



Hellam Township Planning Commission Board of Supervisors Plan Briefing

4A

Application Number:	SL-2023-04	PC Meeting:	October 19, 2023
Applicant(s):	Susquehanna National Heritage Area	Tax Map Parcel:	LL-70-E0
Property Owner(s):	The Conservation Fund	Lot Size:	Total 78.89 Acres
Property Location:	202 Cool Springs Rd	Zoning:	C/I

Project Narrative:

1. The applicant is requesting approval of a Land Development plan and accompanying waivers, attached hereto as **Exhibit A & B**. This plan proposed to depict the construction of a semi-public park used for conservation, interpretation and public recreation purposes.

2. In addition, waivers are being requested for the following:
 - §430 -10D & 430-12. A.1 – Preliminary Plan Submittal
 - §430 - 17.A.1 - Plan Scale
 - §430 -17.C(1)(a)(8) – Woodlands Delineation of Living Tree Masses
 - § 430-17. E(1).(e).[1] – Woodland Report
 - §430 – 40.A.3 – Sidewalk Installation
 - §430 – 48.B – Street Trees

Attached Exhibits:

- A. Land Development Application, SL-2023-04.
- B. Waiver Requests.
- C. Engineer's review letter from Chad Peters at CS Davidson dated October 5, 2023.
- D. York County Planning Commission's review letter dated June 14, 2023.

Property Characteristics:

1. The subject property is in the Commercial/Industrial Zone.

2. The subject property is improved with one dwelling referred to as the "Mifflin House", two barns, a water tower, (Wrightsville Borough Municipal Authority, and several outbuildings

3. Proposed construction of walking trails and a hospitality business development site. The refurbishment of the barns and the "Mifflin House" to create the Susquehanna Discover Center & UGRR site

4. Adjacent properties:

	Use	Zoning
North	Residential & Rural Ag	RA
South	Wrightsville Borough	
East	Interchange	I
West	Residential	R

Project Background:

1. The purpose of this land development is to create a semi-public park that will be used for conservation, interpretation, and public recreation purposes.
2. The land development plan was last reviewed by the Hellam Township Engineer, CS Davidson, on October 5, 2023. Those comments are attached hereto as **Exhibit C**. York County Planning Commission's review letter dated June 14, 2023 is attached hereto as **Exhibit D**.

This briefing represents the views and comments of the Hellam Township staff only and should not be construed as a final approval or denial of this application. The Planning Commission Members may have additional questions and/or comments with regard to this proposal. The applicant and/or his/her representative should be prepared to address comments or concerns raised by the Planning Commission Members.

3.

September 16, 2024

Jason Test, Township Zoning Officer
44 Walnut Springs Road
York, PA 17406

RE: Susquehanna Discovery Center & Heritage Park
Final Land Development Plan
Hellam Township, York County, PA
Engineer's Project No. 1253.3.19.09

Dear Mr. Test:

I have reviewed the above-referenced revised Final Land Development Plan and offer the following comments:

Summary of information provided for review is as follows:

- Final Land Development Plan for Susquehanna Discovery Center & Heritage Park, prepared by Gordon L. Brown & Associates, Inc., dated October 4, 2023, last revised January 25, 2024;
- Stormwater Management Narrative for Susquehanna Discovery Center & Heritage Park – Phase 1, prepared by Gordon L. Brown & Associates, Inc., dated June 5, 2023;
- Accompanying Reports for Susquehanna Discovery Center & Heritage Park, prepared by Gordon L. Brown & Associates, Inc., undated;
- Hellam Township, Application for Consideration of a Waiver, unsigned and undated;
- Wetland Report for Wrights Crossing Business Park, prepared by Ware Haus, and dated October 18, 2018.
- NPDES Permit Authorization Letter from York County Conservation District, dated November 20, 2023.
- Public Improvements Estimate prepared by Gordon L. Brown & Associates, Inc., dated February 22, 2024.

I. Subdivision and Land Development Ordinance Comments:

1. The applicant has requested waivers of the following sections of the Township's Subdivision and Land Development Ordinance:
 - a. **Section 430-10.D & 430-12.A.1** – Preliminary Plan Process.
 - b. **Section 430-17.A.1** – Plan Scale.
 - c. **Section 430-17.C.(1).(a).[8]** – Delineation of living tree masses.
 - d. **Section 430-17.E.(1).(e).[1]** – Woodland Report.
 - e. **Section 430-40.A.3** – Sidewalks.
 - f. **Section 430-38.B** – Street Trees.
2. **Section 430-10.D** - A Preliminary Plan Application is mandatory for all nonresidential land developments. The applicant has requested a **waiver** from this section of the ordinance. This waiver was approved by the Board of Supervisors at their meeting of October 19, 2023.
3. **Section 430-12.A.1** - A preliminary plan is required for all nonresidential land developments. The applicant has requested a **waiver** from this section of the ordinance. This waiver was approved by the Board of Supervisors at their meeting of October 19, 2023.
4. **Section 430-17.A.1** – The plan must be provided at a scale of 20 feet, 30 feet, 40 feet, 50 feet, 100 feet or 200 feet to the inch. The plan has been prepared at a scale of 150 feet to the inch. The applicant has requested a **waiver** from this section of the ordinance. This waiver was approved by the Board of Supervisors at their meeting of October 19, 2023.



5. **Section 430-17.C.(1)(a)[8]** – The plan must delineate the location of all lands containing living tree masses with a caliper of six inches or more at the height of 4 feet above grade and the location of all woodland reservations on the Official Map. The applicant has requested a **waiver** from this section of the ordinance. This waiver was approved by the Board of Supervisors at their meeting of October 19, 2023.
6. **Section 430-17.E.(1)(e).[1]** – Accompanying Woodland Reports is required as indicated in this section of the Ordinance. The applicant has requested a **waiver** from this section of the ordinance. This waiver was approved by the Board of Supervisors at their meeting of October 19, 2023.
7. **Section 430-18.F.(4)** – The statements of ownership must be signed, dated, and notarized prior to plan recording.
8. **Section 430-17.F.10** – An improvements guarantee in accordance with Article V of this ordinance must be provided prior to Final Plan approval. The supplied security estimate will be reviewed and formalized under separate correspondence.
9. **Section 430-20** – The Applicant will be required to provide financial security for all proposed improvements. The approved security amount established for the proposed project is **\$439,270.71**.
10. **Section 430-40.A.3** – Concrete sidewalks are to be provided to allow for access to and/or within a commercial or industrial development. No sidewalks are being proposed along Mifflin Drive. The applicant has requested a **waiver** from this section of the ordinance.
11. **Section 430-48.B** – Street trees are required to be provided along the entire road frontage as outlined within this section of the ordinance. The applicant has requested a **waiver** from this section of the ordinance. This waiver was approved by the Board of Supervisors at their meeting of October 19, 2023.

If you have questions related to the enclosed information or require any clarification, please do not hesitate to contact me directly at (717) 814-4516 or cdp@csdavidson.com.

Respectfully,

Chad D. Peters, P.E.
Township Engineer

CDP/cdp

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