed a few years ago.
5. Missing signage needs to be identified on the plan for Dunkin Donuts and Do Not Enter.

There were no public comments. Motion carried. Yes-3, No-0.

York LogistiCenter at I-83: Final Land Development plan for a proposed redevelopment of 1090 E. Boundary Avenue for a warehouse, located in the IP zone. Josh Hoffman from Secary Snyder, Andrew Miller, Esq., Jon Seitz from TRG and Jim Mascaro from Dermody were present for this plan.

Mr. Hoffman explained they are proposing to redevelop approximately 30 acres of IP land for a 343,000 sq.ft. single-loading dock warehouse, which includes part of the former Brickyard Tavern and realign Boundary Avenue.

Dave Davidson noted his concern for the traffic and realignment of Boundary Ave. Jon Seitz presented some information on the traffic study and a street design from Will Clark at YCPC. They are still studying the best way to address the off-site road improvements and traffic concerns.

Motion Mr. DeHaas/ second Mr. Pinkerton to recommend approval of the five waivers being requested.

1. §275-9 SALDO - Preliminary plan submittal
2. §265-301.L SWM - stormwater management facility encroachment within the required building setback.
3. §265-308.C SWM – slopes within the stormwater management facility
4. §275.-24.C(6) SALDO – maximum sheet size
5. §275-43 requirement for sidewalks on the north side of Boundary Ave.

There were no public comments. Motion carried. Yes-3, No-0.

Motion Mr. DeHaas/ second Mr. Pinkerton to recommend approval of the land development plan with the following conditions:

1. Note on the plan that this is to include a reverse subdivision (Brickyard Tavern property) and proposed demolition.
2. Correct eastern boundary needs to be resolved, especially for recording purposes.
3. Signature and notary blocks for all affected owners (Dermody, Hamberger and Eckert Trucking) are required.
4. Street lights on Boundary Avenue should be added to the plan
5. A 50' building setback is required on Boundary Avenue
6. The length of the proposed relocation of Boundary Avenue needs to be listed.
7. The Right-of-way and cartway widths of Sunshine Alley need to be shown.
8. The typical street cross-section is to conform to the Township's Construction & Material Specifications.
9. Signature Blocks for Township Planning Commission and Board of Commissioners needs to have space for 5 signatures.
10. York City Planning Commission & City Council signatures are required.
11. YAUFRR shall review and provide comments
12. Street addresses should be added to the plan
13. Erosion & sedimentation control plan approval is required
14. Stormwater management will be reviewed by separate letter
15. A Highway Occupancy Permit for Mt Rose Avenue intersection improvements will be required, and addressed in a developer's agreement.
16. Security for proposed improvements must be posted
17. 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.
18. The proposed eastern access drive onto Boundary Avenue is slightly offset from Ness Alley, and needs to be aligned.
19. Turning templates for trucks and fire apparatus should be provided for the intersection of Boundary and Albemarle, Albemarle and Mt. Rose, and Boundary and Ness Alley.
20. A graphic representation of stacking at Albemarle/Mt Rose should be provided

21. ~~Approval of~~ Modify lighting plan to eliminate “wall packs” on eastern side of building and provided shielded pole-mounted lighting instead.
22. Disposition of widened portion of Boundary Avenue needs to be resolved, but still provide utility right-of-way
23. Prohibit new truck traffic via Springettsbury or E. Jackson Street onto Albemarle Street.
24. Cross-access easement with Eckert Trucking needs to be addressed
25. Add sidewalks on the south side of Boundary Avenue.
- 25-26. Provide comparison of street realignment options (YCPC and developer) to assist Township in selecting the better option.

There were no public comments. Motion carried. Yes-3, No-0.

OTHER BUSINESS: York Township Transportation Impact Fee Land Use Assumptions Report. York Township has submitted a Transportation Impact Fee Land Use Report for the adjacent municipalities to review and offer comments. The Planning Commission and Township Engineer reviewed the list of project areas, and offered concerns for two areas:
#35 located on Old Baltimore Pike, which is also known as Starcross Road, has a really bad intersection with S. George Street in Spring Garden Township.
#34 is located near Apple Hill, and could impact traffic on Grantley Road and/or Starcross Road in Spring Garden Township.

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

Respectfully submitted,
Linda S. Keller, Zoning Officer