

**EAST MANCHESTER TOWNSHIP
PLANNING COMMISSION
JANUARY 25, 2011**

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

Call to order at 7:00pm by Chairman Rentzel.

The minutes of 12/28/10 were approved as presented.

Reorganization of members took place.

Chairman – Blaine Rentzel per motion by Mike M., seconded by Mike S. and carried unanimously.

Vice-Chair – Bob Nace per motion by Ed, seconded by Mike M. and carried unanimously

Secretary – Ed Hewitt per motion by Bob, seconded by Mike S. and carried unanimously.

Wellspan/Wheatlyn Medical facility final land development

David Koratich & Kathy Conley of LSC Design, Attorneys Jeff Lobach and Jeremy Fry, Mark Shermeyer of SAA Architects, and Pam Bostic and Craig Long of WellSpan Health were present to represent plan 2010.0143.01 dated 10/18/10 revision 2 dated 1/14/11 for tract MI 133B.

Gordon L. Brown & Associates and York County Planning Commission comment letters were noted. They were not reviewed in entirety for compliance due to discussion and explanation of restrictive covenants for Smith Gardens.

Jeremy explained the chain of events from the creation of the lots through WellSpan's acquisition of same.

1960 - lots 28 & 29 created by developer with restriction of exclusive use for residential and no business.

1960 - transfer lots 28 & 29 from developer to Casey with restriction

1962 - transfer lots back to developer with restriction

1963 - 10' of lot 28 added to lot 27

1964 - transfer of remainder of 28 & 29 to Malco with no restriction

198? - Malco retained 40' wide strip of lot 29 attached to tract MI 133B, transfer lot 28 (a combined remainder of 28 & 29)

He stated the deed restriction is a private issue between the residents and landowner, not a land development point.

WellSpan only intends to use the 40' drive as an access point and there will be no business on that portion of property; it is on the large portion of the tract, which is not encumbered by any restrictions.

Attorney Jeff Gettle representing the Smith Gardens residents spoke on the deed restriction issue. He agreed that it is a private issue. He is present to request consideration of other options for access such as Rosedale. They are not opposed to the land development; the issue is the traffic through the property of the residential subdivision.

Discussion on both sides continued.

WellSpan stated that they are open to both access points off Rosedale Drive.

After discussion and with consideration to the requests of Smith Garden residents, the applicant requested to TABLE the plan.

Per Gordon L. Brown & Associates letter of 12/10/10:

The purpose of this plan is to provide for the development of a medical facility consisting of two levels. The lower level will contain 11,000 square feet and the first level will contain 22,000 square feet. The site is approximately 3.5 acres and lies on the east side of Rosedale Drive just north of Sunset Drive, with access also available to Sunset Drive via a 40-foot strip of land. The site is zoned A-O Apartment Office and is served by public water and sewer.

The following comment relates to the Township Subdivision and Land Development Ordinance:

1. Since each of the proposed lighting fixture types have optional shields, a note should be provided on the plan that shields will be added where individual lights cause off-site glare (s.255-40.B.10).

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

2. Direct access to the sidewalk along Rosedale Drive should be considered from the interior of the lot in the vicinity of the handicap ramp provided on Rosedale Drive (s.208-43.B.3).
3. The following information should be provided on or with the plan:
 - A. Sewer Authority representative signature (s.208-34.B.21).
 - B. Erosion and Sediment Control Plan approval by the York County Soil Conservation District (s.208-34.C.9).
 - C. Surety (s.208-34.C.13).
 - D. Location of handicap ramps and a detail (s.208-47).
4. Stormwater Management Plan comments will be provided by separate letter (s.208.34.C.10).
5. It should be more clearly indicated in General Note 31 whether the land owner or the parking facilities owner is responsible for maintenance (s.208-31.A.2.a.12).
6. The Section A-A Detail Paving Section note on LD-9 should refer to LD-11 not LD-7.
7. The Curb Depression 2 Detail on LD-11 should show a depression of 4', not 3'.
8. Documentation of the proposed Access Easement should be provided for the Proposed Residential Drive to the Kleiser property (s.208-34.B.14). It appears the driveway within the Kleiser property is not shown on the profile on Sheet LD-8.
9. The "Concrete Sidewalk along Rosedale Drive" detail needs to be updated to meet the latest Construction and Materials Specifications (s.208-56) and to indicate that the bituminous sealer will be PG64-22, not AC20.
10. After review of a Traffic Impact Study for the site, verbal comments were provided that traffic to and from Board Road should be considered and that traffic exiting the site may use Clover Lane. These comments were considered and the Traffic Impact Study was revised. It is probable that some traffic may use the existing Wheatlyn Professional Center to go to and from Board Road and the proposed project. It is not possible to estimate the magnitude of this or whether it will be an issue in the future (s.208-32.B.6).
11. Easements should be shown on the plan and agreements should be provided for the stormwater facilities that are to be constructed off-site (s.208-34.B.15).

Per York County Planning Commission comment letter of 12/20/10:

These comments refer to the East Manchester Township Zoning Ordinance:

1. The handicapped parking space island dimensions should be indicated on the plan (s.501.A). 255-58
2. The proposed retaining wall height should be indicated on the plan. Retaining walls are not to exceed six feet (6') in height (s.255-43.A).
3. The minimum required setbacks should be shown on Sheet LD-3 (s.255-14.D).
4. The screening on the north side of the property should be extended east to the parking lot (s.255-50).

These comments refer to the East Manchester Township Subdivision and Land Development Ordinance:

5. The following information should be shown on or provided with the plan:
 - A. A copy of any deed restrictions associated with the tract (s.5.1.1.B.w)208-31.A.2.a.25
 - B. A Sewage Facilities Planning Module for approval by the Pennsylvania Department of Environmental Protection or exemption (s.5.1.1.3.6).208-31.A.3.a.6
 - C. Any required erosion and sediment control plan approval by the County Conservation District (s.6.1.1.C.1.i).208-34.C.9
 - D. The location of any proposed street lights (s.6.1.1.B.1.j).208-34.C.1
6. Any required use and maintenance agreement for the parking within the proposed 50' access easement.208-31.A.2.a.12
7. A thirty foot (30') dedicated right-of-way should be provided from the centerline of Sunset Drive (s.8.6.2.A).208-46.B.2

Manor Village preliminary subdivision

Joel Snyder of RGS and Hugh Simpson, representative for owner Robert Field presented plan 2007915-001 dated July 12, 2006 revision 9 dated 1/14/11.

Discussion commenced with a few Planning Commission comments and known issues.

Daniel and Theresa Doll were present and acknowledged satisfaction with a proposed agreement for a 60' wide right-of-way off of a proposed street within the development to their property which they will maintain in exchange for abandonment of their current driveway from Park Street that is located on this property.

-Final details to be completed and noted on plan.

Bob Nace asked about the current Hunter/Guske driveway from Manchester Street, which is on this property and how it will be addressed.

-There is a proposed agreement to be noted on plan.

He also commented:

-Stormwater from Gross field currently flows toward proposed lots needs addressed.

-Several mature trees along property line shown to be removed; adjoining property owner to be included in marking of those prior to removal.

-Reflect current ownership of adjacent property as Steven H. Gross family LP.

A waiver of stormwater section 403Q depth of detention basin was presented. Note: to be written on Township form.

Applicant is requesting basin depth to be at 6.75', which is greater than the permitted depth of 6' at the spillway. 4' minimum fencing is required. After discussion, a motion by Ed, seconded by Mike M. was carried unanimously to recommend granting of this waiver providing it is requested on Township form.

Numerous items from the Gordon L. Brown & Associates letter were considered open.

Per Gordon L. Brown & Associates, Inc. comment letter of 1/13/11:

The purpose of this plan is to subdivide 41.95 acres into 79 lots, of which 75 lots will contain single-family residential units. The site is zoned R-1 Residential Low Density and CO Conservation Zone, and the site will be served by public water and sewer. The site is located in the vicinity of the intersection of Canal Road and Manchester Street. One lot is to be conveyed to the adjoining Gross property, which will essentially make the existing common property line more regular. Two lots will be used for stormwater management and a fourth lot will be used for a sewage pump station.

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

1. Details 7/29 and 2/33 should be revised as discussed.
2. The following information should be included on or with the plan:
 - A. Signatures (s.5.1.1.B(1)b&c) - OPEN
 - B. Sewer Authority signature (s.5.1.1.C(1)k) - OPEN
 - C. Home Association documents (s.1.14) - OPEN
 - D. Street names (s.8.5.1l) - OPEN
 - E. Fire hydrant locations (s.5.1.1.B(1)h) - OPEN
 - F. Handicap ramps opposite access to Gross property on Street H.
 - G. York County Conservation District approval of Erosion and Sediment Control Plan (s.5.1.1.C(1)m.2) - OPEN
 - H. Planning module for land development approval (s.5.1.1.B(1)f) - OPEN
3. Rear building setback lines should be shown for Lots 11-19 (s.8.J).
4. Stormwater management plan comments shall be provided by separate letter (s.6.1.1.C(1)j). -OPEN
5. Documentation of any agreements relative to the relocation of the driveway on the Hunter/Guske property should be provided (s.5.1.1.B(1)j). The "by others" needs to be clarified. In addition, on Sheet 7, the shading of this driveway should not match anything in the Easement Hatch Legend. - OPEN
6. Profiles should be provided for the proposed accesses to adjoining properties and the grading plans revised accordingly so that disturbance will not occur outside the proposed right-of-ways or walls needed (s.6.1.1.C(1)b).
7. Where street frontage is being improved on one side of an existing or proposed right-of-way, improvements shall also be completed on the opposite side of the street or road, or waivers requested (s.8.6.2).
8. The Phase Boundary for Phase I should include the entire street right-of-way in front of all lots within Phase I.
9. Waivers should be requested for any streets, right-of-ways, structures, or other required information for the Gross property (s.5.1.1.B(1)).- OPEN
10. The developer should consider providing a Phase Schedule if it is anticipated that it will take more than five years to complete all phases (s.3.4.5.E).

Per York County Planning Commission letter of 1/14/10:
These comments refer to the East Manchester Township Subdivision and Land Development Ordinance:

1. The following information should be shown on or provided with the plan:
 - A. The "Certificate of Ownership, Acknowledgment of Plan, and Offer of Dedication" should be signed by the owners and notarized (s.5.1.1.B.1.c). - ok
 - B. A Sewage Facilities Planning Module for approval by the Pennsylvania Department of Environmental Protection (s.5.1.1.B.1.f). -OPEN
 - C. An erosion and sediment control plan for approval by the York County Conservation District (s.5.1.1.B.1.g.2). -OPEN
 - D. A universal parcel identifier number table (s.5.1.1.B.1.z).
 - E. The dated signature and seal of the surveyor (s.5.1.1.B.1.b).
 - F. The proposed fire hydrant locations (s.5.1.1.B.1.d).
 - G. A copy of any deed restrictions associated with the development (s.5.1.1.B.1.w).
 - H. A letter from the York Water Company regarding the availability of public water (s.5.1.1.B.1.l).
 - I. A letter from the Northeastern York County Sewer Authority regarding the availability of public sewer (s.5.1.1.B.1.k).
 - J. Street names approved by the Harrisburg Post Office and County Communications (911) (s.5.1.1.B.1.k). -OPEN
2. Township Officials should determine what recreation requirements should apply for this development (s.8.9).

General Comments:

3. The requested waivers must be granted, otherwise the requirements listed to be waived need to be addressed.
4. If applicable, a copy of any proposed "Homeowners Association Agreement" should be provided with the plan.

Transportation Comment:

5. A Traffic and Engineering (T and E) Study is required for stop sign postings at all proposed site street intersections. The YCPC Transportation Department conducts such studies upon request by the Township for local roads/streets. Our staff also conducts T and E studies for the posting of speed limit signs on these roads. Both types of studies will be conducted once the road construction is completed. A fee is charged to cover the cost of the T and E studies by the YCPC.

Traffic Impact Study Comments:

6. General - The developer proposes street extensions into the adjacent Harold Gross property. The ultimate development potential of this property should be evaluated besides the subject site.
7. Page 2 - Township Officials should note that the study consultant recorded the traffic counts during the Christmas season. The counts could be higher than for any other time of the year.

8. Page 3 - Township Officials should be aware that the Maryland Transit Administration (MTA) offers ridesharing (i.e., carpooling/vanpooling) opportunities for Pennsylvanians who wish to commute daily to Westminster, Baltimore and Washington, D.C. These alternative forms of transportation should be entertained for this and other developments proposed within this municipality. The MTA office telephone number is 410-539-5000. Moreover, the Susquehanna Regional Transportation Partnership (a.k.a., Commuter Services of South Central PA) offers transportation alternatives for municipal residents to commute daily to Dauphin, Cumberland, Lancaster, Lebanon and Perry Counties, as well as within York County. For further information about these services, Township Officials should contact the Commuter Services of SCPA, at the following telephone number: 1-717-620-2344.
9. Page 3 - The potential of providing transit service to this site should be explored. The developer should prepare a letter addressed to rabbittransit explaining what activity is proposed and when it will be implemented. Richard Farr, Executive Director, is the contact person for rabbittransit.
10. Page 9 - True, the projected signal warrant analysis for the Manchester Street/North Main Street intersection reveals that a traffic signal is deemed not necessary at the study horizon (i.e., 2015). However, Township Officials should note that the warrant diagrams reveal that the minor street volumes for 2015 are *approaching this threshold* for both peak period analyses. The Township should inform Manchester Borough about the potential traffic impact of this development. We also recommend that the Township afford the officials from that municipality to review this traffic impact study. The Borough, in turn, should continually monitor this intersection to determine exactly when a signal is warranted.
11. Study Figures - One study figure should be the trip distribution and assignment percentages for all street/road intersection included in the study area.

A request by applicant to TABLE was granted.

At 9:12pm, motion to adjourn by Mike S. Motion seconded by Ed and carried unanimously.