



Hellam Township Board of Supervisors Subdivision Plan Briefing

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| Application Number: | SL-20-03 | Meeting Date: | December 16, 2021 |
| Applicant(s): | 4100 Lincoln Highway, LLC | Parcel ID: | KJ-102-D |
| Property Owner(s): | Stony Brook Professional Ctr | Lot Size: | 10.28 Acres |
| Property Location: | 4100 Lincoln Highway East | Zoning: | C/I |

Project Narrative:

1. The applicant is requesting approval of a subdivision plan, attached hereto as **Exhibit A**. This plan proposes subdivide the parcel into two lots.
2. In addition, waivers are being requested from the following sections:
 - § 430-10.D and 430-12.A.1 – Preliminary Plan
 - § 430-17.A.3 – 24" X 36" Sheet size
 - § 430-33.C.3 – Road curb and widening
 - § 430-40 – Sidewalks
 - § 430-41 – Curb along streets
 - § 430-48.B – Street trees along all road frontages

The following Exhibits are attached hereto:

- A. Application, waiver requests and plans, revised plans submitted on 11/29/2021.
- B. York County Planning Commission comments dated October 21, 2020.
- C. CS Davidson, Township Engineer's latest subdivision comments dated October 7, 2021.
- D. Site Design Concept's Response to Engineer's comments, dated November 24, 2021.
- E. First Capital Engineering (Springettsbury Township's engineer's review) dated September 17, 2021.
- F. December 9, 2021 Planning Commission minutes.

Property Characteristics:

1. The subject property consists of one 10.28 acre parcel. This subdivision proposes to subdivide the parcel into two lots. Lot One would consist of 5.608 acres, the majority of which would be located in Springettsbury Township. Lot Two would consist of 4.677 acres, all of which would be located in Hellam Township.
2. The property is currently vacant in the Commercial/Industrial Zone. This subdivision plan does not propose any development (see land development plan SL-20-04).
3. Adjacent properties:

| | Use | Zoning |
|--------------|------------------------------|-------------------------|
| North | Commercial | C/I |
| West | Commercial | Springettsbury Township |
| South | Residential/Mobile Home Park | C/I |
| East | Commercial | C/I |

Project Background:

1. The subdivision plan was reviewed by the York County Planning Commission on October 21, 2020. Those comments are attached hereto as **Exhibit B.**
2. The subdivision plan was last reviewed by the Hellam Township engineer, CS Davidson, on October 7, 2021. Those comments are attached hereto as **Exhibit C.** Recommendations for approval should be based on any outstanding items in this letter being addressed.
3. First Capital Engineering is Springettsbury Township's engineer. They have provided a copy of their review comments dated September 17, 2021. They are attached hereto as **Exhibit E.**

Planning Commission Recommendation:

The Planning Commission reviewed this subdivision plan on December 9, 2021. They recommended deferral of the waivers to the land development plan. They also recommended approval of the subdivision plan with the condition that all outstanding items listed in the engineer's review letter dated October 7, 2021 are addressed. These motions both carried 6-0. The planning Commission minutes are attached hereto as **Exhibit F.**

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.

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**HELLAM TOWNSHIP
BOARD OF SUPERVISORS MEETING
MINUTES OF December 16, 2021**

The Hellam Township Board of Supervisors meeting was called to order at 6:00 p.m. by Chairman Phil Smith. Supervisors Todd Trimmer, Mark Myers, Bill Conaway, and Dave Cox were present in person. Corina Mann, Township Manager; Brad Leber, Solicitor; Rachel Vega, Zoning Officer; Chad Peters, Engineer; Curtis Ferree, Roadmaster; Doug Pollock, Police Chief; Dorinda Nordsick, Admin/Finance Coordinator; and Kate Nopulos, Administrative Secretary attended in person.

Chairman Smith announced there was an executive session before the meeting to discuss personnel matters.

Representative Gillespie presented Chairman Phil Smith with a flag that had been flown over the capitol and thanked him for his service to the community on behalf of the Governor. Supervisor Smith said he is humbled and all he wanted to do is help people. He stated he had no personal interest here and tried to do his best to make fair and equal decisions for everybody. He will miss the first responders he's been with over the years as this is something that has always been near and dear to his heart.

Agency, Departmental & Committee Reports

A. Police – The Chief submitted written report for November. During November there was a total of 557 calls with 35 reported accidents, 15 criminal charges, 76 traffic citations and 73 traffic warnings. The entire department attended a mental health class that was hosted at the Township and was conducted by instructors from Wellspan Mental Health and National Alliance on Mental Health. The Co-responder, Erica McCoy, from Wellspan, started on November 8th, and was working a mental health case for the department on her first day. Officer Gingrich attended two classes during the month. Chief Pollock thanked Supervisor Smith for all his help over the years and stated that he swore him in as an officer in 2002 and also swore him in again when he became Chief.

B. Hellam Fire Company/Station 21 – Chief Strittmatter provided a written report for November. During November, the department responded to 54 calls of which, 24 were in Hellam Township. In comparison, last year there were 29 calls of which 18 were in Hellam Township. There were two automatic fire alarm reports submitted for the month. Members participated in a water supply drill and have also started training in water rescue due to the frequent flooding of some roads in the area. Santa will be in Hellam on December 17th from 6-8 pm. Chief Strittmatter reported that they completed the sale of their old Engine and the new Engine is on its way.

Wrightsville Fire Company/Station 41 – Chief Livelsberger provided a written report for November. The department responded to 81 calls, with 19 in Hellam Township. The department finished up their national pro board 1006 Vehicle Rescue Technician series, making 90% of the active firemen either State or Nationally certified in vehicle and machinery rescue. They currently have 93% of volunteers as Firefighter 1, and this month they had their 13th member get hired at a career department. The department had Thanksgiving dinner at the firehouse where police and EMS working that day could join and plan on doing the same for Christmas. The apparatus committee finished up final meetings and at the December department meeting they voted to award the build to Seagrave Fire Apparatus. Chief Livelsberger reported that they would be signing for the new Engine on December 21st and requested that one or two of the Board members be part of the signing. Chief Livelsberger also thanked Supervisor Smith for his years of service to the community and the support that he has shown to the department.

would be at this time. Mr. Nevin reported that he met with Pete Schilling from CCIS today. Mr. Schilling found that the rear portion of the foundation wall was acceptable but the foundation wall along the stream needs repaired. Mr. Nevin will come in and apply for a permit for that repair. Mr. Nevin also presented a copy of work they have done for flood mitigation. Mr. Nevin would like a fresh start next year. There has been rumors that in 2018 when the flood washed out the road that PennDOT walked away from the repairs because the Nevin's would not remove a tree. Mr. Nevin does not believe this statement is true. If it is true, he would like to see some documentation to support it.

Planning and Zoning

A. SL-20-03: 4100 Lincoln Highway – Subdivision Plan

Neal Metzger with Site Design Concepts and Mr. Rexroth were present to discuss the subdivision plan for 4100 Lincoln Highway. This parcel is about 10 acres, zoned Commercial/Industrial and is split between Hellam Township and Springettsbury Township. They would like to subdivide the parcel into two five-acre lots. One lot would be entirely in Hellam Township and the other lot would have a very small portion in Hellam Township. No improvements are proposed with this subdivision plan. Waivers are being requested however the Planning Commission recommended deferring them to land development. Mr. Peters has no issue deferring the waivers to land development.

Upon a motion by Supervisor Conaway, seconded by Supervisor Cox, the Board of Supervisors defers all waivers to land development and approves subdivision plan SL-20-03 for 4100 Lincoln Highway with the condition that all outstanding items listed in the engineer's review letter dated October 7, 2021 are met. Motion carried unanimously.

B. SL-20-04: 4100 Lincoln Highway - Land Development

Neal Metzger with Site Design Concepts and Mr. Rexroth were present to discuss the land development plan for 4100 Lincoln Highway. Lot One is mostly in Springettsbury Township and Lot Two is entirely in Hellam Township. This land development plan proposes a 66,600 square foot warehousing facility, parking, landscaping and stormwater management on Lot Two. The user of this facility is unknown at this time. What ever user moves in would need to comply with the Zoning Ordinance and obtain any additional approvals or make any necessary improvements if needed if the use will not be warehousing. PennDOT has approved the traffic study. All access points operate at acceptable levels of service. There are seven truck trips anticipated in the AM and PM peak hours. This use is not a huge traffic generator. The Planning Commission recommended curbing and sidewalks along Lincoln Highway. Springettsbury Township is requiring curbing and sidewalks along Lincoln Highway as well. Mr. Metzger feels adding curbing and sidewalks along Lincoln Highway will require additional stormwater piping and adding an additional inlet.

Mr. Peters commented that he supports providing curbing and sidewalks along Lincoln Highway to 4190 Lincoln Highway and along Bovary Drive at least to the second access drive. It will benefit the gutter flow of water. You could add a note to the plan stating that when the Township requires curbing and/or sidewalks the property owner will install them at their own expense within six months. This is commonly referred to as the "six month note." Supervisor Myers asked if this note is binding. Solicitor Leber responded that this note is a negotiation between the Township and the developer and he will review it. There was a discussion about the waiver request from §415-19.H.3.b.2 which requires two double ring infiltrometer tests. The Planning Commission recommended adding a note to the plan about testing the pits prior to installation of stone. Mr. Myers asked if this note would be binding. Mr. Peters feels this is an acceptable practice to ensure that contractors do not compact the soil to the point that they will not infiltrate. This note and testing requirement is common practice in Lancaster County. Chairman Smith asked if DEP has reviewed this land development plan without curbing and sidewalks. This plan has been approved by DEP without curbing and sidewalks.

Supervisor Myers would like to see curbing and sidewalks. Mr. Peters commented that adding curbing and sidewalks would only be a minor stormwater change. Supervisor Trimmer asked where the stormwater is being managed from the new impervious surfaces? Mr. Peters responded that it is being collected in infiltration beds. Chairman Smith asked about installing a traffic signal on Lincoln Highway to help with trucks leaving the facility. Mr. Metzger responded that PennDOT did not recommend adding a traffic signal. Chairman Smith commented that PennDOT did not recommend a signal at Rutter's but one was installed and it improved the traffic situation at that intersection. Supervisor Myers is concerned about the proposed 89 daily trips. Mr. Metzger explained that this is not just truck trips but all trips. Mr. Peters further explained that this number comes from data that has been collected over decades and is an average number of trips expected for this type of use. This is a conservative engineering approach and we have to follow PennDOT's rules. Nedette Otterbein stated that the land development plan is for a warehouse however it is being marketed as an industrial use. Any use other than warehousing would need to obtain zoning approval. If the end user proposes to do manufacturing, they would need to come back to the Township to request conditional use approval. They would then need to provide adequate parking, screening, etc. for that use.

Upon a motion by Supervisor Conaway, seconded by Supervisor Cox, the Board of Supervisors approves the waiver requests from §430-10.D and §430-12.A.1 for preliminary plan requirements and from §430-17.A.3 for a 24" X 36" sheet size. Motion carried unanimously.

The next waiver request is from §430-28.A.1 regarding the creation of slopes within 20' of a property line. Mr. Peters explained that the proposed slopes will not create any erosive or stormwater issues. They are lessening the run-off from this property and not exceeding the grade. Upon a motion by Supervisor Trimmer, seconded by Supervisor Conaway, the Board of Supervisors approves the waiver request from §430-28.A.1 regarding the creation of slopes within 20' of a property line. Motion carried unanimously.

Mr. Peters supports the waiver request from §430-33.C.3.A.3 regarding road widening along Lincoln Highway and Bovary Drive. Upon a motion by Supervisor Myers, seconded by Supervisor Trimmer, the Board of Supervisors approves the waiver request from §430-33.C.3.A.3 regarding road widening. Motion carried unanimously.

The waiver request from §430-36.C.7 requires a 30' radius. There is a proposed 55' radius for the truck entrance however the applicant proposes only a 15' radius at the employee entrance. This will deter truck traffic from using the employee entrance. The site is designed for the first access road on Bovary Drive to be a right in only for trucks and the second access road on Bovary Drive to be for regular vehicular traffic. Upon a motion by Supervisor Trimmer, seconded by Supervisor Cox, the Board of Supervisors approves the waiver request from §430-36.C.7 requiring a 30' radius. Motion carried unanimously.

The waiver request from §430-38.D requires curbing within the parking lot. This waiver is being requested because it affects the ADA parking area. The applicant proposes depressed curbing along these spaces so the handicapped can enter the sidewalk. Mr. Peters recommends concrete bumper blocks to keep cars from blocking the sidewalk. Upon a motion by Supervisor Trimmer, seconded by Supervisor Conaway, the Board of Supervisors approves the waiver request from §430-38.D for curbing in front of the handicapped parking spaces as long as concrete bumper blocks are installed. Motion carried unanimously.

The waiver request from §430-40.A.3 requires sidewalks along Lincoln Highway and Bovary Drive. There was a discussion about requiring the sidewalk along Lincoln Highway and adding the "six month note" to the plan for sidewalks along Bovary Drive. Bob Hale commented that he would like

the sidewalks installed along Bovary Drive. Mr. Peters explained that pedestrians tend to walk the shortest path. If sidewalks are installed along Bovary Drive pedestrians are likely to cut through the parking lot which would be unsafe with the truck traffic. Supervisor Myers agreed that we do not want to encourage pedestrians to cut through the parking lot. Upon a motion by Supervisor Myers, seconded by Supervisor Trimmer, the Board of Supervisors is requiring sidewalks along Lincoln Highway in compliance with §430-40.A.3 while approving the waiver for sidewalks along Bovary Drive as long as the “six month note” is added to the plan. Motion carried unanimously.

The waiver request from §430-41 requires curbing along Lincoln Highway and Bovary Drive. Upon a motion by Supervisor Conaway, seconded by Supervisor Trimmer, the Board of Supervisors denies the request to waive §430-41. Motion carried unanimously.

Mr. Metzger withdraws the waiver request from §415-19.H.3.b.2 which requires two double ring infiltrometer tests. They will add a note to the plan that requires testing of the stormwater pits prior to installation of stone to ensure they are able to infiltrate the water.

The waiver request from §415-29.L requires 18” pipe size. This is a common waiver request for those using roof leaders. This pipe is not needed when roof leaders are used. Upon a motion by Supervisor Trimmer, seconded by Supervisor Conaway, the Board of Supervisors approves the waiver request from §415-29.L requiring a minimum pipe size of 18”. Motion carried unanimously.

The waiver request from §280-11.B(1) requires landscaping along all property lines. Mr. Metzger states that landscaping cannot be installed in certain spots between Lots One and Two because there is a retaining wall. They propose to install a privacy fence on top of the wall instead. There are also a few areas with underground utilities that prevents them from landscaping in the easement area. Supervisor Conaway stated that there is a conflict in the Landscape Ordinance. One section requires landscaping along all property lines while the chart indicates that it is not required between properties that have the same zoning. Upon a motion by Supervisor Trimmer, seconded by Supervisor Conaway, the Board of Supervisors grants the waiver from §280-11.B(1) requiring landscaping along all property lines provided a privacy fence is installed on top of the retaining wall and only applies to the retaining wall area and utility easement area. Motion carried unanimously.

Upon a motion by Supervisor Conaway, seconded by Supervisor Cox, the Board of Supervisors approves land development plan SL-20-04 for 4100 Lincoln Highway with the condition that all outstanding items in the engineer's review letter dated October 7, 2021 are met. Motion carried unanimously.

Planning Commission

December 9, 2021 Draft meeting minutes.

Minutes Approval

Upon a motion by Supervisor Trimmer, seconded by Supervisor Cox, the November 18, 2021 minutes were approved with corrections/additions requested by Mr. Nevin. Motion carried 4 – 0, with Supervisor Myers abstaining from vote due to him not being present at last meeting.

Financial Reports

A. Budget Report – November 2021 – Upon a motion by Supervisor Cox, seconded by Supervisor Myers, the November 2021 Budget Report was approved. Motion carried unanimously.