

East Manchester Township
PLANNING COMMISSION MINUTES
July 22, 2014

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 three citizens.

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

Minutes

The minutes of the meeting of June 24, 2014, were approved with no formal motion or second.

Plans

A. JJ Four, Final Subdivision Plan, 4535 North Sherman Street Extended and 45 Codorus Furnace Road

James Barnes was present on this plan on behalf of the applicant who owns two contiguous tracts of ground in Starview. The applicant submitted a request for rezoning of that land. Lot 2 and Lot 3 comprise the area to be rezoned from R1 to Village. The applicant has a contingent contract with a purchaser for Lots 1 and 4, who will purchase the lots and continue to farm them. The applicant would like to have these two lots rezoned from R1 to Agricultural. Lot 5 on the west side of Sherman Street will remain in R2. There are five lots shown on the plan but Lots 1 and 4 are being combined, so they'll end up with four lots.

Waivers requested: Section 208-21, preliminary plan; curbs, Section 208-47A; sidewalks, Section 208-47B; and Section 208-46.B street widening (six-month note on the plan).

Motion by Hewitt, second by Scarborough, to recommend approval as presented. All members voted aye; motion carried.

The Gordon Brown letter dated July 15, 2014, was reviewed. Outstanding comments: 4B (approved planning waiver and non-building declaration (Section 208-34.B.25), 4C recreation fees (Section 208-49.B); and 4F, monumentation where appropriate or a waiver (Section 208-34.B.11).

YCPC comments from letter dated July 16, 2014, outstanding: 2C, ROW width for Columbia Gas ROW shown on Lot 1 (Section 208-34.B.15) and 2D, letter from Columbia Gas stating any conditions on the use of the land and the minimum building setbacks of ROW for the 6" steel gas main located on Lot 1 (Section 208-31.S.3.a.9).

Motion by Hewitt, second by Nace, to recommend approval of the JJ Four Final Subdivision Plan, subject to the satisfactory resolution of 4B, 4C, and 4F; and YCPC items 2C and 2D as referred to above. All members voted aye; motion carried.

B. Kinsley Equities, II, LP, Final Subdivision Plan, Orchard Business Park, Phase II.

Kathy Conley of LSC Design was present on this plan, which is #2009-0149-00; original submission date 2/24/14; Revision #5, 7/14/14

The existing four lots will be combined, then re-subdivided into three lots, two on the east side of Route 83 (Lots 1 and 3) and one on the west side of Route 83, Lot 2.

Waivers requested:

Section 208-31.A.2.a.6, existing contours;
 Section 208-21, preliminary plan;
 Section 208-34.A, plan sheet size;
 Section 208-46.B, street design;
 Section 208-47.A, curbs (until time of development);
 Section 208-47.B, sidewalks (until time of development);
 Section 208-49.B.1.a, recreation fees (to be paid at time of development);
 Section 208-61, monumentation
 Section 208-34.A.4, to provide plans at a one inch equals 150 feet scale in lieu of one inch equals 50 feet

The Gordon Brown letter dated July 10, 2014, was reviewed. Outstanding: 2B, signature of the Sewer Authority (Section 208-34.B.21) and 4, Agreement referred to in General Note 19 should be provided to the Township's Attorney for review (Section 208-34.C.11). YCPC comments were covered in the Gordon Brown letter.

Motion by Nace, second by McCowan, to recommend approval of the waiver requests listed above as requested. All members voted aye; motion carried.

Motion by McCowan, second by Hewitt, to recommend approval of the Orchard Business Park Final Subdivision Plan, Phase II, subject to the satisfactory resolution of items 2B and 4 of the letter referred to above; and to add the waiver for Section 208-34.A.4 on the list on the plan. All members voted aye; motion carried.

C. Orchard Business Park, Kinsley Equities, II, LP, Final Land Development Plan
 Kathy Conley was present on this plan, which is #2009-0149-00; original submission date 2/24/14, Revision #2, dated 7/14/14.

Lots 1 and 3 are on the east side of Route 83. The applicant is proposing to build a 780,000 square foot building on Lot 1 and to provide sewer services to all three lots. A 150,000 square foot building is proposed on Lot 3; no buyer yet for this lot.

Mike Jeffers of Kinsley was present. He indicated that he will be requesting negotiations with the Township Supervisors on a reduced calculation of the recreation fee to be paid. Perhaps to be taken into account will be some road improvements and other issues.

Waivers requested (Subdivision Ordinance): Section 208-21, preliminary plan; Section 208-49.B.1.a, rec fee (see above paragraph); and Section 208-61, monuments and markers. Waiver requested from the Stormwater Ordinance, Section 199-15.P, detention basin bottom slope; and (requested tonight) stormwater ordinance for setbacks, Section 199-15.S.

Motion by Hewitt, second by Nace, to recommend approval of the waivers listed above as requested, including the waiver from the stormwater ordinance for the setback on Lot 3 between Lots 1 and 3. All members voted aye; motion carried.

Gordon Brown's letter dated July 10, 2014, was reviewed. Outstanding items: 4B, deed references (Section 208-34.B.17); 4C, Sewer Authority signature (Section 208-34.B.21); 4F, agreements referred to in Notes 29-31 should be provided to Attorney Miller; 4G, Erosion and Sedimentation Control Plan approval (Section 208-34-C.9); 4H, surety (Section 208-34.C.13); 5, add dedicated ROW on Locust Point Road widening (Sections 208-46 and 47). Mr. Mortorff requested guide rails or 18" curbing to be added at some specific locations.

Motion by Nace, second by Hewitt, to recommend approval of the Final Land Development Plan for Orchard Business Parke, Phase II, Lots 1 and 3, subject to the satisfactory resolution of the following open items as referred to above: 4B, C, D, E, F, G, and H, 5, and (added) guide rails/raised curbing as necessary. All members voted aye; motion carried.

Additional New Business

395 Forge Hill Road, property landlocked. Attorney Miller spoke with the owner's Attorney, John Harrold, and is requiring a road maintenance agreement with the land owners along the private, none-maintenance road before obtaining a land use/building construction permit.

Ms. Taylor gave updates on a variety of properties/applications/situations.

Motion by McCowan, second by Nace, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:49 p.m.

Respectfully submitted,

Julie B. Maher, Recording Secretary