

East Manchester Township
PLANNING COMMISSION MINUTES
March 22, 2016

At a regular meeting held at the Township Building, the following members were present: Blaine Rentzel, Robert Nace, Mike McCowan, and Mike Scarborough. Absent with prior notice: Edward Hewitt. 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

The minutes of the meeting of February 2016, were approved with no formal motion or second.

Plans

Land Development Plan for 75 Steamboat Boulevard; Building Expansion

David Koratich, LSC Design, was present on behalf of the applicant. This plan was dated 1/25/16; submitted on 1/25/16; first revision 2/26/16. Expansion of existing facility by 159K square feet; additional parking planned; one waiver Section 208-21, preliminary plan.

Gordon L. Brown's letter dated March 7, 2016, was reviewed. Outstanding items: 1, add the word "Revised" to the title (Section 208-23); 2A, surety (Section 208-34.C.13); 2B, Planning Module approval (Section 208-34.C.7); 2C, Erosion and Sediment Control Plan and NPDES approval (Section 208-34.C.9), 2D, Northeastern York County Sewer Authority signature (Section 208-34-C.7); 3, identify the sections of fence "to be replaced" as such; and 4, stormwater management plan approval (Section 208-34.C.10).

YCPC comments dated February 29, 2016: 3A, erosion and sediment control plan approval (duplicate of GLB letter item 2C).

Discussion was held on the construction/design of the wall to be built. The plan can indeed be recorded absent the engineering details of the wall.

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 Final Land Development Plan for 75 Steamboat Boulevard, subject to the satisfactory resolution of the following items from Gordon L. Brown's letter dated March 7, 2016, and YCPC's comment letter dated February 29, 2016, as referred to above: 1, 2, 3, 4, and (YCPC) 3A. All members voted aye; motion carried.

Additional New Business

The subdivided parcel on Giant's lot may be submitted on a plan for April 2016.

Dollar General will likely submit an official plan in the near future. Right now they are still negotiating the road widening issue.

Also, discussion was held on Mr. Mortorff's email suggestions regarding buffer strips. Township Manager David Gentzler has requested that the requirement be made more stringent, if possible. The issue is that lights are seen from other properties and are a nuisance. Also,

screening on the buffer strip was discussed. Mr. Mortorff recommended that the requirement that the screening trees should be 10' within five years be changed to requiring the applicant to install taller trees before the occupancy permit is granted.

Mr. Mortorff also feels that a drawing should be required, showing the "worst case scenario" of glare to the closest house to the site in question.

Overall, the Planning Commission members appreciated Mr. Mortorff's suggestions and agreed with his reasoning. Also, Mr. Mortorff noted that Township Solicitor Andrew Miller sent a letter detailing much of the same issues with the same recommendations.

Mr. Mortorff reported that a scoping meeting for another large warehouse project is planned.

Mr. Nace asked if irrigating a berm is acceptable. Mr. Scarborough confirmed that this practice is no longer permitted for environmental reasons. The use of native plants is encouraged; when non-native plants are installed, they usually require more watering, and even then, there's no guarantee that those plants will survive, simply because they are not from this plant zone.

Motion by Nace, second by Rentzel, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:44 p.m.

Respectfully submitted,

Julie B. Maher, Recording Secretary