

EAST MANCHESTER TOWNSHIP  
PLANNING COMMISSION MINUTES  
February 28, 2012

At a regular meeting held at the Township Building, the following members were present: Mike McCowan, Robert Nace, Blaine Rentzel, and Edward Hewitt. Absent: Mike Scarborough. Also present: Engineer Laymon Mortorff, Acting Zoning Officer Byron Trout, Recording Secretary, and five citizens.

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

**Reorganization**

Motion by Hewitt, second by McCowan, to keep the slate of officers the same as 2011: Blaine Rentzel - Chairman, Robert Nace- Vice Chairman, Edward Hewitt- Secretary. Mr. Rentzel congratulated Mr. Hewitt for being appointed to the Planning Commission for another term.

Motion by Nace, second by Hewitt, to approve the minutes of the meeting of September 27, 2011. All members voted aye; motion carried.

**Plan Approval**

A. 75 Steamboat Boulevard, Manchester; Project No. 2001-0091-00

Dave Koratich and Reed Townsend were present. This property was developed in 2002 by Poole Construction. It is approved for a 40K square foot expansion, which was never completed. The applicant's proposal is to increase the expansion to 92,500 square feet for a total of over 284,000 square feet. Their client, a large cosmetics company, is interested in the full building for a long-term lease of 12 years, taking occupancy maybe by June. It would create 90-100 jobs. Is it shift work? Would there be 90-100 people there on every shift? It's a distribution center, and Mr. Townsend is uncertain of the actual nature of the working shifts. It was noted that this is part of the Brickyard Industrial Park.

There's one waiver request, for the preliminary plan, Section 208.21.

Motion by Hewitt, second by McCowan, to grant the waiver for Section 208-21, Preliminary Plan, as requested. All members voted aye; motion carried.

Outstanding comments from Gordon L. Brown & Associates letter dated February 9, 2012, are as follows: 3G (surety, Section 208-34.C.13); 3I (Planning Module approval, Section 208-34.C.7); and 3J (Erosion and Sediment Control Plan, Section 208-34.C.9); and 7 (stormwater management plan approval, Section 208-34.C.10). YCPC's outstanding comments are 3A (planning module approval) and 3B (E&S plan), which are already carried as open items on the Gordon L. Brown & Associates letter referred to above. It was noted that Item 6 need not be included at all, as it does not relate to this property. Mr. Mortorff noted that the emergency access easement connecting to the Brylea development will be inspected yearly to assure that it's in good condition, likely during the summer months. Mr. Trout noted that the road itself is in good condition but the overgrown vegetation needs some attention. Mr. Nace feels that if this access is going to actually function as an emergency access, the snow should be plowed as

well. It was noted that the Homeowner's Association is responsible for the maintenance of the easement/access. Mr. Trout will follow up with the HOA and snowplowing and maintenance.

Discussion was held on the chain that is across the access; who has a key for that lock? Who should have a key? The Planning Commission urged the applicant to meet with a representative from the Brickyard Industrial Park Association and discuss maintenance and access with keys, etc.

Mr. Nace had a question regarding the underground tank; Mr. Mortorff explained that it's a haz-mat feature to collect sprinkler water in the event of a fire. Hopefully, it will never be pressed into service.

Mr. Trout requested that the applicant revise Sheet 2 to include Sheets 10 and 5 for recording. Also, is the developer willing to contribute to the cost of battery back-ups for the signal light at Steamboat Boulevard? The Township is pricing this project; Mr. Trout will present information to Mr. Townsend to get his input.

Motion by McCowan, second by Nace, to recommend approval of the Revised Final Subdivision Plan of 75 Steamboat Boulevard, Project Number 2001-0091-00 as presented, subject to the satisfactory resolution of the following open items from the Gordon L. Brown & Associates letter dated February 9, 2012, as referred to above: 3G, 3I, 3J, and 7; AND the Planning Commission stressed the importance of the yearly inspection of the emergency access; AND the Planning Commission recommended that the Board of Supervisors engage in a conversation with the Brickyard IPA with regard to lockboxes and access; revise sheet 2 to add Sheets 10 and 5; and that developer consider making a financial contribution toward the battery backups for the signal at Steamboat Boulevard. All members voted aye; motion carried.

### **Zoning Cases**

No Zoning cases this month.

### **Other Business**

Mr. Trout distributed a copy of Newberry Township's Comprehensive Plan; any comments or concerns should be directed to Mr. Trout or the new Zoning Officer, John Beck; they'll get it to Newberry Township. Mr. Trout looked at the Comprehensive Plan briefly and is satisfied with the properties that East Manchester shares with Newberry Township with regard to land-use.

Mr. Mortorff noted that the HOP for Canal Road is still in the process; the main problem is curbs and sidewalks. The state has requested a letter of justification as to why the Township is requiring curbs and sidewalks. This was a condition of plan approval by the Township. A letter of explanation is being prepared. Curbs and sidewalks have been less common in recent years because of runoff concerns for the condition of the Chesapeake Bay. Kinsley will certainly do the work; it's PennDOT that is balking at the project. PennDOT prefers roadside swales. Discussion was held on the feasibility/possibility of Canal Road being designated a truck route.

Mr. Trout noted that if there's a swale, drainage area, etc., it will be the Township's responsibility, even if it's PennDOT that requires it.

Motion by Nace, second by McCowan, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:40 p.m.

Respectfully submitted,

Julie B. Maher,  
Recording Secretary