

**EAST MANCHESTER TOWNSHIP
PLANNING COMMISSION
JANUARY 27, 2009**

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.

Call to order at 7:04pm by Chairman Rentzel.

Reorganization of members:

Chair – Blaine Rentzel, Vice-Chair – Robert Nace, and Secretary – Ed Hewitt per motion from Ed to keep status quo, seconded by Mike M. and carried unanimously.

The minutes of 12/23/08 were approved as presented.

Snyder Developers - Musser Manor property final subdivision land development plan.

Dave Kegerize of Lake Roeder Hillard presented plan #564100 for 48-townhouse units latest revision dated 1/19/09 with the addition of lots 1 & 2 from Paul and Helen Musser subdivision with changes highlighted on copies.

This plan, the Snyder Musser Project LP, is for subdivision/land development of an 8+ acre parcel 26000MI01340000000 into four lots that will be developed into 48 townhouses with cul-de-sac and stormwater management on 2-lots of approximately 3 acres total joined from adjacent property previously owned by Paul & Helen Musser. The site is zoned Apartment Office (AO) and will be served by public water and sewer. The site is on the west side of Board Road just south of St. Paul United Methodist Church.

Dave reviewed the highlighted changes which include:

lot 1 and 2 are now part of the project, the deed reference is included to have 11.326 total acres
note 18 modified to reflect lots 1 and 2 in the HOA documents

note 23 standard highway note PennDOT

note 47 Traffic and Engineering study coordinate with York County Planning Commission

note 43 recreation fee of \$700.00 is correct

The 2 turnarounds are modified based upon with discussions with township staff and Board of Supervisors – they are now designed as tear-drop or ½ cul-de-sacs with curb and sidewalk

note 42 is now correctly numbered – there will still be a contribution toward the traffic signal

sheet FN 1 shows detail on turnarounds

sidewalk to property line Spring Run Rd with sidewalk to play area

curb line all the way around cul-de-sac

storm water plan adjusted to tops of culverts

all storm water to be handled as complete

SM 1 details curb breaks

Additional discussion regarding:

HOP traffic study updated and approved by PennDOT – is an active permit

extending right-of-way on Gobbler Lane to property line - to be shown on plan

check line for all dimensions relating the HOA exhibit for deed

mountable curb on island of Gobbler Lane was noted

plan now provides at minimum access to Musser property at both street ends
HOA document indicates negotiation with all for cooperation in future Musser tract development

A review of the 12/28/08 Planning Commission action report as follows:
per Gordon L. Brown & Associates, Inc. letter of 5/11/07:

1. Agreements must be executed with the Musser's for the location of the cul-de-sacs and the stormwater management facilities on their property and for the continuing maintenance of those facilities (s.6.1.1.B(1)o). – lots 1 & 2 add on and extinguishments of cul-de-sac – no longer an issue – ok
2. The following information should be provided on/or with the plan:
 - A. Sewer Authority representative signature (s.6.2.3.4). – ok
 - B. York County Conservation District updated approval of the Erosion and Sedimentation Control Plan and NPDES Permit (s.5.1.1.C(1)l).- has been updated - ok
 - C. UPI numbers (s.6.1.1.B(1)x). – to be assigned by York County mapping office - ok
 - D. Home Owners' Association documents (s.1.14). – OPEN, needs exhibit completed for deed references
 - E. Highway Occupancy Permit (s.6.1.1.B(1)v). – OPEN, pending Board of Supervisors
3. Stormwater Management Plan review will be by separate letter (s.6.1.1.C(1)j). – OPEN

per York County Planning Commission letter of 1/9/06:

1. Township Officials should determine whether, in addition to the landscaping indicated on the plan, the required fifteen foot (15') buffer strip should be shown adjacent to the Residential - Medium Density (R-2) District (s.430.A). -ok
2. The following information should be shown on or provided with the plan:
 - B. A Sewage Facilities Planning Module for approval by the PA Dept of Environmental Protection (s.5.1.1.B.1.f). – form B waiver on add-on tracts has been filed - ok
 - C. E and S control plan approval will be required by the York County Conservation District (s.5.1.1.B.1.g).-ok
 - E. A copy of the Homeowner's Association Agreement for review by the Township Solicitor (s.5.1.1.B). - OPEN
 - F. The Uniform Parcel Identifier Number (UPIN) assigned to the tract (s5.1.1.B.x). -ok

Transportation Comments:

3. The PennDOT Highway Occupancy Permit (HOP) application prepared for the proposed intersections with Board Road (SR1031) *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 8-4 will not accept a HOP application without this evidence of our review. - OPEN
4. A Traffic and Engineering (T and E) Study is required for the posting of stop signs in this development.

Additional Traffic Impact Study Comments included in letter. – note 37 - ok

Planning Commission comments:

- q Have two plans filed for this property – withdraw one of the plans – OPEN
- q Satisfy questions regarding agreements with Musser's – legal questions/issues

- What and how will pond be used for potential future development? – agreement gives rights to HOA only, may consider ability to eliminate proposed pond for future regional basin – ok
- Who has maintenance responsibility if HOA becomes defunct? - ok
- A Storm Water Maintenance Agreement needs to be signed and recorded - OPEN
- SWO 401A4 waiver – runoff from impervious surface areas shall be drained when possible to pervious areas of the Project Site – no longer applicable –ok
- SWO 402G – regional basin – no longer applicable –ok
- SWO 403I – adequate downstream Drainage Conveyance Facilities and discharge point – no longer applicable –ok
- Consideration of consistency with concept of stormwater management per Attorney Andrew Miller – no longer applicable –ok
- q Concrete markers for units 1, 44, 15, 17, 30, 20, and 26 are within driveways – consider waiver - ok
- q Note current recreation fee of \$1,200.00 per unit – per Attorney Andrew Miller is \$700.00 per unit due to timing of preliminary plan filing – ok
- q Surety for public improvements – OPEN, to be determined
- q right-of-way from both Bixler properties cannot be obtained – acknowledge HOP revision – OPEN, pending Board of Supervisors decision

Note: waiver request of SALDO 9.9.1.A.1.a was recommended for granting at the December 23, 2008 meeting.

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 contingent upon satisfaction of OPEN items on Gordon L. Brown & Associates letter of 2D – completion of HOA details, 2E – HOP, 3, and York County Planning Commission letter 3, and the withdrawal of other plan for this project, stormwater maintenance agreement and fee, surety, HOP, Gobbler Lane right-of-way to Musser property to be shown on plan was seconded by Mike M. and carried unanimously.

No Public comments – no one in attendance

At 8:43pm, motion to adjourn by Mike M. was carried unanimously.