

East Manchester Township
PLANNING COMMISSION MINUTES
May 24, 2016

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, and two citizens.

Chairman McCowan called the meeting to order at 7:10 p.m.

Minutes

The minutes for the meeting of April 28, 2016 were approved as presented. All members voted aye; motion carried.

The York Water Company

The York Water Company is requesting approval to install fire hydrants on N. Sherman St. Ext as part of the main extension to the proposed Dollar General Store.

Motion by Rentzel, second by Nace, to recommend approval of the The York Water Company's request to install fire hydrants. All members voted aye; motion carried.

Plans

Final Subdivision and Land Development Plan for Dollar General, Mt. Wolf DPP, LLC, on N. Sherman St. Ext.

Mike Swank, Steckbeck Engineering & Surveying, Inc., was present on behalf of the applicant. Drawing date 3/30/16; last revision 5/13/16. This Final Subdivision and Land Development Plan proposes to subdivide 2.07 acres (Lot 1) from 7.13 acres and develop this lot with a Dollar General store. The site is the recently re-zoned area to Village District along North Sherman Street Extended in Starview.

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).

In addition, there were four additional items discussed. 1st: Adjoining Gross Property, two additional owners should be indicated; 2nd: A detail should be provided of the driveway median strip to show handicap accessibility; 3rd: Because of the delivery truck maneuvering to

get to the loading space and possible conflict with customers, restricted delivering times should be established by the owner; 4th: Accessibility should be provided from the street sidewalks to the Dollar General Store.

The plan was tabled relative to questions involving the driveway access and other outstanding items. Mike Swank requested that the Township provide a letter to PennDot to recommend that this driveway be permitted as a medium volume driveway as determined in the TIS Study so that future redesigns and construction can be avoided.

Ordinance No. 2016-2, Accessory Structure

Discussion with this is to recommend that instead of making the setbacks zero, that it be 5 feet for the side and rear lot lines so that maintenance and mowing can be done around the structures.

Motion by Rentzel, second by Hewitt, to recommend approval of Ordinance No. 2016-2 with the change to require a five foot setback instead of zero foot setback from the rear and side lot lines. All members voted aye; motion carried.

Section 255-50 Buffers and Screening

The buffer and screening information was provided to the Planning Commission members for their review. Any recommendations will be discussed at the next meeting.

Additional New Business

Additional business was acknowledged. Quigley Motors should be submitting for June 2016's Planning Commission meeting for the expansion of their parking area.

Motion by Nace, second by Hewitt, to adjourn. All members voted aye; motion carried. The meeting adjourned at 9:00 p.m.

Respectfully submitted,

Kristie Masemer, Zoning Officer