

**EAST MANCHESTER TOWNSHIP
PLANNING COMMISSION
NOVEMBER 24, 2009**

At a regular meeting held at the township building, the following members were in attendance: Blaine Rentzel, Robert Nace, Edward Hewitt, and Mike McCowen. Also in attendance were Engineer Laymon Mortorff of Gordon L. Brown & Associates and Zoning & Codes Enforcement Officer Katrina Rife.

Call to order at 7:01pm by Chairman Rentzel.

The minutes of 7/21/09 were approved as presented.
There were no meetings held in August, September, or October.

Fink/Weire Orchard Business Park 3-lot subdivision and Espresso Way extension

Kathy Conley of LSC Design, Tim Kinsley and Mike Jeffers of Kinsley were present for final 3-lot subdivision plan of the Fink/Weire tracts (2 tracts) within Orchard Business Park plan 2007.0050.00 dated 10/14/09 revision 2 dated 11/24/09, 18 pages.

Kathy explained that the preliminary plan was here about a year ago and this is the final showing the same proposed extension of Espresso Way with a cul-de-sac just a bit farther than shown, roadway configuration same as before to allow a land development for lot 10/11 which has a potential user and the lot line between them being different. There is a developer's agreement for public improvements and completion of Espresso Way due to timing of PennDOT approval of the HOP.

A stormwater agreement will also be completed.

They will be finalizing land development plans and securing a demolition permit to remove existing structures.

Lots 10 and 11 as noted are intended to remain in common ownership.

They are widening an existing paved lane from Canal Road to cul-de-sac to a width of 13' for emergency access that will have a tubular-style barrier gate with Knox box.

The developer's agreement is signed and has been received by township. Attorneys Andy Miller and Jeff Lobach will ensure it is acceptable for both parties.

Tim further explained the purpose of the agreements and anticipates a 2011 date for improvements.

per Gordon L. Brown & Associates, Inc. letter of 11/18/09:

The purpose of this plan is to extend Espresso Way from Orchard Business Park to Canal Road, combine adjoining properties of 45.709 acres and 31.696 acres and create three new lots one of which (Lot 11) is proposed to be utilized for storm water management. The site will be served by public water and sewer.

The following comments relate to the Township Subdivision and Land Development Ordinance:

1. A copy of the Highway Occupancy Permit application shall be provided to the Township for review prior to submission to PennDot (S.5.1.2). OPEN-developers agreement
2. The Following information should be provided on/or with the plan:
 - a. Sewer Authority signature (S.6.2.3.4). – have approval letter dated 11/23/09
 - b. Approved Development Agreement (S.6.1.1.C(1)m.1) OPEN
 - c. Approved Stormwater Facilities Maintenance and Monitoring Agreement (S.10.8). OPEN
 - d. Surety (S.6.1.1.C(1)m.2). OPEN

3. Where the building setback lines on Lot 12 intrude into the Met-Ed First Energy right-of-way, they should be removed. -ok
4. On the detail for the temporary cul-de-sac on Sheet SD-8 information should be provided relative to the surface being provided and security measures to be provided for the emergency access drive.- ok
5. Stormwater Management Plan comments will be provided by separate letter (S.6.1.1.C(1)i). OPEN

per York County Planning Commission letter of 11/17/09:

Transportation Comments:

1. The PennDOT Highway Occupancy Permit (HOP) application prepared for the proposed Espresso Way intersection with Canal Road (S.R. 0921) *shall* receive a "review of awareness" from the YCPC Transportation Department. The HOP application must be signed, stamped and dated as proof of our review. PennDOT District 8-0 will not accept a HOP application without this evidence of our review. -ok
2. A Traffic and Engineering (T and E) Study is required for the posting of street signs. The YCPC Transportation Department conducts such studies upon request by the Township for local roads. These studies will be conducted when the roads are constructed. -ok
3. A revised traffic impact study should be provided for review by the York County Transportation Planning staff. -ok

Solicitor's Comments:

- Ø Review of developer's agreement in progress
- Ø there is provision for the waivers in developers agreement but he prefers them to also be noted on plan for future reference.

An administrative comment to correct reference to lots 1, 2, 3, on cover to lots 10, 11, 12 as shown.

Waiver requests:

SALDO 8.6.2.A widening of street along Canal Road and Zions View Road

SALDO 8.7.1.A curbs along Canal Road and Zions View Road

SALDO 8.7.2.A sidewalk along Canal Road and Zion View Road

were recommended for approval by motion from Mike M., seconded by Ed and carried unanimously.

After discussion and deliberation with consideration of prior comments and recommendations from township staff, Planning Commission, Township Engineer, York County Planning Commission, Sewer Authority, and public as well as applicant and/or applicant's representatives, a motion by Mike to recommend to Board of Supervisors for approval upon satisfaction of OPEN items and comments was seconded by Ed and carried unanimously.

Royal Manchester Golf Course land development revision

Andy Spear of PPL and Brian Moreau of Raspberry Golf presented the revised land development plan D325529 7 pages (1, 13, 14, 15, 16, 20, 22) and D326132 2 pages (1, 2) for the Royal Manchester Golf course (formerly known as Phoenix Links).

Due to the changes that have been made, this revision contains only the sheets that reflect them and is not intended to stand alone from the previously recorded plan book 2000 page 84.

The tunnel previously shown for crossing is too small, has been filled in and 2 crossings are shown now.

Plan to raise elevation at both sides to get 5' above road for visual before crossing Board Road. Working with Byron Trout on this. Detail shown on plan. The golfers carts are electric and will stop when take foot off pedal.

Byron Trout previously gave ok for porous paving to Andy Spear.

per Gordon L. Brown & Associates, Inc. letter of 11/13/09:

The purpose of this plan is to revise a plan that was previously approved by the Board of Supervisors and recorded. The revisions include a re-orientation of the clubhouse, a revised access to the clubhouse, a golf cart wash facility adjacent to the maintenance building and stormwater management revisions. All notes, details, conditions of approval and sheets from the recorded plan set shall remain in effect unless specifically revised.

The following comments relate to the township subdivision and Land Development Ordinance:

1. The list of drawings on the title sheets should be amended to clearly indicate which drawings are in this drawing set and which are to be recorded. – OPEN – 2 indications
2. Updated signatures and notaries should be provided (S.6.1.1.B(1)q&r). - OPEN
3. Stormwater Management Plan comments will be provided by separate letter (S.6.1.1.C(1)f). - OPEN
4. Any outstanding conditions relative to the previous plan that have not been satisfied shall be continued with this plan approval.-ok

Per York County Planning Commission letter of 11/17/09:

The above reference land development plan was reviewed by our office in a comment letter dated November 20, 2007. The proposed revisions to the plan do not necessitate any additional review and comment by the York County Planning Commission staff.

There was discussion on golf carts coming out of driveway to cross Board Road, need for lighting in parking lots since clubhouse is proposed for use after dark - need detail and show lights on drawing.

Bob brought attention to issues: maintenance building lights, edge of blacktop broken, 3' drop off at driveway to Debbie's, needs water service reflected correctly on drawing sheet 16 along with sewer line.

Tractor trailers have been blocking lane when delivering to maintenance building which prevents the residents access to their homes further back lane.

Brian explained that he anticipates fertilizer delivery once a week in future and that should be only tractor trailer. Now they are storing clubhouse items till suspension is lifted.

On wash area, when rains it could overflow - Where will excess water go?

Planning Commission Comments:

- q lighting for both parking lots
- q light at entrance to clubhouse for crossing Board Road
- q crossing detail at clubhouse entrance to be shown on plan
- q wash area solution to overflow or run-off
- q sheet 16 needs correction to location of water and sewer lines
- q signs for crossings shown on plan at all locations
- q Note existing issues: maintenance building wall pack lighting – very visible from Board Road, 3' drop-off along resident driveway – needs backfilled, edge of blacktop for lane is breaking

After discussion and deliberation with consideration of prior comments and recommendations from township staff, Planning Commission, Township Engineer, York County Planning Commission, Sewer Authority, and public as well as applicant and/or applicant's representatives, a motion by Ed to recommend to Board of Supervisors for approval upon satisfaction of OPEN items and comments was seconded by Bob and carried unanimously.

At 9:01pm, Mike motioned to adjourn. Ed seconded and motion carried unanimously.