

East Manchester Township
PLANNING COMMISSION MINUTES
June 28, 2016

At a regular meeting held at the Township Building, the following members were present: Robert Nace, Edward Hewitt, Mike McCowan, and Mike Scarborough. Absent: Blaine Rentzel. Also present: Engineer Laymon Mortorff, Zoning Officer Kristie Masemer, Recording Secretary, and four citizens.

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

Minutes

Motion by Nace, second by Hewitt, to approve the minutes of the meeting of May 2016 as presented. All members voted aye; motion carried.

Plans

Quigley Motor Company, Inc., c/o Angie Quigley; Final Land Development Plan for proposed vehicle staging area for Quigley Motors, 100 Sunset Drive.

Adam Anderson, Site Design Concepts, was present for this plan for a vehicle staging area for conversion work. Plan #781.4, Revision 1, dated 6/20/16. This is an 11-acre site, zoned Industrial. They are proposing 40K of additional paved area; they are relocating the dumpster. For lighting, they are relocating two existing fixtures and will add one more. There is 51% lot coverage proposed, which is well within permitted requirements. Stormwater facility to be constructed. No new employees; no new traffic.

Gordon L. Brown's letter dated June 10, 2016, was reviewed. Outstanding comments: 6A, erosion and sediment control plan approval (Section 208-34.C.9); 6B, surety (Section 208-34.C.13); 8, stormwater management plan approval (Section 208-34.C.10); and 9, placement of monuments/revision of General/Land Development Note 21. YCPC letter dated June 17, 2016, was reviewed, with comments 3A and 3B remaining to be addressed: erosion and sedimentation control plan approval (Section 208-34.C.9); and proof that the waiver requests were granted (Section 208-34.C.12).

Six waivers requested:

Preliminary Plan (Section 208-21.A); traffic impact study due to no additional traffic, employees, access drives or customers are proposed with the project (Section 208-31.A.3.a.13); cartway width and ROW dedication (Section 208-46.B); basin side slopes, instead of the required 4:1, proposed 3:1 (feet horizontal to vertical) (Section 199-15.R); no discharge piping into the building setback area due to existing drainage flowpaths (Section 199-15.S); and recharge facilities completely infiltrate impounded water within 48 hours (requesting within 72 hours per PA DEP BMP Manual; Section 199-17.B.3).

Motion by Hewitt, second by Nace, to recommend approval of the waivers as requested (Section numbers outlined above). All members voted aye; motion carried.

Motion by Hewitt, second by Scarborough, to recommend approval of the Final Subdivision plan for Quigley Motors, subject to the satisfactory resolution of the outstanding items from the Gordon L. Brown letter dated June 10, 2016, referred to above: 6A and B; 8, 9; YCPC items 3A and B. All members voted aye; motion carried.

Dollar General, Mt. Wolf DPP, LLC, Final Subdivision and Land Development Plan, North Sherman Street

Mike Swank, Steckbeck Engineering, and Bob Gage, GBT Realty Corporation, were present on Plan #1450-15.003; 11/25/15; Revision dated 5/13/16, for a Dollar General store.

This plan was *tabled* at the May 2016 Planning Commission meeting.

There will be a shared access drive for Dollar General and any future development. It's designed as a low-volume driveway for the duration of the project. Phase 1 will include a full movement driveway;

June 28, 2016

in Phase 2, the turning lane will be constructed. The traffic study assumed the “worst case scenario” for the uses. Mr. Mortorff feels that if a higher-volume traffic use such as Sheetz were to be installed there, they would need to have a medium-volume driveway. His point was that the driveway may need to be changed in the future. Mr. Swank noted that a Sheetz convenience store would not be permitted in this zone. Possible future modifications were discussed briefly. It was noted that PennDOT would not approve a medium-volume driveway for this property at this point. Traffic issues and truck traffic were discussed. Deliveries will be as early as possible on Monday mornings.

Gordon L. Brown’s letter dated May 5, 2016, was reviewed. Outstanding comments: 3A, Signatures (Section 208-34.B.17&18); 3C, sewer authority signature (Section 208-34-B.20); 3D, Highway Occupancy Permit approval (Section 208-34.B.22); 3E, Planning Module for Land Development Exemption (Section 208-34.C.7); 3G, Developers Agreement & Surety (Section 208-34.C.13); 3J, any restrictions, cross easement agreements, etc. which may be required relative to EMT Notes 6 and 10 (Section 208-34.B.14); 3L, Erosion and Sedimentation Control Plan approval (Section 208-34.C.9); and 4, Stormwater Management Plan Comments (Section 208-34.C.13).

YCPC comment letter dated May 4, 2016, was reviewed. Outstanding comments: 1B, a Sewage Facilities Planning Module for approval by the Pennsylvania Department of Environmental Protection or exemption (Section 208-34.C.8); 1C, Any required erosion and sedimentation control plan approval by the York County Conservation District (Section 208-34.C.9); 1D, the dated signature and seal of the surveyor and engineer responsible for preparing the plan (Section 208-34.C.18); & 1E, the “Owners Certification and Acknowledgment” statements should be signed by the owner’s and notarized (Section 208-34.B.17).

Mr. Scarborough recommended that the applicant NOT include weeping willows in the stormwater basin because of their aggressive root system. Mr. Swank will investigate other possibilities.

It was discussed when the time frame for the improvements to the site will start in relevance to the left turning lane. It started when the agreement was signed on April 12, 2016. They have 24 months after the execution of the agreement.

Waiver requested: preliminary plan (Section 208-21.A). **Motion by Nace, second by Hewitt, to recommend approval of the waiver request for Section 208-21.A, preliminary plan. All members voted aye; motion carried.**

Motion by Scarborough, second by Nace, to recommend approval of the plan subject to the satisfactory resolution of the open items from the Planning Commission minutes, which referred to Gordon L. Brown’s letter dated May 5, 2016, as referred to above: 3A, 3C, 3D, 3E, 3G, 3J, 3L, and 4; and items from YCPC comment letter dated May 4, 2016: 1C, 1D, 1E. All members voted aye; motion carried.

Additional New Business

Nothing at this time.

Motion by Hewitt, second by Nace, to adjourn. All members voted aye; motion carried.
The meeting adjourned at 7:52 p.m.

Respectfully submitted,

Julie B. Maher, Recording Secretary