

**EAST MANCHESTER TOWNSHIP
PLANNING COMMISSION
FEBRUARY 22, 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 1/25/11 were approved as presented.

Wellspan/Wheatlyn Medical facility sketch for revised final land development

David Koratich of LSC Design and Pam Bostic of WellSpan Health were present to represent a sketch plan 2010.0143.01 dated 1/28/11 for tract MI 133B.

WellSpan will not use the 40' wide portion of the property that joins Sunset Drive as an access drive; they will now have both access points off Rosedale Drive with the main drive across from the drive for the existing Wheatlyn complex. The lower level will be eliminated from the building plans. The plan for 10 providers will be reduced to 8 providers.

After discussion and with the satisfaction from Smith Garden residents, the applicant will prepare detailed plans for the March meeting.

Manor Village preliminary subdivision

Joyce Gehrhart of RGS and Hugh Simpson, representative for owner Robert Field presented plan 2007915-001 dated July 12, 2006 revision 10 dated 2/14/11.

Per Gordon L. Brown & Associates comment letter of 2/14/11:

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 zone 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. 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. York County Conservation District approval of Erosion and Sediment Control Plan (s.5.1.1.C(1)m.2) -OPEN
 - G. Planning module for land development approval (s.5.1.1.B(1)f) -OPEN
2. Stormwater management plan comments shall be provided by separate letter (s.6.1.1.C(1)j). -OPEN

Discussion continued with Planning Commission comments and issues from last month's meeting:

- 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. -OPEN
- 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.-ok
-Stormwater from Gross field currently flows toward proposed lots needs addressed.-OPEN
-Several mature trees along property line shown to be removed; adjoining property owner to be included in marking of those prior to removal.-ok , noted on plan page 2
-Reflect current ownership of adjacent property as Steven H. Gross family LP.-ok, also needs indicated on cover sheet -OPEN
- A waiver of stormwater section 403Q depth of detention basin 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. - ok
- Per Gordon L. Brown & Associates, Inc. comment letter of 1/13/11:
The following comments relate to the Township Subdivision and Land Development Ordinance:
9. 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). This note pertains to the Gross property. Applicant should open discussion with Gross' regarding dedication of 60' right-of-way along Park Street if not already provided from a prior subdivision plan. – OPEN

Planning Commission comments:

- Doll's driveway agreement and timing of work to allow Dolls' continued mud-free access
- Consider informing adjacent property owner's, Zeigler's of tree cutting
- Note the agreement with the Lions Club on the driveway work/restoration
- Review stormwater for Manchester Street
- Reflect updated Gross ownership on cover sheet, not Harold & Ethel Gross
- Refer to parcel 79, not parcel A (parcel to be attached to Gross tract)
- Residual land of map 5 parcel 1A will be West side of Canal Road, may need to be considered lot 80
- Correction to zoning district lines near Hewitt property

After discussion and deliberation with consideration of prior comments and recommendations, a motion by Mike S. to recommend to Board of Supervisors for consideration of approval upon satisfaction of OPEN items, Planning Commission comments was 2nd by Mike M. and carried unanimously.

Snyder property – Ag Land Preservation

A letter was received from York County Planning Commission regarding the Snyder property map LI parcel 101 for either 103 acres (less buildings and pasture) or entire 130 acres that will be reviewed for consideration of the 2011 Conservation Easement.

The only comment concerned if there were to be any roadway improvements to N. Sherman Street (straightening of S curves or like), would this have any effect?
Kitty will call Pam Shellenberger of York County Planning Commission.

A motion by Blaine to support the application was made providing an answer is given to the roadway question. Motion seconded by Bob and carried unanimously.

Note:

Two items on The Manor Village plan were mentioned and should be noted for Board of Supervisors to consider. Joyce and Hugh were no longer present.

- Park Street overlayment
- Traffic signal contribution for intersection of Manchester Street and N. George Street

At 8:07pm, motion to adjourn by Mike M. Motion seconded by Ed and carried unanimously.