

East Manchester Township  
PLANNING COMMISSION MINUTES  
April 24, 2012

At a regular meeting held at the Township Building, the following members were present: Blaine Rentzel, Robert Nace, Edward Hewitt, Mike McCowen, and Mike Scarborough. Also present: Zoning Officer Jon Beck, Engineer Laymon Mortorff, Recording Secretary, and two citizens.

Chairman Rentzel called the meeting to order at 7:00 p.m. The minutes of the meeting of February 28, 2012, were approved with no formal motion or second.

**Plans**

A. Leg Up Farms Revised Final Land Development Plan

Jacob Dortch, First Capital Engineering, and Louis Castriota of Leg Up Farms were present on this plan. A Revision of the Final approved Land Development plan was submitted on March 30, 2012, and April 17, 2012, was the most recent revision. The Final Plan was approved in 2006; there was a revision to replace a riding corral with a fishing pond of approximately 13K square feet and a therapy garden. Township Engineers' reviews have been received and revisions made. The letter dated April 12, 2012, from Gordon L. Brown's office was reviewed. There were no outstanding items, however, there were a few typographical errors on Note 15, which Mr. Dortch will correct. With regard to Comment 8, details of pond and fence, it was noted that no retaining wall is needed.

Mr. McCowan asked about Note 15, C1, the possible well location. Mr. Castriota reported that this is a pond top-off well. Is it permissible to have a well and public water on the same property? Mr. Mortorff feels that it's okay; he knows of no Township regulations prohibiting this. The well is not for domestic water supply. Mr. Castriota noted that they are also piping the roof water runoff into the pond to keep the level up. The well is truly only an emergency measure. The applicants have already requested a well permit from the Township SEO. The concern is that the applicant could use enough water to affect the wells of the surrounding homeowners. There is public water available to the area. Would this require DEP permission? DEP is not requiring a permit for the pond. Because the pond is less than 1/3 acre, it shouldn't involve too much evaporation, etc. Mr. Hewitt feels that it's likely that the roof water will keep the pond filled, as a large roof generates a tremendous amount of rainwater. Mr. Castriota noted that the pond water level would have to drop 13 inches before draw-down of the well is even a remote possibility. Mr. Nace asked why drill the well if they're only going to use it a little bit? Why not just use public water? Mr. Castriota feels that's not a good use of public drinking water; they're a green building/company, and they are trying to be responsible. The Planning Commission would like the Supervisors to ask some questions of the applicants regarding the use of the well. The Planning Commission members are concerned with the draw-down for the neighbors; it would be good to have the Supervisors' input on this issue. The pond is to be lined. There will be a small trickling waterfall on one end, and there will be filtration pumps to keep the water clear so that the native plants and fish will be visible to the visitors. Question: how high is the wall by the pump house? Maybe 18 inches tall; likely a landscape wall. They will add a note to the plan stating that the wall will be less than 4 feet tall.

Motion by McCowan, second by Scarborough, to recommend approval of the Final Land Development Plan of Leg Up Farms, subject to the Supervisors' addressing the Planning Commission's concerns/questions about the possibilities of the draw-down of the well that could affect the surrounding properties, and the addition note on the plan stating that the 4' wall stone retaining wall near the spring house will not exceed 4' in height, and make any spelling corrections where needed. All members voted aye; motion carried.

Mr. Castriota thanked the Township for its support of his venture; Mr. Scarborough complimented Mr. Castriota on the facility, particularly the attention to detail throughout.

**Zoning Cases**

None this month.

**Other Business/Information**

Mr. Mortorff reported that the Canal Road HOP, from Espresso Dr. onto Canal Road is moving forward issued.

Kinsley met the Township personnel with regard to Lot 1, Orchard Business Park; a 2007 subdivision plan cut the lot in half; they're going back to one building on that property; this plan may be submitted in June.

Chairman Rentzel presented a letter indicating that when a Township renews its Comp Plan, it's to be submitted to the adjoining municipalities for information/review. Mercifully, it's not yet time to update East Manchester's Comp Plan, although the day will come eventually to begin that process.

Motion by Scarborough, 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

Jon Beck,  
Township Zoning Officer