

Wolf Farm Soccer Fields
Conditional Use Docket #20230017
Recommended Conditions

At their July 18, 2023 meeting, the Planning Commission offered the following conditions. Please note, the Board of Supervisors and Township Staff may recommend additional conditions.

1. All parking associated with the operation of the soccer fields shall be upon the property in question - No on-street parking shall be permitted. If deemed warranted by the Township, the Applicant shall install no parking signage, at its expense, on East Springville Road and Lindsey Road.
2. The Applicant shall evaluate the parking after Phase I. In the event there is a shortage of parking, the Applicant shall request conditional use approval from the Township to use a portion of the property for additional parking.
3. Applicant must comply with all Uniform Construction Codes (International Building Code) including, but not limited to, accessibility requirements.
4. Applicant must comply with all State and Federal laws, rules, and regulations including, but not limited to, the Americans with Disability Act (ADA).
5. The Applicant shall dedicate 0.6 acres of its property, located at the northwest corner of the property, for the realignment of the intersection of East Springville Road, Shughart Road, and York Road. The 0.6 acres dedicated to the Township does not affect the conditional use plan. A note shall be put on the plan that states "This area is to be offered for dedication to the Township for future traffic improvements."
6. Applicant is to enter into an Operations and Maintenance Agreement with the Township relative to stormwater management matters.
7. If the Applicant wishes to add additional synthetic soccer fields above the three that are on the Conditional Use Plan, the Applicant must apply to the Township for Conditional Use approval.
8. Applicant to operate all tournaments in accordance with the traffic control plan marked as Exhibit _____. Non-Township contractors/personnel shall be used for traffic control "flaggers". Signage shall be provided by a combination of various message boards and temporary yard signs which shall be promptly removed after the tournaments. Variable message boards will be used in

accordance with PennDOT standards. Ultimately, when signalization of the York Road and East Springville Road intersection occurs, a revised traffic control plan will be developed by the Applicant, reviewed and approved by the Township and implemented by the Applicant.

9. Applicant's operation of concessions shall be for the purposes of selling food items and merchandise associated with the Applicant club or a particular tournament. Concessions shall be limited to paved parking areas, on the subject property, and shall not negatively affect vehicle circulation or parking.
10. Applicant is to maintain the walking path shown on the Plan. Applicant to install and maintain trash receptacles along the walking path.
11. Applicant's lighting of the soccer fields and parking lots shall be controlled by a timer and be set to turn off no later than 10:00p.m. at times when the soccer fields are in operation. The front parking lot will remain open to allow the public to utilize the walking trail from dawn to dusk. The back parking lot will be gated during off hours.
12. Applicant shall pay an appropriate, agreed upon, amount as a contribution to the traffic improvements, as determined by the Board of Supervisors. Said payment shall be paid to the Township on an agreed upon schedule, as negotiated with the Board of Supervisors.
13. Sewer and water shall be provided to the site by means acceptable to the Township and State agencies.
14. Primary and emergency access drives shall meet minimum fire lane requirements of 20 ft. wide clear paved cartway for the passage of emergency vehicles and shall not be blocked by any vehicles. This condition shall be strictly enforced by the Applicant at all times.
15. A secondary, emergency access shall be provided by the Applicant and shall be accessed only in case of emergency. The final location and design of the access will be coordinated with Township Emergency Services.
16. Site security will be provided by cameras and signage.
17. The Applicant shall limit the number of tournaments as agreed upon by both the Board of Supervisors and Applicant.
18. If there are less trees due to the modification of requirements, those trees are to be planted elsewhere on the property.