

East Manchester Township  
 PLANNING COMMISSION MINUTES  
 April 26, 2016

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 Masemer, Recording Secretary, and three citizens.

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

### Minutes

**Motion by Rentzel, second by Nace, to approve the minutes of the meeting of March 22, 2016. All members voted aye; motion carried.**

### Plans

Revised Final Land Development Plan for Express Care, CAR Contracting, Inc., in the East Manchester Village Center

Joseph Gurney, First Capital Engineering, was present on behalf of the applicant. Drawing date 3/30/16; last revision 4/18/16. This Minor Revised Final Land Development Plan proposes a 7501 square foot Express Care facility on Lot #5 in the East Manchester Village Center. In that structure, 5000 square feet will be used for the express care operation. The parcel is 1.066 acres; zoned Commercial; public sewer and water. Planned are 22 parking spaces. There will be two professional employees, requiring 10 parking spaces. Mr. Mortorff noted that the applicant must estimate the number of professionals and parking spaces in the portion of the building that is unoccupied, but will likely be occupied in the eventual rental of that space. They will change the number of professionals to four on the plan.

The applicant is requesting one waiver, preliminary plan, Section 208.21.

DEP approved a sewage exemption in 2007 for this lot. Conservation district approval was received. Most stormwater issues have been addressed, with the exception of a few minor comments.

Gordon L. Brown's letter dated April 14, 2016, was reviewed. Outstanding comments: 1, the number of professionals should be provided in the Parking Quantities Notes (Section 255-58E); 4B, sewer authority signature (Section 208-34-B.21); 4C, equitable owner agreement (Section 208-34.B.17); 4E, surety (Section 208-34.C.13); 4G, street address (Section 208-34.B.25); 6, stormwater management plan approval (Section 208-34.C.10).

YCPC comment letter dated April 14, 2016, was reviewed. Outstanding comments: 4A, easements for the stormwater conveyance pipes (Section 208-31.A.2.a.12).

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

There was a question on monuments. What they have on the plan is appropriate.

**Motion by Scarborough, second by Nace to recommend approval of the Revised Final Land Development Plan for Express Care, CAR Contracting, subject to the satisfactory resolution of the following open items from the Gordon Brown and YCPC letters as referred to above: GLB, 1, change number of professionals in the Parking Quantities Note on Sheet C-1 (Section 255-58.E); 4B, sewer authority signature (Section**

**208-34.B.21); 4C, equitable owner agreement (Section 208-34.B.17); 4E, surety (Section 208-34.C.13); 4G, street address (Section 208-34.B.25); 6, stormwater management plan approval (Section 208-34-C.10); AND YCPC 4A, required easement for the stormwater conveyance pipes (Section 208-31.A.2.a.12); add manhole cover to surety amount in correlation to 4E of GLB's letter; revise parking spaces in correlation to 1 of GLB's letter; add word "General" to sheet C-1 in the List of Previously Recorded Developers Agreement box, first line, "General" Note #19. All members voted aye; motion carried.**

#### **Additional New Business**

Information only: York Water Company will be requesting hydrant approvals from the Board of Supervisors at the May 10, 2016, meeting for the main extension to the proposed Dollar General Store. Mr. McCowan noted the locations of the hydrants. Also relative to this plan, Mr. McCowan noted that the Planning Commission has not seen the actual plan yet. Are the applicants going to have all the issues addressed prior to appearing before the Planning Commission? Will the Planning Commission members have any opportunity for input? Mr. Mortorff explained why the applicants appeared before the Supervisors prior to submitting the plan to the Planning Commission. Hopefully, the plan that is finally submitted in either May or June will be cleaned up enough to bring before the Planning Commission.

Mrs. Masemer noted that Quigley Motors wants to move forward with its parking lot plan. Submission should be in upcoming months.

**Motion by Hewitt, second by Rentzel, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:47 p.m.**

Respectfully submitted,

Julie B. Maher, Recording Secretary