

**EAST MANCHESTER TOWNSHIP
PLANNING COMMISSION
APRIL 28, 2009**

At a regular meeting held at the township building, the following members were in attendance: 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 Vice-Chair Bob Nace in the absence of Chairman Rentzel.

The minutes of 3/24/09 were approved as presented.

SADG-11 East Manchester Village Centre final land development revision to plan for Dunkin donuts drive thru

Darryl Kirsch of BL Companies presented a revision to the original plan recorded book 2003 page 6569. This plan 06C1849 dated 3/16/09 cover sheet and page SP1a incorporates a drive thru for a proposed tenant – Dunkin Donuts.

per Gordon L. Brown & Associates, Inc. letter of 3/12/09: *no open items remaining*

The purpose of this plan is to revise the previously approved above referenced plan to allow a drive-thru on the side of the strip center towards Beshore School Road. This plan includes by reference everything approved previously and that plan is only modified as shown on these sheets. No additional zoning approvals are necessary.

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

1. It is recommended that the striping for the drive-thru lane be extended around the bio-retention area so that the lane is visible as customers enter from Beshore School Road. – ok will use pavement markings for drive thru lane –ok
2. It is recommended that the first three General Notes on Sheet SP-1a be located on the Title Sheet so that the purpose of the revised plan can easily be determined. –ok
3. The Parking Quantities Table from the original plan should be revised and replicated on Sheet SP-1a. –ok
4. The plan should be labeled “Final” Plan. –ok
5. Any outstanding conditions relative to the previous plan that have not been satisfied shall be continued with this plan approval. –ok

per York County Planning Commission letter of 3/24/09:

The above reference land development plan was reviewed by our office in a comment letter dated November 20, 2007. The proposed revision for Dunkin’ Donuts does not change the total square footage of retail space from the original submission, or necessitate any additional comments by the York County Planning Commission staff.

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 Mike M. to recommend to Board of Supervisors for approval as presented was seconded by Ed and carried unanimously.

CVS final land development plan – 4035/4045 N. George St. Ext.

Matthew Allen of Bohler Engineering, a civil engineer, presented plan MD082038 revision 3 dated 4/7/09 (3/15/09 on cover), 28 pages for a final land development plan for CVS at 4035/4045 N. George Street Ext.

Attorney Jack Hurley handed out a memo in response to Attorney Andrew Miller's memo on legal positions in reference to SALDO and MPC on the access issue. Both memos were read by Planning Commission members and they agreed to defer to Board of Supervisors

per Gordon L. Brown & Associates, Inc. letter of 3/13/09:

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, provided at time of Zoning Hearing for special exception
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).
 - 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. –OPEN for bearings and distances
 - 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
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). –ok
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). –ok

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
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

per York County Planning Commission letter of 4/22/09:

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

1. The following information should be shown on or provided with the plan:
 - A. The "Owners Certificate" should be signed by the owner and notarized (s.6.1.1.B.1.q). - ok
 - B. Any required erosion and sediment control plan approval (s.6.1.1.C.1.i). -OPEN
 - C. Any required Sewage Facilities Planning Module or waiver/exemption (s.5.1.1.C.1.f). -ok

Transportation Comments:

2. The PennDOT Highway Occupancy Permit (HOP) application prepared for the proposed Driveway #1 intersection with North George Street (SR 0181) *shall* receive a "review of awareness" from the YCPC Transportation Department. The HOP application must be signed, stamped and dated as proof of our review. PennDOT District 8-4 will not accept a HOP application without this evidence of our review.
3. Vehicle parking should be prohibited along both site access drives. To enforce this prohibition, "No Parking" signs should be installed along both sides of these drives and all pavement edges where parking will be prohibited. The intended placement of these signs should be shown on the plan.
4. To ensure that larger vehicles (i.e., trucks) can enter and exit the loading and dumpster areas easily, we recommend that truck turning movement templates overlays be provided at each site access point. The Township Engineer should review these diagrams to ensure that sufficient area is provided at these points for large vehicle circulation.
5. An access inlet or inlets should be shown on the site plan for the future fast food restaurant proposed for this development project.
6. The Safe Stopping Sight Distance (SSSD) measurements calculated for the traffic impact study should be shown on the site plan. - to be added to the HOP drawing
7. The site plan shows a pavement arrow for the store's drive-through service at the northeast corner of the site. Considering this marking's distance from the "drive-through" area, we recommend that signing directing motorists to this area should be placed here, as well.
8. Township Officials and the developer should confer with Rabbittransit Officials to determine to place a transit stop (unless one has already been placed in the vicinity) with stop amenities (e.g., a bench or bus shelter) on this site. The officials should contact Richard Farr, Executive Director of Rabbittransit, for further information.

9. According to the revised plan (dated April 7, 2009), the developer has designated site driveway #2 as the entry-only driveway. Hence, all right turns from either fork of the "Drive Thru" lane should be prohibited. "No Right Turn" signing should be installed at each of the driveway mouths, besides the "Stop" and "Do Not Enter" signs already shown on the plan.

Traffic Impact Study Comments:

10. Page 6 - In the Existing Transportation section, the issue of transit service to this site should be addressed in the study. Please refer to Comment 8 for further information about this issue.
11. Page 46 - Our staff is not questioning the validity of the analysis conducted. Regardless, it does not matter what percentile of queue blockages of the Record Club of America's (RCOA) access can occur based on the analysis. The analysis shows that such blockages of that site's access will occur regularly. We question whether PennDOT, through its HOP process, would approve such a design, even though the RCOA site is underutilized presently.

We understand from the study text that the developer is presently discussing the impacts of the proposed CVS improvements with the RCOA property owners. However, according to the study, this issue still has not been resolved.

Considering these issues, our staff offers the following:

- * Township Officials may wish to consider not taking action on the plan until the discussions/negotiations between the developer and the owners of the RCOA property have been completed. These actions should be submitted as plan documentation for Township review. If design adjustments are warranted, then the plan should be revised accordingly, before Township approval.

The correspondences provided in the study appendices addressed the possibility of a common access for both the CVS and RCOA sites. In the interest of employing access management measures along North George Street (SR0181), our staff concurs with this proposal and the site redesign to accommodate it. The building envelope for the CVS store could be repositioned southward/eastward to accommodate the redesign/positioning of Driveway #1, without sacrificing the proposed number of vehicle parking spaces.

- * However, if a solution cannot be reached here and the left turn lane is constructed as proposed, when the time comes for redevelopment of the RCOA site, Township Officials should consider redesign and/or relocation of both RCOA access points away from the "zone" where the left turn lane is proposed in the north approach (i.e., southbound traffic movement) of North George Street (SR0181).

12. Appendices - In the Turn Lane Analysis, the study consultant states that a right lane is not required for North George Street (SR0181) approach to Driveway #1 on or before the study horizon of 2019. Though none qualify for such a lane to be installed, the 2019 P.M. peak hour count *approaches* the warrant threshold. Thus, we recommend that the Township monitor traffic conditions here to determine when such a lane should be installed. We suggest that the developer dedicate right-of-way for such a lane to be installed in the future.

In response to the Board of Supervisors meeting where Byron was asked to sketch a design overlay showing a concept of how the site could meet the ordinance and allow future access to the Record Club property, a rough copy was shown to all present by Laymon and discussion on design possibilities and potential effect was held.

Note that Record Club property had no representation.

Rob requested copy to present to CVS. He is stating that they say no to Industrial traffic, but as retail traffic - could work with something

Planning Commission comments:

- q Bob explained last month's motion on # 4 action referred to Board of Supervisors. Any recommendation will only consider the other comments.
- q Note: there had been discussion on the rezoning of the RCoA tract west of the railroad to Commercial from its current Industrial at the Comprehensive plan meetings. The comprehensive plan should be revisited around 2015 or so.
- q Owner/user to regulate internal traffic activity once in use. This comment is in response to many of the York County Planning Commission transportation comments.
- q Many open items, but realize they are the bigger items such as E&S, stormwater, HOP, etc. and are dependent on others and cannot be completed at this point. Note for Board of Supervisors request for action – reduce to 2 or less open items.

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 Ed to recommend to Board of Supervisors for approval contingent upon the OPEN items from Gordon L. Brown & Associates letter 2D, 2E-add bearings and distances, 2F, 4, 8, 9, 10, & 11 and York County Planning Commission letter 1B, 2, and 6 added to HOP drawing was seconded by Mike M. and carried unanimously.

The request to close a section of Wago Road by PPL was mentioned.

Katrina Rife reported that there may be a few ordinance changes to review if the Board of Supervisors determine that is the direction.

At 8:18pm, motion to adjourn by Mike M. was carried unanimously.