

East Manchester Township
PLANNING COMMISSION MINUTES
May 27, 2014

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

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

Minutes

The minutes of the meeting of April 22, 2014, were approved as distributed with no formal motion or second.

Plans

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

Drawing #13224, Plan dated 4/28/14, revision dated 5/20/14; 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. The applicant proposes to construct a 6,895 square foot building, with 35 parking spaces for an Advance Auto business. The Zoning Hearing Board granted a variance for reduced side yard setback from the required 20 feet minimum to a four (4) foot minimum. The applicant will provide some underground storm water management in rear parking lot. Gordon Brown's letter dated May 8, 2014, was referenced. Outstanding comments: 3D, monumentation (Section 208-34.B.4) (one outstanding marker to be added; and make changes to pages 2-6); E, note sewage approval (Section 208.34.C5); G, surety (Section 208-34.C.13); J, nearest fire hydrant (Section 208-34.B.15) distance will be added to plan (see discussion below); K, clear sight distance (Section 208-46.F.4)(some trees by a driveway may be in the way and will be removed); M, 42" high fence barrier to be shown (Section 208-44.F) (and add to wall detail on sheet 9); N, notes from Attorney Miller's memo dated 9/22/11 (submit agreements for items 16, 19, and stormwater 12); O, sewer authority signatures (Section 208-34.B.21; Q, confirmation that utility companies will provide service (Section 208-34.C.4); 7, source of the property boundary to be indicated in Survey Note 1 (Section 208-24.B.4); 8, Site Work Note 4 should refer to the East Manchester Township Construction and Material Specifications, as amended (Section 208-68); 10, stormwater comments (Section 208-34.C.10); 11, curbing and parking space locations (mountable curb issue resolved) (Section 208-41) (applicant will make changes to parking lot layout); 12, remove 6" curb in ROW on Detail sheet 9 (208-47); 13, designate, where appropriate, which details on Detail Sheets 9 and 9.1, apply to the public ROW and which do not; 14, correct the truck turn plan which shows trucks turning into opposing lanes on North George Street (Section 208-48); 15, correct the turning diagram that shows the trucks running over the curbing and address in the maintenance agreements for the common facilities (Section 208-48.G.3.b).

Discussion was held on item C.J – nearest fire hydrant. It was unclear how far away the nearest hydrant is to this property, nor was it clear whether the fire chief knows if it's close

enough. The fire chief should be notified as to how far away it is. The distance will be added to the plan.

Discussion was also held on the condition and construction of the sidewalk on the Rite Aid side of the street.

Of note was item 11, which revealed that parking in the very front space would not permit a vehicle to negotiate the parking lot to exit. Just looking at the plan, it appears that it would be very difficult. The applicant will revisit the design and make an adjustment. It was noted that the parking lot design leaves a bit to be desired.

YCPC Comments were discussed. Outstanding: 3A, B, F, 6, 8, 9. In light of the large number of open items, it would be difficult for the Planning Commission members to recommend approval of this plan. Mr. Stein noted that his client placed some restrictions on him as far as site design is concerned, particularly with regard to the access drive. Mr. Stein made some revisions right on the proposed plan, which the Planning Commission members felt were more appropriate. Redesign front parking lot and re-do the access drive area.

Motion by McCowan, second by Hewitt, to table this plan until further revisions can be made. All members voted aye; motion carried.

B. East Manchester Village Center, resubmission of Subdivision Plan

Drawing #646-1A, plan submitted 3/28/14, revision dated 5/12/14

Mike White was present on behalf of Dreher group for this proposal for the property on the corner of North George Street Extended and Beshore School Road. The proposal is to subdivide Lot 5 (about 1 acre) off of Lot 3 (which is about 11 acres); the applicant is proposing a business service for this site.

Gordon Brown's letter dated May 8, 2014, was reviewed. Outstanding comments: 1, notes 10 and 29, the agreements relative to these notes need to be provided for review by the township solicitor; 4B, Sewer Authority signatures (Section 208-34.B.21).

YCPC comment outstanding from its letter dated April 15, 2014: I, easement for the shared access (Section 208-31.A.2.12).

With regard to signage for this lot, the requirements for the entire site from the original land development plan should apply to this lot. The applicant would be permitted to have a sign on their building but not a separate sign out front. Likely Note 22 will need to be amended. Mr. White will revisit the issue.

Mr. Beck reminded the Planning Commission that last month's discussion centered on access to this property. How about delineating the areas a bit better? At least add some signs to indicate the way to the drive-thru. Mr. Beck noted that there are no traffic calming devices in the parking lot to protect other vehicles and pedestrians. How much of the past's bad planning should be addressed now with this plan?

Motion by McCowan, second by Nace, to recommend approval of the Final Subdivision Plan for the East Manchester Village Center subject to the satisfactory resolution of Item 1 and 4B from Gordon Brown's letter referred to above; and YCPC item I as referred to above; and additional appropriate signage for traffic approaching from the north, directional and do not enter signs; and that Lot 5 signs for any future signing applications be viewed as part of the original EMVC land development plan. All members voted aye; motion carried.

Additional New Business

Motion by Hewitt, second by McCowan, to accept the withdrawal of the Loych plan. All members voted aye; motion carried.

Motion by McCowan, second by Nace, to adjourn. All members voted aye; motion carried. The meeting adjourned at 9:04 p.m.

Respectfully submitted,

Julie B. Maher, Recording Secretary