

East Manchester Township
 PLANNING COMMISSION MINUTES
 March 24, 2015

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

Minutes

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

Plans

A. Joshua George, Steven, and Sue Kohr; Land Development Plan for 475 Shady Lane

Josh George, Site Design Concepts, was present with Steve and Sue Kohr. This plan is for the Historic Shady Lane location – plan #894.1-LD-1; submitted 2/4/15; latest revision 3/17/15. This is a wedding venue, used May through October. The applicants received a Special Exception from the Zoning Hearing Board for a resort to permit this use; one condition of that approval was the submission of a land development plan. It's a historic property with the oldest building dating from about 1770, and the applicants have no plans to develop or expand. The Kohrs purchased this property as their residence. They thought it was a nice venue for holding weddings and started doing so. After a year, however, they were required to request the zoning change. It started out as a small business. The land development plan was required by ZHB; it's less of a land development plan and more of a plan associated with the use of the property. Their LDP shows only what's currently being done and how the property is being used. Part of this property lies in Manchester Township, and it is a permitted use by right in that zone.

Gordon Brown's letter dated March 13, 2015, was reviewed. Outstanding comments: 2, compute the parking requirement (Section 255-26.F.2 or 7). Per Mr. Mortorff, Note 11 on Sheet 2 should reflect the required parking; they will comply; 6A, signatures (Section 208-34.B.17 and 18); 6B, driveway sight distances (Section 208-48.G.8); 6C, cartway of the bridge (Section 208-34.B.7.b); and 6D, contours and benchmark information (Section 208-31.A.2.7).

Discussion was held on Item 3, pervious parking areas. Currently the guests park on the grass. It would be nice to have some proof or evidence that they are not required by the Historic Lands Trust to provide impervious parking. The applicants would rather not add any impervious parking area. The current parking area drains well and is not muddy, as it is on the highest point on the property. Perhaps the attorneys should review the documents and come to a decision.

Waivers requested: preliminary plan; design standards; rec fees; and improvements standards.

Discussion was held on C-2, note 21. Road, bridge, cul-de-sac? Abandonment of Shady Lane? Are the Supervisors in favor of abandoning this portion of Shady Lane? Background: tractor trailers proceed past the No Trucks signs and the Private Property signs and the Weight Limit 3 tons signs... and then have trouble getting through. The police have been involved each time, and fines have been levied. Mr. Mortorff noted that the Township Manager Mr. Gentzler wasn't interested in re-grooming Shady Lane year after year, continuing to spend money on it. The Manager feels, if the Township is going to keep the road, he'd rather have it paved to Township standards. Mr. Kohr has tried to document any trucks that come down the road for fear that the historic bridge will be irreparably damaged. Manchester Township suggested connecting the road to another local road or if not possible, creating a cul-de-sac. Mr. Kohr wants it to be closed to the general public but open to emergency personnel and Township personnel and the two other residents who live there. He noted that at certain times of the day, motorists use this lane as a through-way to escape traffic issues on other roads. Perhaps to alleviate this issue, the Township should improve the road and make it a proper access. Mr. Kohr noted that unfortunately, if that were to happen, all their buildings are within the ROW; plus, there are wetlands to deal with/to avoid.

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Could the road be improved on the Manchester Township end? Discussion was held on the ramifications involved in that project. There are many users of this road, between event traffic, passers-through, and residents. It would be difficult to block off the road totally because of this. Mr. Scarborough asked what the Township wants to see on this site. To him, improving the road to current standards to drive through the event area would not make sense. He is in favor of abandoning that portion. Mr. Nace noted that any emergency vehicles would likely come in from the other side, not across the bridge. He feels that portion of Shady Lane should be abandoned. It was noted that there is no fire hydrant close by. Does one need to be added? There's one at Steamboat and George Street and another in the area, but they're both a distance. If the road is abandoned, the fire chief will be consulted. Mr. Scarborough noted that it would be a good idea for Mr. Kohr to have a fire plan in place for his property. Mr. Kohr stated that he calls the emergency line with the hours of operations for larger events.

YCPC comment letter dated March 19, 2015, was reviewed. Outstanding: 4A, owner's signature; 4D, engineer's signature/seal and 5, abandonment of Shady Lane issue; and 6, if Shady Lane is not abandoned, roadway improvements to be determined.

It was noted that the applicants use a portable restroom trailer. Does the SEO need to approve? Depends on how long the trailer is in place. The trailer and facilities are in parked in Manchester Township.

Motion by Nace, second by Hewitt, to recommend approval of the waiver requests for rec fees (Section 208-49.B); preliminary plan, Section 208-21.A; design standards, Articles 8; and required improvements, Article 9; AND that Article 9 be granted if the road, Shady Lane, is abandoned within East Manchester Township. All members voted aye; motion carried.

Mr. McCowan asked about any noise associated with this use. Ms. Taylor will see that Township Solicitor Miller will review the documents related to this issue. It was noted that, at the Zoning Hearing Board meeting, there were some comments and concerns about noise, some of which actually did not pertain to this property or use.

Discussion was held on hired musical entertainment (bands) and catering. It was noted that there is no food prep on site; all food is catered by outside agencies. The applicant will add information on bands or musical groups in its documents related to noise. Mr. Kohr described how he monitors the decibel level.

Hours of operation have been established and will be added to the appropriate section/note.

Mr. McCowan asked what "self-policing" means in the documentation. Mr. Kohr noted that there are three owner/operators present at each event to "manage" what goes on. There have never been any complaints lodged after this was put into effect.

How about alcohol? Guests may not bring alcohol onsite. All alcohol is controlled by the caterer's bartender, per state law. Every provision is made, either by the bridal party or the owner/operators, to assure everyone's safety, including permitting inebriated guests to leave their vehicles on the property until the next morning, if need be.

Maximum capacity is 225 guests – they will add that information to the plan. Mr. Kohr noted that they average fewer than 50 cars per event, including those of the catering staff. They have provided over 126 parking spaces, so their events haven't approached capacity for parking.

Mr. McCowan noted that a title search might be a good idea, just to ensure that mystery easements don't show up down the line. Also, be conscious of the ADA for access issues.

Mr. Nace is still not sure about the parking requirements as far as paving is concerned. He and Mr. Scarborough would like to see the area remain in grass. Note 6 in the Zoning Hearing Board Decision letter states, "That a pervious parking area of a type approved by the Township be installed to accommodate parking of vehicles. In the event that no land trust easement exists or it is abandoned then the Applicant must comply with the provisions of the zoning ordinance regarding parking including, among other things, the creation of a paved impervious surface parking lot."

What would happen if the applicant asked for a waiver of the pervious parking requirement? Can't; it's a zoning requirement.

How about if the property is sold and the new owner wants to change the use? The Special Exception listed the specific uses that are permitted on that property. Any changes must be presented to the Zoning Hearing Board.

Motion by Hewitt, second by Rentzel, to recommend approval of the land development plan for Steven and Sue Kohr, subject to the satisfactory resolution of the following open items referred to above: GLB letter 2, 3, 6A, 6B, 6C, 6D; YCPC 4A, 4D, 5, and 6, AND add the maximum capacity note of 225 people; AND make changes to the sound attenuation plan with satisfactory review by Attorney Miller; AND to recommend to keep the parking area as grass; AND to recommend abandonment of the portion of Shady Lane that is in EMT. All members voted aye; motion carried.

Additional New Business

A. Codorus Stone and Supply Co. will submit a plan for warehouse or warehouses at 135 Mundis Race Road (old quarry site); total square footage plus or minus 1.7 million. Plan submission likely in May for a June PC meeting.

B. Proposed Dollar General on North Sherman Extended; 9100 square foot facility.

C. Staff to meet with engineers for PPL; possible land development plan for facility/ addition to existing building

Motion by Scarborough, second by Hewitt, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:58 p.m.

Respectfully submitted,

Julie B. Maher, Recording Secretary