

**EAST MANCHESTER TOWNSHIP
PLANNING COMMISSION
JANUARY 22, 2007**

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

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

REORGANIZATION – A motion to remain as currently filled was made by Ed, seconded by Bob and carried unanimously.

The minutes of December 17, 2007 were approved as presented.

Asbury Pines 2 – North Westminster Court final subdivision

Chris Owens of Stahlman & Stahlman presented plan A07003 dated 10-19-07.

Per Gordon L. Brown & Associates letter dated 11-13-08

The purpose of this plan is to subdivide 10.19 acres into 15 lots with one of those lots being for stormwater management. The development includes a cul-de-sac street that has access to Abbey Drive and is aligned with Westminster Court. Central water and sewer service is proposed to be extended from the private systems in Asbury Pointe.

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

1. The following information should be on or with the plan:
 - A. Street addresses (s.8.3.3.D). OPEN
 - B. Planning Module for Land Development approval (s.5.1.1.B(1)f). OPEN
 - C. Homeowner Association documents (s.5.1.1.B(1)w). OPEN
 - D. Highway Occupancy Permit approval for the Codorus Furnace Road improvements. OPEN
 - E. Surety (s.6.1.1.C(1)m.2). OPEN
2. Stormwater management plan comments shall be provided by separate letter (s.6.1.1.C(1)j).-ok
3. A complete copy of the Highway Occupancy Permit application shall be provided to the Township (s.3.4.1.D). OPEN

Per York County Planning Commission letter dated 11-20-08

These comments refer to the East Manchester Twp Subdivision & Land Development Ordinance:

1. The following information should be shown on or provided with the plan:
 - A. A copy of any right-of-way agreement, including use and maintenance responsibilities for the existing 50' wide access right-of-way located adjacent to Lots 3 - 7 (s.6.1.1.C.1.k).-ok
 - B. A letter from the Sewer Authority regarding the availability of public sewer (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.l).-ok
 - D. Sewage Facilities Planning Module approval by the Pennsylvania Department of Environmental Protection (s.5.1.1.C.1.f). OPEN

Supervisors might like to see time line on completion of public improvements
Well restricted area-can trees be planted? DEP requirement should be clarified as to what is permitted and what is not - Chris to email the DEP documents to Katrina Rife to put in plan file

After discussion and deliberation with consideration of prior comments and recommendations, a motion by Mike M. to recommend to Board of Supervisors for consideration of conditional approval upon satisfaction of OPEN items, Planning Commission comments which include the expanding of note 18 to cover notes on well restrictions was seconded by Mike S. and carried unanimously.

KS Tooling land development

Andrew Miller of LSC Design presented plan 2007.0076 rev. 11-4-08

A handout MC-I illustration sheet was given for informational purposes.

KS Tooling bought in late 1990's, plan to develop in 2 phases 23,500 sf building and 32,000 sf addition. E&S approval but time elapsed. Original land development expired so now they are back for this addition with 2 truck docks

Original plan was designed for full build out.

Underground infiltration to satisfy DEP requirements

no additional employees-no sewage flow increase, sewer authority has recommended approval

Per Gordon L. Brown & Associates letter of 12-7-08

The purpose of this plan is to provide for a 32,500 square foot building addition onto an existing 23,500 square foot building. The property is located at 535 Willow Springs Lane, zoned Industrial and is served by public water and sewer.

The following comments relate to the Township Zoning Ordinance:

1. Note 14 of the Land Development Notes should be corrected to refer to the on-going use and not the contractor (s.420).-ok
2. The Net Area should not include "the area contained within...all permanent drainage easements" (definition Lot Area – s.1003). Lot cover should be corrected in Note 7.-ok
3. The percentage of Building Area should be provided in the Zoning/Site Data (definition "Cover" – s.1003).-ok
4. Loading Dock lengths should be 80 feet (s.502.B).-ok
5. The parking areas setbacks should be updated (s.309.B.2).-ok

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

6. Existing markers should be indicated on the plan and monumentation should be provided where none are located (s.9.9). OPEN, 3 places on right-of-way line for markers
7. The following information should be provided on or with the plans:
 - A. Waiver request for sidewalks (s.8.7.2).-ok
 - B. Clear sight triangle from original plan -ok
 - C. Sewer Authority representative signature (s.6.2.3.D) OPEN
 - D. Surety for any required improvements (s.6.1.1.C(1)m.2) OPEN
 - E. Erosion and Sedimentation Control Plan approval (s.6.1.1.C(1)i) OPEN
8. Stormwater management plan comments shall be provided by separate letter (s.6.1.1.C(1)j).-OPEN

Per York County Planning Commission letter of 1-9-08

These comments refer to the East Manchester Township Zoning Ordinance:

1. The maximum building height should be noted on the plan as seventy-five feet (75'), not 80 feet (s.309.F).-ok
2. The minimum loading space depth should be noted on the plan as eighty feet (80'), not 50 feet (s.502.B).-ok

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

3. The following information should be shown on or provided with the plan:
 - A. Any required Sewage Facilities Planning Module or exemption (s.5.1.1.B.1.f).-ok
 - B. Any required erosion and sediment control plan (s.5.1.1.B.j.3). OPEN
 - C. The existing sanitary sewer easement on the property should be labeled and dimensioned (s.6.1.1.B.1.o).-ok
 - D. The location of any proposed lot line monuments (s.6.1.1.B.1.d). OPEN
 - E. Clear sight triangles for the access drive intersection with Willow Springs Lane (s.8.8.7.H.1).-ok
 - F. A copy of any deed restrictions associated with the plan, or a note stating that there are no deed restrictions (s.6.1.1.C.1.k).-ok
4. Township Officials should determine whether sidewalks should be provided along Willow Springs Lane (s.9.4).-ok

Waiver requests:

SALDO 8.7.2 sidewalk

SALDO 3.5 preliminary plan

After discussion and deliberation with consideration of prior comments and recommendations, a motion by Bob to recommend to Board of Supervisors for consideration of granting of requested waivers, was seconded by Ed and carried unanimously.

This will be the last addition-impervious coverage met

It was noted that an adjustment to the wood line by a couple feet will be made.

After discussion and deliberation with consideration of prior comments and recommendations, a motion by Ed to recommend to Board of Supervisors for consideration of conditional approval upon satisfaction of OPEN items, Planning Commission comments, was seconded by Mike S. and carried unanimously.

JG Leasing reverse subdivision

Blaine Markle of James Holley & Assoc. presented plan 050909 to join 2 existing parcels 17 and 6 revision 11-1-07

Per Gordon L. Brown & Associates letter of 1-15-08

The purpose of this plan is to combine two parcels of land that are approximately 20 acres and 70 acres into one lot. The site is zoned Industrial with only on-lot water and sewer service presently available. Variances were granted April and August of 2007 to allow industrial development without public water and sewer. The combined lot has frontage on both Zions View and Canal Roads.

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

1. If curbs, sidewalks, and street widening are not proposed (S.8.6.2. and S.8.7.1. and 2), waivers shall be requested and noted on the plans.-ok
2. The following information should be provided on/or with the plan:
 - A. Highway Occupancy Note (S.6.1.1.B.(1)u).-ok
 - B. Building setback lines (S.6.1.1.B.(1)1).-ok
 - C. Planning Module for Land Development Form B Waiver approval (S.5.1.1.B.(1)f).-ok
 - D. Sewer Authority review block (S.6.2.3.D.).-ok
 - E. The width of existing caraways and proposed right-of-ways (S.6.1.1.B.(1)g).-ok
 - F. Bearings and distances for proposed right-of-way lines (S.6.1.1.B.(1)g).-ok
3. In the Site Data/Notes, the Proposed Use should reflect the information in the Non-Building Waiver.-ok

Per York County Planning Commission letter of 1-15-08

This comment refers to the East Manchester Township Subdivision and Land Development Ordinance:

Proof that the waivers requested were granted, otherwise, the issues with regard to curbs, sidewalks and street widening must be addressed (s.6.1.1.C.m). -ok

Waiver requests for S.8.6.2. street design and S.8.7.1. and .2 curbs and sidewalks were presented and discussed. It was agreed that the waivers apply only to this plan, no subsequent plans

After discussion and deliberation with consideration of prior comments and recommendations, a motion by Mike M. to recommend to Board of Supervisors for consideration of granting of requested waivers with the stipulation the waivers apply only to this plan and no subsequent plans, was seconded by Mike S. and carried unanimously.

After discussion and deliberation with consideration of prior comments and recommendations, a motion by Bob to recommend to Board of Supervisors for consideration of approval upon satisfaction of comment items, Planning Commission comments, was seconded by Mike M. and carried unanimously.

Upcoming Plans

Chestnut Valley 3-lot Riviera Street final and preliminary-time waiver were submitted for both
JG Leasing subdivision Zions View Rd
JJ Two-Steamboat Blvd subdivision
SADG-11 land development (proposed Giant)
Kinsley concrete plant
Motor Tech land development

A motion to adjourn at 8:03pm was made by Mike M, seconded by Mike S. and carried unanimously.