

East Manchester Township
PLANNING COMMISSION MINUTES
April 28, 2026

At a regular meeting held at the Township Building, the following members were present: Edward Hewitt, Mike McCowan, Mike Scarborough, Herb Nix, and Troy Rentzel. Also present: Engineer Laymon Mortorff, Zoning Officer Kate Snyder, Recording Secretary, and six citizens.

Chairman McCowan called the meeting to order at 6:02 p.m.

Chairman McCowan reported a change to the agenda. Under 515 Willow Springs Lane, add an additional waiver: Section 199.13.Q, proposing 3:1 grading on basin side slopes.

Minutes

Motion by Scarborough, second by Nix, to approve the minutes of the meeting of February 24, 2026. All members voted aye; motion carried.

Plans

A. Trade Center 83 East – review of sewage facilities planning module

Devon Malin, Pennoni, was present on this plan. DEP requires Township approval of the sewage facilities planning module in order to amend the 537 Sewage Plan. No issues.

Motion by Scarborough, second by Hewitt, to recommend approval of the sewage facilities planning module for Trade Center 83 East. All members voted aye; motion carried.

B. 515 Willow Springs Lane – 20,000 SF building addition

Conner Surgeoner was present on this plan, which proposes to add 20,000 square feet to the existing building with two loading docks. Existing stormwater basin will not be disturbed; a new facility is proposed. No change in the number of employees. Parking remains the same.

The letter from Gordon L. Brown dated April 10, 2026, was reviewed. Outstanding items: 1, proposed lighting should be shown on the plan, as well as details for the lights to be used, including adjustable shielding. *This comment will remain open until the details of the wall packs are presented on the plans* (Section 255-40.B.10); 3, stormwater management plan comment letter (Section 208-34.C.10); SALDO, 4B, owner's, surveyor's, and engineer's signatures (Section 208-34.B.17); C, Erosion and Sedimentation Control Plan and NPDES approval (Section 208-34.B.17 and 18); D, surety (Section 208-34.C.13); E, recreational fee (Section 208-49.B); 5, access acceptable to the Fire Chief should be provided to the rear of the proposed addition (Section 208-34.C.12).

YCPC letter dated April 13, 2026, was reviewed. Outstanding comments: 2B, any required erosion and sediment control plan approval by the York County Conservation District (Section 208-34.C.9); G, date of signature by engineer (Section 208-34.B.17); H, "Statement of Ownership, Acknowledgement of Plan, and Offer of Dedication" statement should be signed by the owner and notarized (Section 208-34.B.17); and 3, the modification/waiver requests should be noted on the plan.

Waivers requested:

Section 208-32, preliminary plan

Section 208-52.1.B.(1), traffic impact study

Section 199.13.Q, proposing 3:1 grading on basin side slopes

Discussion was held on the nature of the business and some additional details on traffic and logistics. No one had any issues with any of the waivers.

Motion by Hewitt, second by Nix, to recommend approval of all three waiver requests as presented (listed above). All members voted aye; motion carried.

Motion by Hewitt, second by Nix, to recommend approval of the plan for the Motor Technology building addition, subject to the satisfactory resolution of the following items as referred to above: GLB Zoning 1; SALDO 3, 4B, C, D, and E; and 5; YCPC 2B, G, H; and 3. All members voted aye; motion carried.

Additional New Business

Ms. Snyder reported that the Musser farm presented a future rezoning plan prospective to the Board of Supervisors at the last April 14, 2026, BOS meeting. This may be coming to the Planning Commission for a recommendation at some point in the near future.

Motion by Scarborough, second by Nix, to adjourn. All members voted aye; motion carried. The meeting adjourned at 6:39 p.m.

Respectfully submitted,

Julie B. Maher, Recording Secretary