

MINUTES OF
 SPRING GARDEN TOWNSHIP PLANNING COMMISSION
 December 6, 2022

CALL TO ORDER: The monthly meeting of the Spring Garden Township Planning Commission was held on Tuesday, December 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 Jack Phaller	David Davidson, C.S. Davidson, Inc. Dawn Hansen, Zoning Officer Steve Hovis, Township Solicitor There were 7 people in the audience
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PUBLIC COMMENT PERIOD: None

APPROVAL OF MINUTES: The minutes of September 6, 2022, meeting were approved. Motioned by Ms. Mitten, seconded by Mr. DeHaas.

ZONING APPLICATIONS: None

SUBDIVISION/LAND DEVELOPMENT PLANS:

435 Indian Rock Dam Road, Miller Farm – Subdivision of two parcels, existing home from farmland.

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

1.	Waiver of Curbs, gutters, and sidewalks (§275-43 SALDO). This is farmland and these are not needed, and none are existing.
2.	Waiver of Stormwater Management (§265-301 SALDO). Agricultural activity is exempt from the rate control and SWM site plan preparation requirements of this chapter, provided the activities are performed according to the requirements of 25 Pa. Code Chapter 102.
3.	Waiver of DEP Approval (§275-24D(4)). Certification that the method of sewage disposal, water supply and sedimentation and erosion control have been approved by the Pennsylvania Department of Environmental Protection. There is no earth moving occurring.

There were no public comments. Motion carried. Yes-5, No-0.

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

1.	The Engineer’s seal and signature are required. (§275-21A(5), SALDO).
2.	The Owner’s notarized signature is required. (§275-24C(22), SALDO).
3.	Property corners must be placed before final plan approval. (§275-41D(4), SALDO).
4.	Approval signature blocks on the Title Sheet for York Township Planning Commission and Board of Commissioners.

There were no public comments. Motion carried. Yes-5, No-0.

711 Olive St/700 N. Sherman St – Subdivision Plan to consolidate two existing parcels into one larger tract with the principal use being vehicle service station. Land Development plan to install fencing, landscape buffer, and relocate existing sewer line.

Ms. Mitten recused herself from this application review due to personal reasons.

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

1.	Waiver of Preliminary Plan Requirements (§ 275-21 SALDO). A preliminary plan would provide no additional information.
2.	Waiver for Minimum Street Width ((§ 275-29.A SALDO). Add a note to the plan that states that “the owner, his heirs and assigns shall, within 6 months of notice from the Township, widen streets to the required width and install concrete curbing and sidewalk to current Township standards.”
3.	Waiver of Curbs, gutters, and sidewalks (§275-43 SALDO). Add a note to the plan that states that “the owner, his heirs and assigns shall, within 6 months of notice from the Township, widen streets to the required width and install concrete curbing and sidewalk to current Township standards.”

No public comment. Motion carried. Yes-4, No-0.

Motion Mr. DeHaas/ second Mr. Phaller to approve the Subdivision and Land Development plan with the following conditions:

1.	Property corners must be placed before final plan approval. (§275-41D(4), SALDO).
2.	The Engineer’s seal and signature are required. (§275-21A(5), SALDO).
3.	The Owner’s notarized signature is required. (§275-24C(22), SALDO).
4.	A Developers Agreement, prepared by the Township’s Solicitor, shall be executed, and recorded by the Township prior to the release of the Plan for recording.
5.	Due to the proximity to the proposed fill area, the new sanitary sewer pipe should be ductile iron.
6.	Landscape trees are required. (§275-40.1 SALDO)
7.	Plan requires a note stating that “The owner, his heirs and assigns shall, within 6 months of notice from the Township, widen streets to the required width and install concrete curbing and sidewalk to current Township standards.”
8.	The Landscape Architect’s seal and signature are required. (§265-401.5(y)).
9.	Security for proposed improvements (sewer lateral, landscaping) must be posted before final plan approval (§275-24D(5), SALDO)

Motion carried. Yes-4, No-0.

Public Comment:

- Amy Mitten of Mulberry Street was concerned about the security lighting coming from the North side of the property and the amount of time the applicant will have to complete the buffering and fencing.
- Ms. Mitten was also concerned about the location of the new entrance from Olive Street. It was discussed that it would be located adjacent from Hudson Street.
- Ms. Mitten asked for an explanation as to why the current temporary drive is located further west on Olive Street from the proposed location. Zoning Officer Hansen explained that the applicant was required to move the driveway from Mulberry Street to Olive Street because the weight of the trucks traveling into the dumping area exceeded street weight limits on Mulberry Street. They were directed by Public Works and the Zoning Officer to move it out of the restricted weight limit zone to the current temporary location.

- Tony Lane of 652 Mulberry Street was concerned about the parking at the existing Service Center. She also was concerned about the future use of the quarry.

OTHER BUSINESS:

The possibility of changing the date of the meetings was discussed. It was determined that by changing some of the deadlines for submittal of plans for review would take care of the meeting date issue.

With no further business to address, the meeting was adjourned at 7:11 p.m.

Respectfully submitted,
Dawn Hansen, Zoning Officer