

**EAST MANCHESTER TOWNSHIP
PLANNING COMMISSION
MARCH 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 2/22/11 were approved as distributed.

Wellspan/Wheatlyn Medical facility sketch for revised final land development

David Koratich of LSC Design was present to represent a final plan 2010.0143.01 dated 1/28/11 revision 4 dated 3/11/11 for tract MI 133B.

Per Gordon L. Brown & Associates comment letter dated 3/10/11:

The purpose of this plan is to provide for the development of a medical facility consisting of one level that will contain 22,524 square feet. The site is approximately 3.5 acres and lies on the east side of Rosedale Drive just north of Sunset Drive. The site is zoned A-O Apartment Office and is served by public water and sewer.

The following comment relates to the Township Zoning Ordinance:

1. Since each of the proposed lighting fixture types has optional shields, a detail of the shields should be provided (s.255-40.B.10).-ok

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

2. A street cross-section for Rosedale Drive should be provided which reflects proposed improvements (s.208.34.C.1). Waivers for Sunset Drive should be requested.-ok
3. The following information should be provided on or with the plan:
 - A. Sewer Authority representative signature (s.208-34.B.21). - OPEN
 - B. Erosion and Sediment Control Plan approval by the York County Soil Conservation District (s.208-34.C.9). -OPEN
 - C. Surety (s.208-34.C.13). -OPEN
 - D. Updated owner's signatures (s.208-34.B.17). -OPEN
4. Stormwater Management Plan comments will be provided by separate letter (s.208.34.C.10). -OPEN
5. Although plan revisions may make it difficult to achieve, pedestrian access to the property to the east should be considered (s.208-43.B.3). – not interested – ok
6. The stormwater pipe on the north side of the building should be relocated to be fully within the easement and away from the proposed trees. – add note to plan giving additional easement rights for maintenance due to closeness of pipe to edge of easement
7. Documentation of the access should be provided for the existing Residential Drive to the Kleiser property (s.208-34.B.14). -ok
8. The Traffic Impact Study Update should be revised to reflect the correct building size (s.208-32.B.6).-ok

Per York County Planning Commission comment letter of 12/20/10:

These comments refer to the East Manchester Township Zoning Ordinance:

1. The handicapped parking space island dimensions should be indicated on the plan (s.501.A).-ok
2. The proposed retaining wall height should be indicated on the plan. Retaining walls are not to exceed six feet (6') in height (s.255-43.A).-ok
3. The minimum required setbacks should be shown on Sheet LD-3 (s.255-14.D).-ok
4. The screening on the north side of the property should be extended east to the parking lot (s.255-50).-ok

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

5. The following information should be shown on or provided with the plan:
 - A. A copy of any deed restrictions associated with the tract (s.5.1.1.B.w)-ok
 - B. A Sewage Facilities Planning Module for approval by the Pennsylvania Department of Environmental Protection or exemption (s.5.1.1.3.6).-ok
 - C. Any required erosion and sediment control plan approval by the County Conservation District (s.6.1.1.C.1.i). -OPEN
 - D. The location of any proposed street lights (s.6.1.1.B.1.j).-ok
6. Any required use and maintenance agreement for the parking within the proposed 50' access easement.-ok
7. A thirty foot (30') dedicated right-of-way should be provided from the centerline of Sunset Drive (s.8.6.2.A).-ok

Waiver requests:

- o SALDO 208.21 – preliminary plan
- o SALDO 208.46B Street design – widening to 17' from centerline of Rosedale; request to match existing 13' from center
- o SALDO 208.46B Street design and 208.47 Curbs and sidewalks – right-of-way and widening to 17' from centerline for Sunset Drive and improvement of curbs and sidewalks along Sunset Drive; request to remain as is
- o SWMO 199.15X 18" minimum pipe diameter – request for 12" to tie into existing 12"
- o C&MS A260b street grading – slant curb; request vertical curb

After discussion, a motion by Ed to recommend approval to all 5 requested waivers was seconded by Bob and carried unanimously.

Planning Commission comments:

- Curbing and handicap ramp details to match Township Material and Construction specifications
- Stormwater management regarding water quality assurance – need a note on plan for pavement sweeping after construction on a regular basis

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 approval upon satisfaction of OPEN items and Planning Commission comments was seconded by Ed and carried unanimously.

Laymon commented on the Manor Village plan. He and Byron Trout met with representatives of Manor Village onsite regarding stormwater. Based upon what they observed and existing site conditions, a waiver to allow a pipe smaller than 18" under an existing driveway which would daylight and flow into an existing pipe is anticipated.

At 7:35pm, motion to adjourn by Mike M. Motion seconded by Bob and carried unanimously.