

East Manchester Township
PLANNING COMMISSION MINUTES
January 27, 2015

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

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

Reorganization

Motion by Nace, second by Hewitt, to appoint Michael McCowan as Chairman of the Planning Commission for 2015. Three members voted aye; McCowan abstained. Motion carried.

Motion by Nace, second by McCowan, to appoint Ed Hewitt as Vice Chairman of the Planning Commission for 2015. Three members voted aye; Hewitt abstained. Motion carried.

Motion by Rentzel, second by Nace, to appoint Mike Scarborough as Secretary of the Planning Commission for 2015. All members voted aye; motion carried.

Minutes

The minutes of the meeting of November 2014, were approved with no formal motion or second.

Plans

PII Affiliates, LTD, Subdivision Plan, 4302 and 4314 North George Street Extended Rick Castriano, Eric Stankiewics were present on this plan submitted by ALPHA Consulting Engineers, last revision January 20, 2015. This plan includes two parcels between which the applicants would like to remove the property line to combine it into one lot. Manchester Family Medicine would like to expand its business.

Gordon Brown's letter dated January 16, 2015, was reviewed. Outstanding comments: 3, add Preliminary Plan waiver to cover sheet; 4A, owner's signature (Section 208-34.B.17); 4C, recreation fee (Section 208-49.B, waiver requested); 4D, show area allocated for each existing use (Section 208-34.B.14); 4E, add zoning approval conditions (Sections 208-34.B.14 and 208-34.C.11). Outstanding YCPC comments from the letter dated January 16, 2015, were 3A, place proposed property line monuments or markers (Section 208-34.B.9); 3B, statement of ownership (Section 208-34.B.17); and 5, curbs and sidewalks waiver decision (Section 208-34.C.12).

Mr. Mortorff requested that on Sheet 3, the applicant show boundaries of each use and show Building 1 and Building 2.

Waivers requested: Preliminary plan (Section 208-21); recreation fee (Section 208-49.B); and curbs and sidewalks along North George Street (Section 208-47). It was noted that the waivers for the rec fees and curbs and sidewalks were verbally given tonight; written requests will follow. Discussion was held on the waiver of curbs and sidewalks. Mr. Mortorff feels that it's not likely that the Board of Supervisors will grant this waiver. He feels that the Township can work with the applicants to install the curbs/sidewalks where appropriate without the necessity of moving any poles. Mr. Stankowitz feels that being required to install sidewalks will

put this project over the applicant's budget and the applicant may pull the project. Mr. Mortorff feels that the project can be accomplished. He feels that it's unsafe for anyone walking through the parking lot because there's no sidewalk; it would be better to provide sidewalk area. If the sidewalk were placed behind the pole, a PennDOT permit would not be necessary.

Motion by Rentzel, second by Nace, to recommend approval of the waiver of the Preliminary Plan. All members voted aye; motion carried.

Discussion was held on the rec fees. Ms. Taylor reported that the Township Manager requested that the rec fees be paid as a matter of policy going forward. Were the rec fees already paid on this lot? In light of the fact that the applicant is not adding any building or expanding any outside area, the Planning Commission members felt that payment of rec fees was not required.

Motion by Hewitt, second by Scarborough, to recommend approval of the (verbal) waiver request for recreation fees. All members voted aye; motion carried.

Further discussion was held on the curbs and sidewalks waiver. Mr. Scarborough feels that for the little distance that's up for discussion the sidewalk should be installed. How about a six-month note?

Motion by Hewitt, second by Rentzel, to recommend adding a six-month note for the curbing. All members voted aye; motion carried.

Motion by Scarborough, second by Nace, to deny the (verbal) waiver request for sidewalks. All members voted aye; motion carried.

Motion by Hewitt, second by Scarborough, to recommend approval of the Subdivision Plan of PII Affiliates, LTD, subject to the satisfactory resolution of the open items from the Gordon L. Brown letter referred to above: 3, 4a, 4C, 4D, 4E; 5; and YCPC items 3B and 5. All members voted aye; motion carried.

Additional New Business

475 Shady Lane should be on either February or March Planning Commission agenda.

Rolling Meadows cluster boxes should be on either February or March agenda, too.

Discussion was held on this entire project, including disposal of junk mail.

"Original" Orchard Business Park asked about subdividing off each storm water management basin to have each on its own parcel. Caution was expressed about non-payment of taxes.

Possible 9100-square foot retail store coming. Unknown what sort of retail. No plans were submitted.

Motion by Hewitt, second by Nace, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:14 p.m.

Respectfully submitted,

Julie B. Maher, Recording Secretary