

East Manchester Township
 PLANNING COMMISSION MINUTES
 January 22, 2019

At a regular meeting held at the Township Building, the following members were present: Blaine Rentzel, Edward Hewitt, Mike McCowan, and Mike Scarborough. Absent: Robert Nace. Also present: Engineer Laymon Mortorff, Zoning Officer Kristie Masemer, Recording Secretary, and three citizens.

Chairman McCowan called the meeting to order at 7:00 p.m.

Reorganization for 2019

Motion by Rentzel, second by Scarborough, to keep the current slate of officers for 2019: *Chairman*, Michael McCowan; *Vice Chairman*, Edward Hewitt; *Secretary*, Mike Scarborough; *second*, Robert Nace, *alternate second*, Blaine Rentzel. All members voted aye; motion carried.

Minutes

Motion by Hewitt, second by Rentzel, to approve the minutes of the meeting of September 2018. All members voted aye; motion carried.

Plans

A. Kyle E. and Holly E. Eaton, 3810 North Sherman Street Extended; Subdivision Plan Waiver requested: Section 208-47, curbs and sidewalks

Keith Ultz was present on this plan, original date 12/28/18; revised 1/10/19. This is a reverse subdivision. Gordon L. Brown & Assoc.'s letter dated January 10, 2019, was reviewed. Outstanding item: 5, a confirmatory deed shall be provided and executed and a recording note provided on the plan. Mr. Mortorff also requested clarification about the location of the pipes in front of the house. Please be sure that these pipes are actually at the location shown on the plan. York County Planning Commission's letter dated January 11, 2019, was reviewed. No outstanding items.

Motion by Hewitt, second by Scarborough, to recommend approval of the waiver request for Section 208-47. All members voted aye; motion carried.

Motion by Scarborough, second by Hewitt, to recommend approval of the Final Subdivision Plan for Kyle E. and Holly E. Eaton subject to the satisfactory resolution of Item 5 from the GLBA letter referred to above AND verification of the location of the pipes in the front of the house. All members voted aye; motion carried.

B. Hyperion Properties, Inc., 795 Canal Road Extended; Subdivision Plan Waivers requested:

Section 208-34.A(4), plan scale

Section 208-34.B(1), existing features

Section 208-46.B, road improvements

Section 208-49.B, recreation fee

Joe Stein, Site Project Manager for Warehaus was present on behalf of the applicant. Original plan dated 12/21/18; revised 1/16/19. This is a land swap, essentially, to permit Hyperion to comply with PennDOT's requirements. Two new lots will be created to transfer

land between the Texters and Hyperion. A portion of Hyperion's land will be transferred to Mrs. Texter; part of her land will be transferred to Hyperion.

Mr. Stein noted that the new lot line encroaches onto the 84 Zions View site stormwater area. Some of the basin does not meet the required setback for Section 255-21.B, Accessory Structures. If the plan is not revised, the applicant would need to go to Zoning Hearing Board for a Variance. Modifying the plan would involve reconfiguring the 84 Zions View Road stormwater basin. Perhaps he could present the dilemma to the Board of Supervisors and see if the amendment to the plan could be handled with an "as-built" plan. That has been done in the past, but no one can speak for the Board of Supervisors. Nor can anyone say if the Zoning Hearing Board might approve the request for a Variance. Mr. Stein will take his chances with the Board of Supervisors. Would the Planning Commission support such an option? Mr. McCowan would like to see a corrected plan. Mr. Stein suggested that he re-submit this plan to the Township staff, make his request at the Supervisors meeting, then bring the plan back to the Planning Commission. Sounds good; *Plan tabled as requested by the applicant.*

C. KS Tooling, Inc., 535 Willow Springs Lane; Land Development Plan for building and parking expansion

Waiver requested: Section 208-21.A, preliminary plan

Edward Van Arsdale, III, Site Project Manager for Warehouse was present on this plan, which was submitted about ten years ago, conditionally approved, and fell apart. New day, new plan.

Gordon L. Brown's letter dated January 14, 2019, was reviewed. Outstanding items: 3c, Erosion and Sedimentation and NPDES approval (Section 208-34.C.9); 3d, Surety (Section 208-34-C.13); 3e, Sewer Authority signature (Section 208-34-B.27); 4, Stormwater plan approval (Section 208-34.C.10); and 6, where slopes are greater than 4:1 and more than 5 feet high, a fence is required (Section 208-44.F). YCPC letter dated January 11, 2019, was reviewed with the following outstanding items: 3b, any required erosion and sediment control plan (Section 208-34.C.9); and 4, a four-foot fence is required along the edge of the proposed parking on Lot 2 where the slopes exceed 4:1 and five feet or more in height (Section 208-44.F).

Motion by Rentzel, second by Hewitt, to recommend approval of the waiver request for Section 208-21.A, preliminary plan. All members voted aye; motion carried.

Motion by Hewitt, second by Rentzel, to recommend approval of the Final Subdivision Plan of KS Tooling, Inc.- Building & Parking Expansion, subject to the satisfactory resolution of items 3c, 3d, 3e, 4, and 6 of the GLB letter referred to above AND YCPC items 3b and 4. All members voted aye; motion carried.

Additional New Business

Nothing at this time.

Motion by Hewitt, second by Scarborough, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:55 p.m.

Respectfully submitted,

Julie B. Maher, Recording Secretary

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