

**EAST MANCHESTER TOWNSHIP
PLANNING COMMISSION
APRIL 27, 2010**

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 7:01pm by Chairman Rentzel.

The minutes of 2/24/10 were approved as presented.

Gross farm subdivision

Mark Riddle of First Capital Engineering and Steven H. Gross, Jr. presented a reverse and final subdivision plan #749-1 dated 4/15/10. He explained that there are 4 contiguous parcels consisting of approximately 300 acres that are to be combined and subdivided into 3 lots using the natural divide of Manchester Street and Zions View Road to reconfigure the lots. No new development nor public improvements are proposed.

Katrina Rife confirmed that the Township is in receipt of a letter dated 4/1/10 from John Leen, Engineer for Northeastern York County Sewer Authority. The letter states since there are no public improvements, action is not required and two comments are:

- Mark the plan to indicate of all sanitary sewer lines that traverse the site
- add note: "All development shall be done in accordance with NEYCSA Resolution # 2008-1."

per Gordon L. Brown & Associates, Inc. letter of 4/8/10:

The purpose of this plan is to combine four tracts of land presently described on one deed and then to subdivide the combined property into three lots. The property is bisected by Zions View Road and Manchester Street and these streets will be the boundaries of the new lots. No development is proposed with this plan.

The following comments relate to the Township Zoning Ordinance:

1. On Sheet 1 in the Industrial Zone District data chart, the Required Minimum Lot Area should be 87,120 SF (s.309.F). -ok
2. Lots 1 and 2 are within 100 feet of the Residential Zone; therefore, the industrial areas of Lots 1 and 2 are subject to 100-foot setbacks (s.309.F).-OPEN correction needed
3. The Maximum Building Coverage should be included in the data chart (s.309.F).-ok
4. A note regarding replacement of existing non-conforming structures should be provided on the plan (s.701).-ok

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

5. The following information should be provided on or with the plan:
 - A. Waiver request for street widening (s.8.6.2.A). waiver requested
 - B. Highway Occupancy Permit note (s.6.1.1.B(1)v).-ok
 - C. Zone boundary (s.5.1.1.B(1)l). -OPEN
 - D. Survey Ratio of Precision (s.6.1.1.B(1)d).-ok
 - E. Sixty (60') foot dedicated right-of-ways for Manchester and Park Streets (s.8.6.2).
 - F. Monumentation for new lot boundaries (s.9.9.1.A(1)).-ok
 - G. Planning Module Exemption approval and Form B notation on plan (s.6.1.1.C(1)f).-OPEN

6. It appears that the proposed dedicated right-of-way line on Lot 2 goes through an existing dwelling. The right-of-way should step around this building so as not to create a future encumbrance on this dwelling.-ok

.per York County Planning Commission letter of 4/20/10:

This comment refers to the East Manchester Township Zoning Ordinance:

1. One-hundred foot (100') building setbacks are to be provided for the portions of the lots located in the I-Industrial District that are adjacent to the existing (R-1) Low Density Residential District (s.309.F). - OPEN

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

2. The following information should be shown on or provided with the plan:
 - A. Any required Sewage Facilities Planning Module approval by the PA DEP or an exemption (s.6.1.1.C.1.f). - OPEN
 - B. If applicable, a copy of any deed restrictions associated with the tract(s) (s.6.1.1.C.k). -ok
 - C. The "certificate of ownership" must be signed by the owners and notarized (s.6.1.1.C.k).-ok
 - D. A block for signatures of the Northeastern York County Sewer Authority (s.6.1.1.b.t).-ok
 - E. The required highway occupancy permit (HOP) notation (s.6.1.1.B.u). -ok
 - F. The location of the executed sanitary sewer easement on Lot 3 (s.6.1.1.B.o).-ok
3. A sixty foot (60') dedicated street right-of-way should be shown for Manchester Street and Park Street (s.8.6.2).-ok

requested waivers were recommended for approval:

- 5.1.A.3 scale of 1" = 200", proposing 1" = 300'. Motion by Mike M., seconded by Bob and carried unanimously
- 5.1.B.1.g&f certified survey of topography, request to allow interpolated ground contours from USGS mapping. Motion by Mike S, seconded by Ed and carried unanimously.
- 3.5 preliminary plan. Motion by Ed, seconded by Mike M. and carried unanimously.
- 8.6.2.A street widening along Manchester Street, Park Street, and Zions View Road. Motion by Ed, seconded by Mike M. and carried unanimously.
- 8.7 curbs and sidewalks along Manchester Street, Park Street, and Zions View Road. Motion by Ed, seconded by Mike M. and carried unanimously.
- 9.9 monuments and markers at designated locations where would interfere with farming activities. Motion by Ed, seconded by Mike M. and carried unanimously.
- 8.9.1.B recreation fees. Applicant feels they have donated property toward the Manchester Park. Motion by Mike M, seconded by Mike S. and carried unanimously.

After discussion and deliberation with consideration of prior comments and recommendations from township staff, Planning Commission, Township Engineer, York County Planning Commission, Sewer Authority, and public as well as applicant and/or applicant's representatives, a motion by Bob to recommend to Board of Supervisors for approval upon satisfaction of OPEN items and comments was seconded by Ed and carried unanimously.

The upcoming plans of Manor Village and Orchard Business Park lot 1 & 1C land development were mentioned.

At 7:30pm, Mike M. motioned to adjourn. Motion seconded by Bob and carried unanimously.