

**EAST MANCHESTER TOWNSHIP
PLANNING COMMISSION
MARCH 24, 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 7:00pm by Chairman Rentzel.

The minutes of 1/27/09 were approved as presented. There was no February meeting.

CVS land development plan

Matthew Allen of Bohler Engineering representing a plan for land development for a proposed CVS. This is a partial land development for the approximate 3-acre lot, which has been consolidated from 2 lots and is pending recording. Plan is dated 11/21/08 revision 2 3/15/09. Located at the NE corner N George St Ext and Brickyard Road, zoned Commercial. Building is proposed at 13,281 sq ft. with public water and sewer. Zoning Hearing Board approval was received for 2 uses of lot.

The entrance is in only from Brickyard. There are 2 biorention ponds proposed.

A review of Gordon L. Brown & Associates, Inc. letter of 3/12/09:

The purpose of this plan is to develop recently combined parcels of land that contain 3.5 acres at the intersection of Brickyard Road and North George Street and are presently occupied by a restaurant, mobile home and a storage building. These structures are to be removed. The site is zoned Commercial and is served by public water and sewer. A Special Exception was granted to allow two principal uses in two separate buildings.

A letter summarizing the December staff meeting, dated December 11, 2008, and another letter dated February 26, 2009, which related to the project's Traffic Impact Analysis, are hereby included by reference. These letters address concerns with the traffic conditions at the Brickyard Road – North George Street intersection and the future access to the eastern leg of the North George Street – Beshore School Road intersection.

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

1. A Sketch Plan should be provided to show how the balance of the property will be developed. Of particular concern is the internal flow of traffic and connections to the adjoining streets (s.6.1.1.C(1)f). –ok, as provided to the Zoning Hearing Board. A 3000 sq ft fast food restaurant with drive thru lane was shown. Note: a land development plan will be necessary when ready for 2nd use.
2. The following information should be provided on or with the plan:
 - A. Corrected Note 23 in the General Notes. -ok
 - B. Removal of extraneous “proposed concrete monuments.” -ok
 - C. Concentric setback lines at the Brickyard Road intersection (s.6.1.1.B(1)l).-ok
 - D. Surety for required improvements (s.6.1.1.C(1)m.2). - OPEN

- E. Right-of-way widths for the adjoining streets as well as bearings and distances for all right-of-way lines (s.6.1.1.B(1)g). It is not apparent what the Brickyard Road right-of-way is aligned with.-ok
 - F. Erosion and Sedimentation Control Plan approval (s.6.1.1.C(1)i). - OPEN
3. The handicap ramp configurations should conform to the East Manchester Township Construction and Material Specifications, Latest Edition. An additional ramp is required at the Brickyard Road – North George Street intersection.-ok
 4. Every effort should be made to provide for the projection of access to the surrounding property from the Beshore School Road – North George Street intersection (s.8.5.1.H). – OPEN

There was much discussion on this comment.

60 some acres of the RCA property zoned Industrial adjoins this property and uses a driveway on N. George Street. Ideally, all traffic should use the light at Beshore School Road for access. The property has other road frontage along Steamboat on E side and Brickyard on W of railroad tracts. An at grade railroad crossing is not anticipated to take all traffic to Steamboat. Developer Richard Poole was not able to get permission to cross tracks. It also adjoins the Ambulance Club property at Devco Drive. Bringing traffic onto Brickyard adds to the left turn onto N. George St. safety problem from stacking from light and lack of view. Truck traffic from Devco to Sunset turning onto N. George does not have adequate radius.

Industrial truck traffic thru commercial parking lot is not wise.

Could the access be redesigned?

Loss of parking spaces for CVS and future 2nd tenant.

Burden on this developer for other property.

Have this developer grant right-of-way for future use as currently proposed and have future developer of RCA property make improvements.

There was discussion on easement agreements with tenants.

Rob Gothier President of JC Bar stated they do all the CVS stores and do have a lot of properties with real estate easement agreement and there is no difference if the buildings are attached (such as a strip mall) or free standing from each other.

Kim Fiedler of Benderson mentioned that they need two users for economic sense of development. He commented that if the owner of the RCA property was concerned, he should be here today.

Rob mentioned that they have CVS as tenant and need to adhere to site plan as designed, very concerned about lose of 2nd user. With parking decreased it diminishes the value. They are hearing reasonable suggestions and comments here and request they be passed onto Board of Supervisors.

5. A note should be provided on the plan documenting sewage needs and whether or not a Planning Module for Land Development approval or exemption is needed (s.5.1.1.B(1)f). - OPEN

6. A note should be provided on the plan that all signs shall conform to section 601 of the Township Zoning Ordinance. -ok
7. The Lighting Plan (Sheet 26) does not relate to the Lighting Details (Sheet 27). – OPEN
8. Stormwater Management Plan comments shall be provided by separate letter (s.6.1.1.C(1)j). -OPEN
9. A note should be provided on the plan that Township Driveway Permits are required for the proposed entrances. – OPEN
10. Street cross-sections should be provided for both North George Street and Brickyard Road that show proposed improvements and existing conditions (s.6.1.1.C(1) b and s.8.6). – OPEN
11. A copy of the Highway Occupancy Permit applications shall be provided to the Township (s.3.4.1.D). – OPEN
12. Note 30 of the General Notes should be expanded to list all conditions related to the Special Exception approval. –ok, but add condition from Zoning Hearing Board decision
13. The alignment of the drive-thru window with the access drives appears awkward. Please provide turning templates that show adequate ability to maneuver through the proposed facility.-ok

York County Planning Commission comments:

have not received – needs review by Transportation Department – will be provided for April meeting

Planning Commission comments:

- q Suggest applicant request TABLE till April meeting to allow for York County Planning Commission comments and input from Board of Supervisors on item #4 of Gordon L. Brown & Associates letter
- q Address Open items for April meeting

After discussion and deliberation with consideration of prior comments and recommendations from township staff, Township Engineer, as well as applicant and/or applicant's representatives, a motion by Mike M. to recommend to Board of Supervisors for approval of plan as presented only on the access from N. George St as noted as comment #4 of Gordon L. Brown & Associates letter was seconded by Ed and carried unanimously. The plan is considered TABLED till April meeting due to the need for York County Planning Commission comment letter and Board of Supervisors consideration on comment #4.

TABLED till April 22nd meeting per applicant's request.

SADG –11 land development plan revision for Dunkin Donuts' drive thru at the East Manchester Village Centre

no representation – no recommendation – add to April's agenda

At 8:22pm, motion to adjourn by Bob was carried unanimously.