

**EAST MANCHESTER TOWNSHIP
PLANNING COMMISSION
APRIL 26, 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 3/22/11 were approved as distributed.

Asbury Pines 2 – North Westminster Court for updated final land development

Jerry Stahlman of Stahlman & Stahlman was present to represent a final 15 lot subdivision plan A-07-003 revision 2 date 4/25/11 for tract map MJ parcel 12A

Jerry gave an update for the plan, which was previously approved by the Planning Commission for Board of Supervisors on January 22, 2008.

Since that time, the plan has been slightly changed due to the sale of the private water system to York Water Co. The water tank has been removed. The well previously shown has been deleted; therefore, eliminating the need for the 100' isolation distances.

This is the same plan except the tank and well. The plan has been back to staff and is now presented to Planning Commission for recommendation based upon the update.

Jerry also noted the waiver for a smaller orifice was previously granted by the Board of Supervisors from the preliminary plan approval.

Public improvements along Codorus Furnace Road were discussed. It was mentioned that these public improvements should be completed and not held till last. A question was asked of any timeframe for completion.

It was also noted that lot 14 is for stormwater management and not a building lot.

Per Gordon L. Brown & Associates comment letter dated 4/25/11:

The purpose of this plan is to subdivide 10.19 acres into 15 lots with one of those lots being for stormwater management. The development includes a cul-de-sac street that has access to Abbey Drive and is aligned with Westminster Court. Central water and sewer service is proposed to be extended from the private sewer system in Asbury Pointe, as well as The York Water Company system. A proposed well and associated easements have been removed from the plan. This plan was conditionally approved by the Planning Commission in January 2008.

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

1. The following information should be on or with the plan:
 - A. Signatures (s.208-34.B.17). -OPEN
 - B. Highway Occupancy Permit approval for the Codorus Furnace Road improvements. -OPEN
 - C. Surety (s.208-34.C.13). -OPEN

Stormwater management plan comments shall be provided by separate letter (s.208-34.C.10). -ok

There is no updated comment letter from the York County Planning Commission. The one open item of planning module from comment letter of 11-20-08 has been addressed.

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 HOP for Rentzel Heights. Right-of-way will need to be dedicated along the property at corner of Meeting House Road and N. George Street. The plan that was previously submitted for this property has been withdrawn. The HOP drawing does indicate a right-of-way greater than what had been depicted on that plan.

A spreadsheet created by Katrina for the York County Planning Commission request on potential growth in the Ag area was reviewed.

Blaine noted that Friendly's has withdrawn the tax appeal regarding assessment and LERTA.

At 7:41pm, a motion to adjourn by Mike M. was seconded by Bob and carried unanimously.