

**EAST MANCHESTER TOWNSHIP
PLANNING COMMISSION
FEBRUARY 24, 2010**

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.

Reorganization of members took place.

Chairman – Blaine Rentzel per motion by Bob, seconded by Ed and carried unanimously.

Vice-Chair – Robert Nace and Secretary – Edward Hewitt per motion by Mike S. seconded by Mike M. and carried unanimously.

The minutes of 12/22/09 were approved as presented.

105 Willow Springs Lane land development revision for GlaxoSmithKline

Ryan Hahn of Verus Partners representing VIF II LP and John Luciani and Matt Dubbs of First Capital Engineering presented a land development plan FCE #702-1C dated 8/20/09 revision 2 dated 2/15/10. This revision addressed a comment from the Northeastern York County Sewer Authority engineer on the cover sheet.

Ryan explained the plan and the intent to provide a landscaped island as an employee break area. They also plan to segregate the truck traffic and have trucks use the lower entrance (NW) entrance only – this should move the truck traffic further back from the intersection. Graham is currently occupying 130,000 sq ft of the 625,000 sq ft building till 2012. GSK is taking the balance till 2012 and then will take over the entire building space.

per York County Planning Commission letter of 2/12/10:

The staff of the York County Planning Commission recently received a revised set of plans for the above-mentioned final land development plan. Based on the changes from the original submission of the Willow Springs Tract Land Development Plan, the staff has determined that no additional review is necessary.

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

The purpose of this plan is to revise the previously approved Land Development plan for Richard D. Poole, LLC for the approximately 50 acre property at the northeast corner of Willow Springs Lane and Board Road. The improvements on the previously approved plan have been constructed. The planned revisions are for an employee patio break area and garden. To accomplish this, a portion of the parking area is being relocated with a net gain of four parking spaces.

The following comments relate to the Township Zoning Ordinance:

1. The required Minimum Lot Width should be provided (5.309.F).-ok
2. The existing and proposed building coverage should be provided (5.309.F).-ok
3. The required parking computation should be provided on the plan (5.501.B & F). -ok

4. There does not appear to be adequate space for exiting the last two parking spaces adjoining the proposed landscaped area (S.503.C).-ok

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

5. It appears that stormwater could possibly be trapped by the proposed curbing on the north side of the proposed landscaped area. If there are to be additional inlets, they should be shown on the plan and revised grade lines or elevations should be provided for this area (5.6.1.1.C.(1).j).-ok
6. The following information should be provided on/or with the plan:
 - a. Signatures (S.6.1.1.e(1)q & r).-ok
 - b. PA DOT highway access note (S.6.1.1.B.(1)v).-ok
7. The clear sight triangle from the previously approved plan at the entrance with the proposed island should be shown on this plan. (8.6.6.E). The proposed sign cannot be within the clear sign triangle.-ok
8. If necessary, Stormwater Management Plan comments will be by separate letter (5.6.1.1.C(1).j). - OPEN

Planning Commission comments:

- Note the drainage issue effecting Friendly's. Ryan addressed the issue and will follow up with Stewart & Tate on grading pricing. YCCD may sign off in Spring after conversion and review.

Ryan also mentioned that they are working on the progress of having the stop bar on Board Road moved.

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 Mike M. to recommend to Board of Supervisors for approval upon satisfaction of OPEN items and comments was seconded by Mike S. and carried unanimously.

At 7:27pm, motion to adjourn by Ed. Motion seconded by Mike M. and carried unanimously.