



# Hellam Township Planning Commission Land Development Plan Briefing

|                            |                                    |                        |                    |
|----------------------------|------------------------------------|------------------------|--------------------|
| <b>Application Number:</b> | SL-2023-03                         | <b>PC Meeting:</b>     | September 14, 2023 |
| <b>Applicant(s):</b>       | Susquehanna National Heritage Area | <b>Tax Map Parcel:</b> | LL-70-E0           |
| <b>Property Owner(s):</b>  | The Conservation Fund              | <b>Lot Size:</b>       | Total 78.89 Acres  |
| <b>Property Location:</b>  | 202 Cool Springs Rd                | <b>Zoning:</b>         | C/I                |

**Project Narrative:**

1. The applicant is requesting approval of a Land Development plan, attached hereto as **Exhibit A**. This plan proposes to depict the construction of semi-public park used for conservation, interpretation, and public recreation purposes.
- 2.
3. In addition, waivers are being requested from the following sections:
  - §430-10.D & 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. Subdivision Application, SL-2023-01.
- B. Waiver Requests.
- C. Engineer's latest review letter from Chad Peters at CS Davidson dated September 7, 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 "Mifflin House" to create the Susquehanna Discovery Center & UGRR site.
4. Adjacent properties:

|  | Use |  | Zoning |
|--|-----|--|--------|
|  |     |  |        |

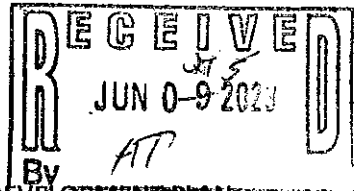
|              |                      |    |
|--------------|----------------------|----|
| <b>North</b> | Rural Ag             | RA |
| <b>South</b> | Wrightsville Borough |    |
| <b>West</b>  | Interchange          | I  |
| <b>East</b>  | Residential          | R  |

**Project Background:**

1. The land development plan was last reviewed by the Hellam Township Engineer, CS Davidson, on September 7, 2023. Those comments are attached hereto as **Exhibit C.**
2. The land development plan was last reviewed by the York County Planning Commission on June 14, 2023. Those comments are attached hereto as **Exhibit D**

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***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.***



HELLAM TOWNSHIP
APPLICATION FOR CONSIDERATION OF A SUBDIVISION AND/OR LAND DEVELOPMENT PLAN

(For Township Use Only)
Township File No: SL-23-04 Date of Filing: 6-5-2023 Deadline for Action:
Date of Revisions: Date of Revisions:
Date of Revisions: Date of Revisions:

The undersigned hereby applies for approval under the Hellam Township Subdivision and Land Development Ordinances for the Plan, submitted herewith and described below:

1. Proposed plan name: Susquehanna Discovery Center & Heritage Park

Tax map #: LL Tax parcel #: 70E Plan #: L-6115 Plan date: 5/1/23

2. Project location: 202 Cool Springs Road, Wrightsville, PA 17368

3. Name of property owner(s): The Conservation Fund

Address: 1655 North Fort Meyer Dr., Suite 1300, Arlington, VA, 22209 Phone #: (717) 816-6451

Email: kshenk@conservationfund.org

4. Name of applicant (if other than owner): Susquehanna National Heritage Area

Address: 1706 Long Level Road, Wrightsville, PA 17368 Phone #: (717) 252-0229

Email: mplatts@SusqNHA.org

5. Firm which prepared plan: Gordon L. Brown, & Associates, Inc.

Address: 2238 S. Queen St., York, PA 17402 Phone #: (717) 741-4621

Person responsible for plan: John D. Runge, Jr.

Email: jrunge@glba-engineering.com

- 6. Application classification:
[ ] Pre-application (Section 430-11) [ ] Revised preliminary plan (Section 430-12.G)
[ ] Preliminary plan (Section 430-12) [ ] Revised final plan (Section 430-13.H.1)
[X] Final plan (Section 430-13)

7. Is a variance, special exception, conditional use or waiver approval necessary or has one been acquired for this property? Yes

Special exception granted on 4/25/23 for use not provided for: Semi-Public Park

Waiver of Preliminary Plan submittal {S.430-10D & S.430-12A.(1)}

8. Land use and number of lots and/or units (indicate answer by numbers of lots or units:)

Residential:

- Single Family
- Multi Family
- Commercial/Industrial
- Interchange
- Mixed Use 1
- Mixed Use 2
- Mobile Home Park
- Other (Please specify below)

\_\_\_\_\_  
\_\_\_\_\_

9. Total acreage: 78.89

10. Lineal feet of new street proposed 0

11. Type of water proposed: N/A

- Individual
- Public
- Semi public
- Capped

12. Type of sanitary sewage disposal proposed: N/A

- Individual
- Public
- Semi public
- Capped

13. Sewer facilities plan revision or supplement number N/A  
and date submitted \_\_\_\_\_

The undersigned hereby represents that, to the best of his knowledge and belief, all information listed above is true, correct, and complete.

Date: 6/1/23

M. N. [Signature], President, SNHA

Signature of Landowner/Applicant/Agent \*  
\* If other than owner, authorization to sign must be attached.

Revision  
Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Landowner or Applicant

Revision  
Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Landowner or Applicant

Revision  
Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Landowner or Applicant

Revision  
Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Landowner or Applicant

**HELLAM TOWNSHIP**  
**APPLICATION FOR**  
**CONSIDERATION OF A WAIVER**

(For Township Use Only)  
Plan No. \_\_\_\_\_  
Date of Receipt/Filing: \_\_\_\_\_

The undersigned hereby applies for approval of a waiver, submitted herewith and described below:

1. Name of project: Susquehanna Discovery Center & Heritage Park

2. Tax Map: LL Parcel No. 70E Location: I-6115

3. Name of property owner(s): The Conservation Fund

Address: 1655 North Fort Meyer Dr., Suite 1300, Arlington, VA, 22209 Phone Number: (717) 816-6451

Email: kshenk@conservationfund.org

4. Consulting engineering firm: Gordon L. Brown, & Associates, Inc.

Name of project manager: John D. Runge, Jr.

Address: 2238 S. Queen St., York, PA 17402 Phone Number: (717) 741-4621

Email: jrunge@glba-engineering.com

5. Specify section(s) of the Hellam Township Subdivision and Land Development Ordinance for which a Waiver is requested:

Preliminary Plan submittal {S.430-10D & S.430-12A.(1)}

6. The proposed alternative to the requirement:

Proceed directly to Final Plan submission.

7. Justification for the Waiver:

Although the land development is considered non-residential, the improvements proposed with this plan, involve no new streets, alleys, public sanitary sewer facilities, water supply facilities, or building structures.

8. Identification of Plans, Reports, or Supplementary Data, which are part of the Application:

Final Land Development Plan for the Susquehanna Discovery Center & Heritage Park

The undersigned hereby represents that, to the best of his/her knowledge and belief, all information listed above is true, correct, and complete.

\* Signature: 

Date: 9-7-23

\* If other than property owner, authorization from owner to sign must be attached.

**HELLAM TOWNSHIP**  
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Name of project manager: John D. Runge, Jr.

Address: 2238 S. Queen St., York, PA 17402 Phone Number: (717) 741-4621

Email: jrunge@glba-engineering.com

5. Specify section(s) of the Hellam Township Subdivision and Land Development Ordinance for which a Waiver is requested:

Plan scale {S.430-17.A.(1)}

6. The proposed alternative to the requirement:

To provide a 1" = 150' scale plan to identify overall site existing features.





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2. Tax Map: LL Parcel No. 70E Location: I-6115
  
3. Name of property owner(s): The Conservation Fund  
Address: 1655 North Fort Meyer Dr., Suite 1300, Arlington, VA, 22209 Phone Number: (717) 816-6451  
Email: kshenk@conservationfund.org
  
4. Consulting engineering firm: Gordon L. Brown, & Associates, Inc.  
Name of project manager: John D. Runge, Jr.  
Address: 2238 S. Queen St., York, PA 17402 Phone Number: (717) 741-4621  
Email: jrunge@glba-engineering.com
  
5. Specify section(s) of the Hellam Township Subdivision and Land Development Ordinance for which a Waiver is requested:  
Woodland Delineation {S.430-A.(1)(a)[8]}
  
6. The proposed alternative to the requirement:  
To not identify each living tree with a caliper of 6-inches or more, and at a height of four feet above grade, within all tree masses shown on the existing features plan.



**HELLAM TOWNSHIP**  
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Name of project manager: John D. Runge, Jr.

Address: 2238 S. Queen St., York, PA 17402 Phone Number: (717) 741-4621

Email: jrunge@glba-engineering.com

5. Specify section(s) of the Hellam Township Subdivision and Land Development Ordinance for which a Waiver is requested:

Woodland Report {S.430.17.E(e)[1]}

6. The proposed alternative to the requirement:

No woodland report to be provided with this initial phase of the project.

7. Justification for the Waiver:

No woodlands will be disturbed with this initial phase of the project.

8. Identification of Plans, Reports, or Supplementary Data, which are part of the Application:

Final Land Development Plan for the Susquehanna Discovery Center & Heritage Park

The undersigned hereby represents that, to the best of his/her knowledge and belief, all information listed above is true, correct, and complete.

\* Signature: 

Date: 9/8/23

\* If other than property owner, authorization from owner to sign must be attached.

**HELLAM TOWNSHIP**  
**APPLICATION FOR**  
**CONSIDERATION OF A WAIVER**

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Name of project manager: John D. Runge, Jr.

Address: 2238 S. Queen St., York, PA 17402 Phone Number: (717) 741-4621

Email: jrunge@glba-engineering.com

5. Specify section(s) of the Hellam Township Subdivision and Land Development Ordinance for which a Waiver is requested:

Sidewalk Installation {S.430-40.A.(3)}

6. The proposed alternative to the requirement:

To not install sidewalks.

7. Justification for the Waiver:

Previously approved this waiver with the Wright's Crossing Business Park Submission  
dated February 3, 2022.

8. Identification of Plans, Reports, or Supplementary Data, which are part of the Application:

Final Land Development Plan for the Susquehanna Discovery Center & Heritage Park

The undersigned hereby represents that, to the best of his/her knowledge and belief, all information listed above is true, correct, and complete.

\* Signature: 

Date: 9/7/23

\* If other than property owner, authorization from owner to sign must be attached.

**HELLAM TOWNSHIP**  
**APPLICATION FOR**  
**CONSIDERATION OF A WAIVER**

(For Township Use Only)  
Plan No. \_\_\_\_\_  
Date of Receipt/Filing: \_\_\_\_\_

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3. Name of property owner(s): The Conservation Fund

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Email: kshenk@conservationfund.org

4. Consulting engineering firm: Gordon L. Brown, & Associates, Inc.

Name of project manager: John D. Runge, Jr.

Address: 2238 S. Queen St., York, PA 17402 Phone Number: (717) 741-4621

Email: jrunge@glba-engineering.com

5. Specify section(s) of the Hellam Township Subdivision and Land Development Ordinance for which a Waiver is requested:

Street Trees {S.430-48.B}

6. The proposed alternative to the requirement:

To provide required street trees, except for along the U.S. Route 30 frontage.







September 7, 2023

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 July 23, 2023;
- 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.

**I. Zoning Ordinance Comments:**

1. **Section 490-20.D** – The Township Zoning Officer must forward a copy of this application and plan to KCVPS, Inc. for review and comment.
2. **Section 490-37.B** – Landscape strips are to be provided in accordance with this section of the ordinance. The provided strips must be found to be acceptable by the Township Zoning Officer.

**II. 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.
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.



C.S. DAVIDSON, INC.

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.
5. **Section 430-17.C.(1).(a).[1].[c]**- A benchmark must be identified and located within or immediately adjacent to the property.
6. **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.
7. **Section 430-17.D.(13)** – The required monumentation must be installed prior to final plan approval or secured as a public improvement.
8. **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.
9. **Section 430-18.F.(3)** – Note #29 provided on sheet 1 of the plan set should be revised to read “No public restrooms are to be provided with the proposed land development activities.”
10. **Section 430-18.F.(4)** – The statements of ownership must be signed, dated, and notarized prior to plan recording.
11. **Section 430-17.F.10** – An improvements guarantee in accordance with Article V of this ordinance must be provided prior to Final Plan approval.
12. **Section 430-18.F.(14)** – A statement from the York County Conservation District shall be submitted, indicating satisfaction with the submitted data, more specifically the Erosion and Sedimentation Control Plan, as well as the overall status of the requirement of an NPDES application.
13. **Section 430-20** – The Applicant will be required to provide financial security for all proposed improvements.
14. **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.
15. **Section 430-45** – All monuments and markers must be provided in accordance with this section of the ordinance.
16. **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.

### III. Stormwater Management Ordinance Comments:

1. **Section 301.D** – An approved Erosion Control Plan must be provided to the Township for review along with approval from YCCD for the required NPDES permit.

### General Comments:

1. The stormwater management plan associated with the proposed activities within Wrightsville Borough must be approved by the Borough prior to signature and recording by Hellam Township.



C.S. DAVIDSON, INC.

2. The Porous Paving Construction detail found on sheet 7 of the plan set must specify pavement mixture.
3. The submitted waiver application must include the date and signature of the Applicant. Additionally, the waivers listed on the cover sheet of the plan set must be organized in section order. Lastly, the waiver for Section 430-40.A.3, as noted on the cover sheet, must be re-approved for this plan, and the date of waiver approval from a previous plan be removed.

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](mailto:cdp@csdavidson.com).

Respectfully,

A handwritten signature in black ink, appearing to read 'CDP', is written over a faint, larger signature.

Chad D. Peters, P.E.  
Township Engineer

CDP/nee

Copy to: File

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June 14, 2023

Todd Trimmer, Chair  
Hellam Township Board of Supervisors  
471 Frysville Rd  
York, PA 17406

Mary E. Coble  
Chairman

Sean P. Kenny  
Vice Chairman

Matthew Chronister  
Secretary

James J. Morris  
Treasurer

Brian Brenneman

Thomas W. Earp

David Gonzalez

Walter A. Kuhl

Bruce Miller

Felicia S. Dell  
Director

Jeffrey L. Rehmeyer II  
Solicitor

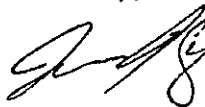
RE: Susquehanna Discovery Center & Heritage  
Park  
202 Cool Springs Road  
1 Lot – Final Land Development Plan

To whom it may concern:

The above noted plan proposes access drive and parking improvements for the Susquehanna Discovery Center & Heritage Park. As this does not meet the YCPC's interpretation of a land development, a formal review by the YCPC is not necessary.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Jesse King  
Senior Planner

- (X) Municipal Manager
- (X) Municipal Planning Comm. Chr.
- (X) Municipal Engineer

- (X) Municipal Zoning Officer
- (X) Developer
- (X) Developer's Surv./Engr.