

East Manchester Township  
PLANNING COMMISSION MINUTES  
April 28, 2015

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

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

**Minutes**

The minutes of the meeting of March 2015 were approved with no formal motion or second.

**Plans**

A. Land Development Plan, 621 Willow Springs Lane, York, 17406 – submitted by CMC Engineering for Verizon Wireless – YOR-IRONWOOD Cell Site

Ken Farrell of CMC Engineering was present on this Land Development Plan in the Industrial Zone. The ZHB granted a Special Exception and Variances for this use (cell tower), conditioned on the application and use of porous paving and that if the residential structure, which is currently not being used as a residence, ever reverts to residential use, the owner must appear before the Township again, to request a Variance to deal with a setback issue.

Gordon L. Brown's letter dated April 7, 2015, was reviewed. Outstanding comments: 3, stormwater management agreement (Section 255-54.B.8); 7, adjust the leader (Section 208-54.B.8); 8, add owner's name/information and all the signature sections on the Title Sheet (Section 208-34.B.17); 9D, add a new 20' stormwater easement on the existing drainage ROW across property (Section 199-15.J); and (added) re-calculate the impervious area. Surety is also outstanding for the erosion controls and porous paving.

YCPC comment letter dated April 16, 2015, was reviewed. The only comment not addressed is 5B, which is the same as GLB's #8 -- add the owner's name/information on the Title Sheet.

Two waivers are requested, Section 208-34.C.9, to not obtain approval from York County Conservation District because of less than one acre of disturbance and Section 208-21, preliminary plan.

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

**Motion by Scarborough, second by Rentzel, to recommend approval of the waiver request for Section 208-34-C.9, waiving the approval of the York County Conservation District. All members voted aye; motion carried.**

**Motion by Nace, second by Rentzel, to recommend approval of the Land Development Plan for YOR-IRONWOOD Cell Site, Verizon Wireless, subject to the satisfactory resolution of the following open items from the GLB and YCPC review letters: 3, 7, 8, 9D, recalculate impervious area, surety, and YCPC 5B (same as GLB 8). All members voted aye; motion carried.**

**Additional New Business**

A. Dollar General and the Township are awaiting the Scope meeting for the Traffic Impact Study. Applicants also inquired about the fire hydrant requirements, which will necessitate extending the water line to their property on North Sherman Street, Extended.

B. Definitely will have two Orchard Business Park stormwater basins (subdivision to each separate lot) for May's meeting.

**Motion by Rentzel, second by Nace, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:43 p.m.**

Respectfully submitted,

Julie B. Maher, Recording Secretary