

**EAST MANCHESTER TOWNSHIP
PLANNING COMMISSION
DECEMBER 22, 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 7:00pm by Chairman Rentzel.

The minutes of 11/24/09 were approved as presented.

Fink/Weire Orchard Business Park land development

David Koratich and Dan Creep of LSC Design and Mike Jeffers of Kinsley presented a land development plan #2009024700 dated 11/25/09 revision dated 12/14/09

per Gordon L. Brown & Associates, Inc. letter of 12/11/09:

The purpose of this plan is to provide for the development of lots 10 and 11, of the recently approved Fink-Weire Final Subdivision Plan. An 847,500 square foot total (600,000 in phase 1, balance in phase 2) warehouse building is being proposed on the 56.915 acre Lot 10 and the adjacent Lot 11, which contains 11.418 acres, is to be used for stormwater management purposes. The site is zoned Industrial except for the road frontage along Zion's View Road. The site is to be served by public water and sewer.

The following comments relate to the Township Zoning Ordinance:

1. The required size of the truck loading spaces should be indicated in the Site Data Notes (S.502.B). In addition, the extent of the loading facilities should be delineated on the plan along with a typical dimensioned space. –ok, L D-2 note 11 and L D-4
2. Note 19 should be revised to reflect that this applies to the use to be established and not the construction activity on the site (S.420).-ok
3. Note 20 involves outdoor storage and it should be determined by the Zoning Officer whether a rear yard exists on the property since Lot 10 fronts on both Espresso Way and Zion's View Road (S.304.B.4.b). –OPEN, place note indicating line between I & R zoning district will be used as preexisting line delineating a separation thus creating a rear yard.
4. The parking setback line should not be located within the buffer yard (S.430).-OPEN
5. Details should be provided of the proposed lights to determine if adequate shields will be provided (S309.B.3). The luminaire symbols on Sheet 11 should be made more prominent (S.309.B.3). A note should be provided on the plan that the lights are to be relocated with the building addition and the Lighting Plan should also reflect the ultimate light locations.-OPEN, L D-17 adjust 4 lights
6. Dimensions should be provided for the buffer yard (S.430). – OPEN, L D-4 add to I area between R & I

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

7. A note should be provided on the plan that no truck parking will be allowed along Espresso Way. – ok L D -29
8. The following information should be provided on/or with the plan:
 - a. Street lights (S.6.1.1.B(1).j). –ok, note 28
 - b. Stop signs at the driveway exits (S.6.1.1.B(10.j)).-ok L D-4
 - c. Any covenants, especially as they relate to Lot 11, that will be executed (S.6.1.1.B(1).n).-ok note 34
 - d. Approved erosion and sedimentation control plan (S.6.1.1.C(1).1).-OPEN
 - e. Surety (S.6.1.1.C(1) m.2).-OPEN
 - f. Plan views on all profiles (S.6.1.1.C91) B.).-ok
 - g. Sewer authority representative signature (5.6.2.3.4).-OPEN
 - h. Type of industrial use in zoning note 2 (5.6.1.1.B(l) m).-ok, note 2
 - i. Plans to be recorded in the Index of Drawings.-ok
9. A note should be provided on the plan which indicates that an occupancy permit for Lot 10 will not be issued until the emergency access to Canal Road is established.-ok, note 30
10. The following fire safety issues should be addressed:
 - a. Access to the rear of the building after the initial stage of construction.-ok, 20'
 - b. Location of yard hydrants.-ok
 - c. Knox box location.-ok, 2 locations
 - d. Siren activation for the slide gates.-ok, note 31 (also see Chief Stevens email)
11. If the waiver is granted for overall plan scale, it is requested that details of each of the drainage basins be provided at one inch equals fifty feet (1"=50'), (S.6.1.1.ACD D).-ok, sheet 6 & 7
12. There appears to be a contradiction between Notes 25 and 27.-ok
13. If permits for disturbance of the wetlands are not part of the plan then the building envelope should not include the wetlands.-ok

per York County Planning Commission letter of 12/15/09:

This comment refers to the East Manchester Zoning Ordinance:

1. The dimension(s) of the proposed loading spaces should be indicated on the plan. Loading spaces are to be a minimum of eighty (80) feet in depth by twelve (12) feet in width (s.502.B). -ok

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

2. The following information should be shown on or provided with the plan:
 - A. The specific type of land use proposed (i.e., warehouse) under #2 of the "ZONING/SITE DATA" (s.6.1.1.B.1.m).-ok
 - B. Any required drainage easement for the "Ephemeral Channel" shown west of the building (s.5.1.1.B.1.k).-ok
 - C. Erosion and sediment control plan approval by the York County Conservation District (s.5.1.1.C.1.g).-OPEN
 - D. A copy of any deed restrictions associated with the tract (s.5.1.1.B.1.w). -ok
 - E. The curb radii at the main access drive entrance (s.8.8.7.G.1). -ok, 50' L D-4

Transportation Comment:

3. The location of proposed traffic control devices (i.e., stop signs) should be shown on the plan. -ok

Waiver requests:

SALDO 3.5 – preliminary plan for less than 4 lots

SALDO 6.1.1.A.1.d – drawing scale of 1" = 50', request for greater scale of 1" = 100'

SALDO 8.4.1.E – slope of 2:1, request for steeper slopes

SWO 403P – depth of slope

A motion by Mike to recommend to Board of Supervisors for approval of the aforementioned waiver requests was seconded by Bob and carried unanimously.

Planning Commission comments:

- q 4 lights at end of property near R1 zone - symbols show focusing

A concern over last 4 poles near building extension are directing light toward existing residences. Have adjustable heads-adjust V's on plan now to show light directed toward building.

- q Bob questioned size of water line, 6" is shown

fire loop is 8". A 12" extension to main from York Water really not designed yet -note 33 will be revised once finalized

- q correction to lot coverage lot 11

- q Gordon L. Brown & Associates storm water comments will be addressed by separate letter

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, revise notes 9 & 33, address stormwater comments, and note zoning determination, was seconded by Bob and carried unanimously.

Manor Village waiver requests

Joel Snyder of RGS Associates and Hugh Simpson representing owner Robert Field presented the requests for waiver as a prelude to the preliminary plan for Manor Village as a method to resolve some engineering details.

The following waivers of the SALDO are requested:

8.7.2.A sidewalk along E side of Park Street

8.6.2.A street widening, 8.7.1.A curb, and 8.7.2.A sidewalk along S side of Manchester Street

8.6.5.D street cuts and fills and 8.7.2.A sidewalk along E side of proposed street H

8.7.2.A sidewalk along S side of Canal Road at proposed street I intersection

8.6.2.A street widening, 8.7.1.A curb, and 8.7.2.A sidewalk along S side of Canal at proposed street K intersection

Discussion was held on the reasons for requests.

It was mentioned that in exchange for the waiver of the offsite improvements, public improvements of rolled bituminous will be extended past the guiderail along Park Street and slant curb will be installed from that point to the intersection of Old School Lane, which will make a continuous curb along Park Street to the offsite properties.

In reference to the driveway for 255 Manchester Street that currently infringes on the future street, the developer is working on agreement for future driveway responsibilities with the current owners and their potential buyers. The driveway may remain as is until future construction at which time access will be relocated onto the new street.

Laymon noted to be aware of crosswalk near the Miller property. They may have concerns with curb and stormwater, which will be addressed when the subdivision plan is presented.

The stop sign considered for Canal Road to be addressed on subdivision plan.

Question was raised if there are any conditions from previous plan that created the lots along Manchester Street and Canal Road?

There was concern for Lions Club access mentioned. The developer will make sure access is maintained for the Lions Club and the Alwine properties.

Planning Commission Comments:

- q Lions Club and Alwine entrances needs to be addressed to insure ability to access
- q Developer agrees to install curbing along Park Street the entire length from existing guiderail to intersection

After discussion and deliberation with consideration of prior comments and recommendations from township staff, Planning Commission, Township Engineer, and public as well as applicant and/or applicant's representatives, a motion by Mike to recommend to Board of Supervisors for granting of waivers are requested was seconded by Bob and carried unanimously.

At 8:47pm, Ed motioned to adjourn. Motion seconded by Bob and carried unanimously.