

East Manchester Township
 PLANNING COMMISSION MINUTES
 June 24, 2014

At a regular meeting held at the Township Building, the following members were present: Blaine Rentzel, Robert Nace, Edward Hewitt, Mike Scarborough and Mike McCowan. Also present: Engineer Laymon Mortorff, Zoning Officer Kristie Taylor, and 1 citizen. Chairman Rentzel called the meeting to order at 7:00 p.m.

Minutes

The minutes of the meeting of May 27, 2014, were approved as distributed with no formal motion or second.

Plans

A. Advance Auto Parts, Revised Land Development Plan; property at 4145 North George Street Extended

Drawing #13224, Plan dated 6/16/14, revision dated 6/6/14; original plan submitted 4/30/14.

Joe Stein, PennTerra Engineering, was present on behalf of Primax Properties to present a plan for the property at 4145 North George Street Extended and Glen Drive. Gordon Brown's letter dated June 12, 2014, was referenced. Outstanding comments: 1, Appropriate Stormwater and Access Agreements should be provided to Attorney Miller for review (s.208-34.B.14) (Resubmitted to Attorney Miller on June 17, 2014 and is ongoing.); 2A, Owner's signature (s.208-34.B.17) (Added to the plan); 2B, Surveyor and Engineer signatures (s.208-34.B.18) (Added to the Plan); 2C, Note Sewage Approval (s.208-34.C.5) (Got approval last night); 2D, Surety (s.208-34.C.13) (Pending); 2E, Fire Hydrant access (s.208-34.B.15) (See below discussion); 2F, Sewer Authority signatures (s.208-34.B.21) (Pending); 2G, Confirmation that utility companies will provide service (s.208-34.C.4) (Approved & Laymon stated that he would like the plans to be clearer on the underground lines.); 2H, Copy of the Highway Occupancy Permit Application (s.208-31.B) (For approval by PennDot); 3, Note 5 on Sheet 7 should be deleted (Corrected); 4, Stormwater comments will be provided by separate letter (s.208-34.C.10) (Added); 5, The truck turn plan shows trucks turning into opposing lanes on North George St. This condition should be corrected (s.208-48.C). The turn template for exiting the site should be shown. (Plan has glitch, but did revise- they pulled back the cement island as suggested- Penn-Dot didn't have an issue- Access Agreement is pending) (Laymon suggested that TRG should look at the Turn Templates and we want the right turn template as well); 6, The turning movements required to access the loading dock may compromise the existing pavement. This should be addressed in the maintenance agreements for these common facilities (s.208-48.G.3.b) (Still working on it). The Waiver of Preliminary Plan Requirements was brought forth and motioned (see below).

Discussion was held on item 2E – Laymon had a conversation with Fire Chief, Joe Stevens, in regards to the fire hydrant discussion in the last Planning Commission Meeting. Chief Stevens stated that he would prefer to see a fire hydrant within 600 ft either on the adjoining property or on site. The conclusion to this discussion is Planning Commission makes a recommendation for this plan, but for the Board of Supervisors meeting, they need to pin point where the fire hydrants and their distances. Should there be one put in?

Motion by McCowan, second by Scarborough, to *accept* the Waiver of Preliminary Plan Requirements. All members voted aye; motion carried.

Motion by McCowan, second by Hewitt, to *recommend* the Advanced Auto Part Plans to the Board of Supervisors on the conditions of correcting Outstanding Comments from Gordon Brown's Letter, dated June 12, 2014, items 1, 2D, 2E, 2F, 2H, 5, & 6. They also *recommend* getting a fire hydrant and to note the underground utilities on the plan. *All* members voted aye; motion carried.

EMT SALDO and Zoning Amendment to the Ordinance

Motion by McCowan, second by Hewitt, to recommend approval of the EMT SALDO and Zoning Amendments to the Board of Supervisors. All members voted aye; motion carried.

Additional New Business

Brought forth by Laymon Mortorff:

- 1. Craft Re-zoning – Starview**
 - a. Less area, but frontage to Klings.**
- 2. Forge Hill Rd**
 - a. Building permit for an existing lot with no access to road**
- 3. OBP II Sub & LD Plans**
 - a. Delete pump station lot**
 - b. Add adjoining lot**
- 4. Phillipi – Smith Gardens**
 - a. Doctrine of Merger**
- 5. Loych Plan**
 - a. Corrective deeds and use based on existing recorded plans.**
 - b. Maintenance agreements**

Motion by McCowan, second by Hewitt, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:18 p.m.

Respectfully submitted,

Kristie M. Taylor, Zoning & Code Enforcement Officer