

East Manchester Township  
PLANNING COMMISSION MINUTES  
April 22, 2014

Members present: Blaine Rentzel, Robert Nace, Edward Hewitt, Mike McCowan, and Mike Scarborough. Also present: Zoning Officer Jon Beck no residents were present

Applicants Present: LSC Design/Kinsley (Dave Koratich and Mike Jeffers)  
First Capital Engineering (John Luciani and Mike White)

Chairman Rentzel called the meeting to order at 7:00 P.M.

**Minutes**

The minutes of the meeting of March 25, 2014, were approved with no formal motion or second.

**Plans**

LSC Design /Kinsley Equities, II, LP; Subdivision Plan, 700 East Canal Road Extended  
Dave Koratich and Mike Jeffers were present on this application, Plan 2009.0149.00  
Revision 3, dated 4/10/14. Mr. Koratich presented a revised subdivision plan for Orchard  
Business Park, Phase II. The plan was being re-submitted for the Planning Commission to  
review a change in the plan involving a new lot being proposed. EMT Staff had notified LSC  
that a proposed LD plan, which has not officially been submitted to the Planning Commission,  
was not in conformance with the EMT Zoning Ordinance. Therefore, the applicant, LSC Design,  
amended the subdivision plan to add an additional lot, which would correct the issue with the  
EMT Zoning Ordinance. Tonight's plan seeks to combine three parcels totaling 178 acres into  
one lot and then subsequently, subdivide the new lot into 4 "new" lots. The "old" lots are  
designated as Lot 1A, Lot 2A and Lot 3A. New Lot 1 will have 88.80 acres; new Lot 2, 68.93  
acres, new Lot 3 about one acre for the purpose of providing a public utility use for the  
Northeastern York County Sewer Authority and new lot 4 will have 18.89 acres. The applicants  
are proposing to combine 2A and 3A into 1A and create new lots 1, 2, 3, and 4.

Waivers requested: contours, preliminary plan, plan sheet size, and street design/curb  
and sidewalks (deferment); recreation fees (that the fees be paid at time of land development)  
and monuments and markers in proposed access drive and along Canal Rd R-O-W.

The Gordon L. Brown letter dated April 11, 2014 was reviewed. Outstanding items: 3B,  
Sewer Authority approval (Section 208-34.B.21); 3G, surveyor's seal and signature (Section  
208-34.B.18); 5, Note on plan in regards to easement on the joint property line between Lots 1 &  
4.

The YCPC letter dated April 15, 2014 was reviewed. Outstanding items: 1A, surveyor's  
seal and signature (Section 208-34.B.18); 1C, Access easement for 30' easement to Lot 3 (§208-  
34.C.12); 1E, Proof that waivers were granted (§208-34.C.12)

There was some discussion between the PC, EMT Staff and the applicant regarding the property markers.

**Motion by Nace, second by Scarborough, to recommend approval of the waiver request for all waivers requested: Contours (Section 208-31.A.2.a.6); Preliminary plan (Section 208.34); Sheet Size (Section 208-34.A); Roadway improvements and Curbs and Sidewalks (deferment) (Section 208-46 and 208-47); Recreation Fees (Section 208-49-B.1.a) and Monuments (partial waiver requested)(§208-61) All members voted aye; motion carried.**

**Motion by Scarborough, second by Hewitt, to recommend approval of the Orchard Business Park, Phase II subdivision plan pending satisfactory resolution of the following open items from the GLBA and YCPC letters, as referred to above: GLBA comments 3B, 3G, and 5, and YCPC comments 1A, 1C and 1E. All members voted aye; motion carried.**

### Plans Cont'd

First Capital Engineering; Subdivision Plan for the East Manchester Village Center, on the corner of N. George St. Extd. and Beshore School Rd.

John Luciani and Mike White from First Capital Engineering presented a Fianl Subdivision plan for the East Manchester Village Center. Plan # 676-1A Revision 1 Dated 4-14-14. The purpose of the plan is to subdivide a portion of Lot 3 of the East Manchester Village center, which contains the Giant grocery stores and various other businesses, for a separate lot to be known as Lot 5. Lot 3 currently consists of approximately 11.50 acres. The proposed subdivision will result in Lot 3 encompassing approximately 10.70 acres and Lot 5 encompassing approximately 0.80 acres. According to a previously approved LD plan, the proposed use of the Lot 5 was a bank/ financial institution. The proposed use of Lot 5 will remain consistent with the previously approved LD plan.

There was discussion on the access to the lot. Some PC members are concerned with the traffic flow, signage for motorists and safety. The discussion continued to cover the size of the lot, which is sufficient under the EMT Zoning Ordinance; however, the applicant did have to make changes to the size of the lot to accommodate the required number of parking spaces. More discussion ensued dealing with the required number of parking. The applicant did show that the site shall provide the required number of parking spaces, which is 16 as stated on the previously approved LD plan for the EMVC. The parking discussion also involved the current uses in the EMVC and adding a parking table on the plan indicating the required number of parking spaces for all the uses on Lot 3 and Lot 5. Curbing, sidewalk and the existing retaining wall was briefly discussed. All the sidewalk, curbing and the retaining wall for the site has been completed. The PC brought up the use of the property. It was stated that as long as the size of the proposed bank/financial institution does not change, a new land development plan would not be required; however, if the size changes a new LD plan would be required. Discussion was generated to required access/ maintenance and storm water agreements that need to be executed prior to recording of the plan.

The Gordon L. Brown & Assoc. letter dated April 11, 2014 was reviewed. There were many outstanding items that still need to be addressed.

The YCPC letter dated April 15, 2014 was reviewed. There were many outstanding items that still need to be addressed

The C.S. Davidson letter dated April 17, 2014 was reviewed. There was discussion on the DEP Planning Module Exemption code numbers; there was a discrepancy in the Code numbers listed on the plan and the Code numbers listed in the letter. This discrepancy needs to be clarified.

Waivers requested: preliminary plan, final topographic contours for land with a 4% average natural slope, contours at 2 foot intervals, location and size of existing and proposed utility structures, and monuments at the intersection of all lot lines.

**Motion by Scarborough, second by McCowan, to recommend approval of the waiver request for all waivers requested: Preliminary Plan (Section 208-21); Final Topographic Contours (Section 208.34.B.5); Contours at 2 foot intervals (Section 208-34.B.6); Location of Existing and Proposed Utility Structures (Section 208-34.B.15); and Monuments (§208-61.A.1) All members voted aye; motion carried.**

#### **Additional New Business**

Mr. Beck informed the PC that the Board of Supervisors will be having an Ordinance Amendment work session on Wednesday April 23, 2014 at 7:00 P.M. Additionally, Mr. Beck and Mr. Mortorff informed the PC of impending projects.

**Motion by Rentzel, second by McCowan, to adjourn. All members voted aye; motion carried. The meeting adjourned at 9:00 p.m.**

Respectfully submitted,

Jon E. Beck,  
Zoning Officer