MINUTES OF
SPRING GARDEN TOWNSHIP PLANNING COMMISSION
September 1, 2026

**CALL TO ORDER:** The monthly meeting of the Spring Garden Township Planning Commission was held on September 1, 2026, at 6:00 p.m.

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| Present: | John DeHaas | Amy Mitten |
| | Joel Sears | Dave Davidson, C.S. Davidson, Inc. |
| | Thomas King | Dawn Hansen, Zoning Officer |

**PUBLIC COMMENT PERIOD:** None

**APPROVAL OF MINUTES:** Mr. Sears made a motion to approve the minutes of the July 7, 2026, meeting. Seconded by Mr. DeHaas. All in favor, motion carried.

**ZONING HEARING APPLICATIONS: None**

**Subdivision/Land Development Plans:**

- **177 Harrison St, 177 Harrison Street, LLC –** The plan proposes to construct a 9,275 square foot, 120-unit self-storage facility and associated site improvements which will replace the existing use of the property as a used car lot.
    - Josh George of Landworks Civil Design and the owner, Ryan Hash, provided a narrative of the project.
    - The previous use was a car lot which was a non-conforming use.
    - In 2025 the Zoning Hearing Board provided relief by Special Exception to replace one non-conforming use, the car lot, with another non-conforming use, the mini storage being proposed.
    - They are proposing 120 units of various sizes from 5x5 to 10x15.
    - Access to the site is from South Harrison Street with secondary access via the private alley surrounding the property. This is an unnamed alley shared and used by the adjoining property owners, but Mr. Hash is willing to maintain the alley. A survey did not show any easements or ownership. This alley will provide secondary access to the property.
    - The facility will be fenced as a condition of Zoning Hearing Board approval.
    - The lot will be formally paved; it has been maintained as a gravel lot in the past.
    - The existing building will be maintained as the rental office.
    - There are three parking spaces provided as a condition of the Zoning Hearing Board approval.
    - The storage units will not have sewer or water, but electricity will be provided. The office does have existing water and sewer, and this will be maintained.
    - The drive aisle will be 25’ wide for two-way traffic.
    - The fencing will be access-controlled through a key card or code specific to renters.
    - The plan proposes landscaping along Harrison Street in accordance with the conditions of the Zoning Hearing Board approval.
    - They have provided a dumpster location by the entrance off Harrison Street.
    - The lot has existing 100% lot coverage and as part of the project they are reducing the impervious coverage, so they are requesting a waiver for Stormwater Management.

Approved

- Ms. Mitten asked if the access will be 24/7, 7 days a week. Mr. George explained that another condition of the Zoning Hearing Board's approval was that the facility only be open from 7 am to 9 pm daily.
- Mr. DeHaas asked if there was a lighting plan. Mr. George stated that is being worked on with the Township Engineer.
- Mr. King asked about the maintenance of the alley. Mr. George explained that it is a thoroughfare that allows access to the residential properties behind it and that the owner of the lot intends to maintain it. Ms. Hansen explained that the Township does not own it or maintain it.
- Mr. King asked about the height and material of the proposed fence. Mr. George said it would be a maximum of 6 feet.
- Mr. George reviewed Mr. Davidson's and Ms. Hansen's comments to show that all comments have been addressed.
- Ms. Hansen had concerns about the dumpster in the front yard, which is against the zoning ordinance, and requested they review the plan more closely to see if there is an alternative to locate it to the back of the lot. This will be reviewed by the applicant and resubmitted for approval by the Zoning Officer.
- Mr. George also addressed York Area United Fire and Rescue's comments and York County Planning Commission's comments.
- Mr. Sears made comments regarding reconciling the comment letters from staff.
- Mr. DeHaas made a motion to recommend the plan for approval with the following waivers and conditions:
    - A waiver for preliminary plan approval (§275-21, SALDO)
    - A waiver for stormwater management (§276 Stormwater Management)
    - Provide a lighting plan with photometrics for approval by the Township Engineer. (§310-19, Zoning)
    - Provide a dumpster location approved by the Township Zoning Officer and Engineer. (§275-40.1.D.(5), SALDO)
    - Engineer's seal and signature are required (§275-24.D(5), SALDO)
    - Owner's notarized signature is required (§275-24.C(22), SALDO)
    - Security for proposed improvements (sewers, landscaping, stormwater, streets, lighting, erosion control) must be posted before final plan approval (§275-24.D.5, SALDO)
    - 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.
- The motion was seconded by Mr. Sears. All in favor, motion passed.

- **401 N Sherman St., Standard Concrete Products (applicant) –** The plan proposes to construct a 4,714 square foot storage building on the existing lot with associated site improvements to support existing operations at Bobcat of York (tenant).
    - Josh George of Landworks Civil Design provided a narrative of the project.
    - Standard Concrete owns the property but is applying on behalf of Bobcat of York who leases the property.
    - They are proposing to remove one building and replace it with another that will be used for storage and equipment used by Bobcat of York.
    - They primarily rent equipment to the public.
    - They are not proposing any changes to the property other than this building.

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- The building is a little bigger than the building to be removed. They will be adding approximately 3500 square feet of new building footprint area. This does not increase the impervious.
- Mr. DeHaas asked about the Engineer comment regarding a sinkhole found on the edge of the property in the PennDOT right-of-way.
- Mr. George stated that the surveyor described it as a sink hole, but it has not been investigated. After discussion at the sketch-plan meeting, it was recommended that the stormwater not be directed towards that sinkhole area, but an area that is more of a swale.
- Mr. Davidson stated that Mr. DeHaas's main concern was also his concern. They are proposing stormwater discharge towards the sinkhole, as it is today it may drain that way, but it is not directed towards it. Mr. Davidson had requested that they look at surface draining to eliminate the pipes.
- Mr. George said that did not work because the site is very flat and it is not physically possible to get it away from the building.
- Mr. Davidson stated that when you look at it that way, currently less water is being directed towards the stormwater because it is lying near the back of the existing building.
- Mr. George said it stays wet behind the building and that is something they are trying to eliminate as well.
- Mr. Davidson would like to see a layer of paving over the existing paving to get the slope needed to get it to sheet-flow instead of installing a stormwater pipe that its point of discharge is a sinkhole. That is changing it from a distributed flow to a point discharge. While it may have only been a surveyor's note on the plan, it looks like a sinkhole.
- Mr. George stated that they moved the pipe more to the north so that the discharge will bypass that sinkhole into the natural swale that is already there.
- Mr. DeHaas asked the Engineer if what Josh is proposing will fix the issue in the comment or should it be fixed in a different way.
- Mr. Davidson said his suggestion was that it be connected to the storm sewer that already exists on Sherman Street, but they don't want to do that because it involves getting an HOP. Mr. Davidson feels that is the responsible way to deal with the stormwater.
- Mr. George argued that the stormwater does eventually get into the stormwater systems by sheet flow
- Mr. Davidson stated that it goes into the sinkhole first.
- Mr. George stated that they are also calling out a small berm inches from the sinkhole about three inches tall to avoid the stormwater going directly into the sinkhole.
- Mr. DeHaas suggests that the proposed stormwater should remain a condition on the plan until the Engineer signs off on the plan.
- Ms. Mitten was concerned about the liability of conveying water towards a sinkhole instead of getting the HOP and directing it into the storm sewer directly, as a safer option. Mr. Davidson agreed.
- Mr. George argued that sinkholes come and go and with this being a limestone quarry area, they will continue to show up, be filled in, and appear somewhere else.
- Mr. Davidson suggested an alternative of repairing the sinkhole.
- Mr. George said they were not opposed to that, but he would have to look at it more closely. They would need someone with geotechnical expertise to look at it to make sure it does not spread into the PennDOT right-of-way.
- Mr. George will do what needs to be done within the Ordinance requirements.
- Ms. Hansen pointed out that in Section 265-309 of the Stormwater Ordinance it states that "No stormwater management facility will be placed in, over, or immediately adjacent to the

APPROVED

following features: (1) Closer than 100 feet from sinkholes. She suggested Mr. George look at that entire section on Carbonate Geology and sinkholes.

- Mr. King asked if there was any long-term maintenance for the berm in the proposed stormwater management.
- Mr. George stated that an operations and maintenance agreement would have to be signed as part of the approval of the plan.
- Mr. King asked if the stormwater is being discharged to a roadside swale, does that require any PennDOT approval?
- Mr. Davidson answered that if they are not in the PennDOT right-of-way, no it does not. Only if they were connecting to the storm sewer in the PennDOT right-of-way.
- Mr. George stated that PennDOT encourages developers not to connect to PennDOT storm sewers because the Township and Developer both must be permittees, and then there is an agreement between the Township and the Developer. Then you may be required to pick up another pipe run as well, and it becomes cost prohibitive.
- Mr. Davidson would like a licensed geologist to examine the sinkhole to say here is what you have, and this is how you fix it.
- Mr. DeHaas asked if there were any comments from YAUFR. Mr. George stated that Mr. Madzelan from YAUFR was at the sketch plan meeting and he had no comments regarding the plan. Mr. DeHaas would like to have a comment letter from YAUFR saying there are no comments.
- Mr. King asked if there would be any storing of hazardous materials, tank storage, or washing of equipment on site.
- Mr. George stated they do wash equipment on site. That is one of the reasons for this building is to try to keep them out of the rain and keep them cleaner. It is not a washing facility; operations will not change. He is not aware that they will be storing fuel on site. But if they were to store fuel, they require permits from DEP to do so.
- Ms. Hansen stated that those storage facilities are already existing and not a part of this proposed plan.
- Mr. DeHaas made a motion to recommend the final land development plan with the following waivers and conditions:
    - A waiver for preliminary plan (§275-21, SALDO)
    - A waiver for stormwater management (§276 Stormwater Management)
    - Security for proposed improvements (sewers, landscaping, stormwater, streets, lighting, erosion control) must be posted before final plan approval (§275-24.D.5, SALDO)
    - Engineer's seal and signature. (§275-21A.(5), SALDO)
    - Owner's notarized signature (§275-24.C(22), SALDO)
    - 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.
    - Township Engineer should approve the management of the stormwater pipe and sinkhole.
- Seconded by Mr. King. All in favor, motion passed.

**<u>OTHER BUSINESS</u>: None**

Mr. Sears made a motion to adjourn, seconded by Mr. King. Meeting adjourned at 7:16 pm.

Approved