

**EAST MANCHESTER TOWNSHIP
PLANNING COMMISSION
MAY 27, 2008**

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 7:00pm by Chairman Rentzel.

The minutes of 2/26/08 were approved as distributed.

Update for Barnhart Drive Associates land development plan for 3955 N. George Street Extd.

plan #070102 revised 3/31/08 presented by Jim Barnes of Holley & Associates

This plan was previously approved but in the interim time to satisfy conditions and record, the owner asked to increase square footage of the building. The changes do not effect the regulations for the plan. Zoning and SALDO requirements are met.

Katrina Rife is requesting this plan be shown to the Planning Commission and Board of Supervisors as an update due to needing signatures for recording.

A 60' x 150' building was approved and now a 50' x 140' w/second story = 14000 sq ft. is planned.

Parking spaces were not affected; there are enough spaces to meet the requirements.

Notes on the cover sheet have been modified for the change. 10' is being taken off 2 ends of building which helps with the parking and traffic flow.

Mike M. motioned to recommend approval, Mike S. seconded motion, which carried unanimously

Kinsley (Fink tract) preliminary subdivision

4/25/08 plan #2007.005.0000 to create 2 lots and extend Espresso Way to Canal Road presented by Kathy Conley of LSC Design

This parcel is known as Fink tract MH-21.

A 50' right-of-way for Espresso will provide trees, lighting, and sidewalk.

4/9/08 Northeastern York County Sewer Authority letter was received.

A street width waiver for Espresso from prior plan is requested.

NPDES under review

Penn DOT permit for improvements on Canal-submission in June

Per Gordon L. Brown & Associates letter of 4/17/08: OPEN 4 B, E, F, H, J, 6, 7, 8

The purpose of this plan is to extend Espresso Way from Orchard Business Park to Canal Road and to create lots of 7.422 and 22.765 acres. The property is zoned Commercial and will be served by public water and sewer.

The following comments relate to the Township Zoning Ordinance:

1. The "Minimum Required Lot Area" in Note 4 of the Zoning/Site Data on Sheet SD-2 should be 25,000 SF (s.308.E).-ok
2. The "Minimum Required Lot Width" in Note 7 of the Zoning/Site Data should be indicated as measured at the "Front Lot" line and not the "Building Setback" line (s.308.E).-ok

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

3. Note 22 should be expanded to include any curbs, sidewalks and street widening to Canal Road that are not going to be proposed (2.8.6.2.A & 8.7.1).-OPEN
4. The following information should be provided on or with the plan:
 - A. Datum to which contours refer (s.5.1.1.B(1)g).-ok
 - B. Planning Module for Land Development approval (s.5.1.1.C(1)f).-OPEN
 - C. Highway Occupancy Permit note (s.6.1.1.B(1)u).-ok
 - D. Deed restrictions (s.5.1.1.B(1)w).-ok
 - E. Erosion and Sedimentation Control Plan approval (s.5.1.1.C(1)g). -OPEN
 - F. Proposed street addresses (s.5.1.1.B(1)z). -OPEN
 - G. Existing and proposed right-of-ways and cartways (s.5.1.1.B(1)i).-OPEN
 - H. Right-of-way for sewer line across Schreiber and Lucas property (s.5.1.1.B(1)k).-OPEN
 - I. Label curb radii at street intersection (s.8.6.6.D).-ok
 - J. Detail of cross-section for any improvements to Canal Road (s.5.1.1.C(1)c).-OPEN
5. All stormwater pipes within right-of-way to be dedicated to East Manchester Township shall be concrete pipe (s.9.10). -ok
6. A copy of the Highway Occupancy Permit application shall be provided to the Township for review (s.5.1.2). -OPEN
7. Stormwater Management Plan comments will be provided by separate letter (s.6.1.1.C(1)j). -OPEN
8. A copy of the letter approving the crossing of the Met-Ed right-of-way should be provided to the township (s.5.1.1.C(1)i). -OPEN
9. The intersection of the right-of-ways for Canal Road and the proposed street should be joined by a 40-foot radius (s.8.6.6.D).

Per York County Planning Commission letter emailed 5/13/08:

These comments refer to the East Manchester Township Zoning Ordinance:

1. The minimum lot area under "ZONING/SITE DATA" should be noted as 25,000 square feet, not 10,000 square feet (s.308.E).-ok
2. The maximum lot coverage requirement of 80% should be indicated on the plan (s.308.E).-ok
3. The maximum building height requirement of 75 feet should be indicated on the plan (s.308.E). -ok
4. Any required buffer areas adjacent to existing residential uses should be indicated on the plan (s.430.B).-ok
5. "ZONING/SITE DATA" note #7 indicates the minimum required lot width is 150 feet at the building setback line. The minimum lot width requirement is to be measured at the front lot line (s.1003).-ok

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

6. The following information should be shown on or provided with the plan:
 - A. Sewage Facilities Planning Module approval by the Pennsylvania Department of Environmental Protection (PA DEP) or an exemption (s.5.1.1.B.1.f).-OPEN

- B. Any required erosion and sediment control plan approval by the York County Conservation District (s.6.1.1.B1.r).-OPEN
- C. A copy of any deed restrictions associated with the tract (s.5.1.1.B.1.w). -ok
- D. The right-of-way and cartway width for Canal Road (s.6.1.1.B.1.g.2).-ok
- E. A sidewalk should be indicated on the street cross-section (s.5.1.1.b.1.c).-OPEN
- F. A letter from Met-Ed stating any conditions on the use of the land within the 150' Right-of-Way (s.5.1.1.B.1.i).-ok
- G. An easement agreement for the proposed 20' Utility Easement to be located on the James R. Schreiber & John R. Lucas property (s.5.1.1.B.1.j).-OPEN
- H. A street cross-section showing the proposed Canal Road (S.R. 0921) roadway improvements (s.5.1.1.B.1.c).-OPEN

Transportation Comments:

- 7. The PennDOT Highway Occupancy Permit (HOP) application prepared for the proposed Espresso Way intersection with Canal Road (S.R. 0921) *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 8-0 will not accept a HOP application without this evidence of our review.
- 8. A Traffic and Engineering (T and E) Study is required for the posting of street signs. The YCPC Transportation Department conducts such studies upon request by the Township for local roads. These studies will be conducted when the roads are constructed.
- 9. Besides clear sight triangles, the Safe Stopping Sight Distance (SSSD) measurements should be provided for the proposed intersection of Espresso Way with Canal Road (S.R. 0921). These measurements should be taken for both approaches of Canal Road to this intersection. The lengths measured should meet or exceed the standards set in the PENNDOT Handbook (Publication 282) and the Pennsylvania Code (Title 67, Chapter 441).

Traffic Impact Study Comments:

- 10. Figure 5 Existing Traffic Volumes PM Peak Hour shows the majority of Willow Spring Lane traffic turning left onto Canal Road, however, Figure 7 Total Site Distribution And Assignment PM Peak Hour shows a higher split turning right from Espresso Way onto Canal Road. The consultant should justify why the trip distribution is different from existing traffic patterns.
- 11. It is unclear from the recommendations in the study who is going to be responsible for the removal of the vegetation and berm along Canal Road to achieve maximum sight distance. This improvement is not shown on the subdivision plan.

Planning Commission comments:

- q discussion on sewer access and traffic on Canal-sight requirement. Ed mentioned the difficulty of seeing while on Canal Road
- q referencing Gordon L. Brown & Associates note 3, if waiver granted, should be included in the 6-month note (# 27) and only till land development plan submission
- q deed restriction - not at this time - suggest include or file stormwater maintenance agreement
- q Canal Rd right-of-way 60' with proposed cartways of 24' - should be shown as on HOP at Canal Road/Espresso Way intersection
- q increase right-of-way on Canal as reflected on HOP and to township engineer's satisfaction

- q suggest flair Espresso to 60' right-of-way
- q need to add another curve in curve table C8
- q waiver request form for SWO 403Q
- q note for waiver for depth of pond SWO 403Q over 6', if granted
- q note 21 also include contribution toward traffic signal at Canal/Espresso intersection

Discussion was held on any information on interchange ramp alignment?

This intersection is 1000' up from 83.

The township has right-of-way between 83 and Willow Springs according to old documents that have been found.

After discussion and deliberation with consideration of comments and recommendations, Mike S. motion to recommend granting of waivers with conditions as noted:

SWO 403 Q-depth of pond over 6'

SALDO 8.7.2.A sidewalks – include 6-month note and apply only to this subdivision plan

SALDO 8.7.2.A sidewalks for SW side of Espresso and Canal Road – include 6-month note and apply only to this subdivision plan

SALDO 8.7.1.A curbs along Canal Road – include 6-month note and apply only to the subdivision plan

Motion seconded by Mike M. and carried unanimously.

After discussion and deliberation with consideration of prior comments and recommendations, a motion by Mike S. to recommend to Board of Supervisors for consideration of conditional approval upon satisfaction of OPEN items from Gordon L. Brown & Associates and York County Planning Commission letters, Planning Commission comments, was seconded by Ed and carried unanimously.

JJ Two LP Steamboat Landing preliminary subdivision

5/16/08 revision 6 10/30/07 presented by Jim Long of First Capital Engineering for 60 duplex dwellings, 4 single family dwellings, 1 utility lot, and 1 stormwater management lot formerly the Nugent property LI 36, LI 36B, and LI 36C

A DEP permit to breach the dam and drain to zero is in application stage.

Gordon L. Brown & Associates letter of 2/6/08: OPEN 1, 2B, 2C, 2E, 2F, 2H, 2I, 6, 14

The purpose of this plan is to combine three tracts of land into one property and then re-subdivide the property into 66 lots. One lot will contain a sewage pump station, one lot will be for stormwater management purposes, four lots will be for single family residents and the remaining 60 lots will contain one side of a duplex residential unit. The site is zoned R-1 (Low Density Residential), served by public water and sewer and is located along the east side of Steamboat Boulevard.

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

1. In General Note 21 it shall be stated when existing houses and driveways will be removed. –OPEN, it was suggested they be removed with submission of final plan to avoid confusing driveways across proposed lots.

2. The following information should be provided on/or with the plan:
 - A. Signatures (s.5.1.1.B (1) b & c).-ok
 - B. Sewer authority signature (s.5.1.1.C(1) k).-OPEN
 - C. Provisions for tree preservation (s.8.9.1.D).-OPEN
 - D. Handicap ramp locations.-ok
 - E. York County Conservation District approval of Erosion and Sedimentation Control Plan (s.5.1.1.C(1)m.2).-OPEN
 - F. Planning Module for Land Development approval (s.5.1.1.B(1)f).-OPEN
 - G. Certification note that is in accordance with township ordinance (s.6.1.1.B(1)r).-ok
 - H. Pa DEP Permit for the proposed sewage pump station (s.6.1.1.C(1)h).-OPEN
 - I. Pa DEP General Permit for wetland crossings and infringements (S.6.1.1.c(1)h). - OPEN
 - J. Location of water and sewer services to lot 10 (s.5.1.1.B(1)p & r).-ok
3. The stormwater facilities on lot 35 violate its building setbacks (s.8.J). Appropriate waivers must be requested, granted and noted on the plan.-ok
4. The driveway on lot 36 is closer than 40 feet to an adjacent street right-of-way line (s.8.8.7.D).-ok
5. Appropriate right-of-way should be provided for the force main across lots 34 and 35 (s.5.1.1.B(1)k).-ok
6. Stormwater management plan comments shall be provided by separate letter (s.6.1.1.C(1)j). -OPEN
7. Setbacks should not extend into the wetlands unless appropriate permits have been obtained and noted on the plan (s.6.1.1.C(1)h).-ok
8. Driveways shall be 10 feet from inlets to avoid conflicts.-ok
9. If street grades are more than 5% through intersections (Colorado Court), a waiver must be requested and noted (s.8.6.6).-ok
10. Slant curbs are required within residential developments. Appropriate construction details should be provided and transitions to existing vertical curbing should be indicated on the plan (s.8.7).-ok
11. All lot lines shall be extended to the centerline of all streets on the final plan. (s.6.1.1.B(1)k).-OPEN
12. All easements and right-of-ways should be labeled and dimensioned correctly (s.5.1.1.B(1)k).-ok
13. Over-writes shall be minimized on the final plan so that all dimensions are legible on the recorded plan.-ok
14. The construction details should be reviewed and revised to meet the latest edition of the Construction and Materials Specifications (s.8.6.2).-OPEN

York County Planning Commission letter of 3/17/08: OPEN 1A, B, C, D, F, G Transportation Comments:

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. A Sewage Facilities Planning Module for approval by the Pennsylvania Department of Environmental Protection (s.5.1.1.B.1.f).-OPEN
 - B. An erosion and sediment control plan for approval by the York County Conservation District (s.5.1.1.B.1.g.2).-OPEN

- C. A copy of any deed restrictions associated with the development (s.5.1.1.B.1.w).-OPEN, copy to Attorney Andrew Miller
- D. Any proposed wetland disturbance will require the appropriate permits from the Army Corps of Engineers and/or the Department of Environmental Protection (s.5.1.1.B.1.f.3).-OPEN
- E. The proposed lots should be numbered consecutively (i.e., 1, 2, 3, not 1A, 1B, 2A, etc.) (s.5.1.1.B.1.l).-ok
- F. A letter from the Northeastern York County Sewer Authority (NEYCSA) regarding the adequacy of sewer availability (s.5.1.1.B.1.k).-OPEN
- G. A letter from the York Water Company indicating that public water is available to the development (s.5.1.1.B.1.l).-OPEN

Transportation Comments:

- 2. Steamboat Boulevard is a existing cul-de-sac street that exceeds the maximum cul-de-sac street length of 800 feet. This proposed development further extends the length of streets with only one (1) access point. Township Officials should determine whether additional development should be permitted with only one (1) point of access. The staff of the York County Planning Commission recommends, in addition to the existing emergency access at the Harley Davidson site, that a second point of access be provided for any further development. – OPEN, discussed at staff, Craft to improve
- 3. A Traffic and Engineering (T and E) Study is required for stop sign postings at all proposed site street intersections. The YCPC Transportation Department conducts such studies upon request by the Township or Borough for local roads/streets. Our staff also conducts T and E studies for the posting of speed limit signs on these roads. Both types of studies will be conducted once the road construction is completed.-ok
- 4. Township Officials should be aware that the Maryland Transit Administration (MTA) offers ridesharing (i.e., carpooling/vanpooling) opportunities for Pennsylvanians who wish to commute daily to Westminster, Baltimore and Washington, D.C. These alternative forms of transportation should be entertained for this and other developments proposed within this municipality. The MTA office telephone number is 410-539-5000.-ok
- 5. Moreover, the Susquehanna Regional Transportation Partnership (a.k.a., Commuter Services of South Central PA) offers transportation alternatives for municipal residents to commute daily to Dauphin, Cumberland, Lancaster, Lebanon and Perry Counties, as well as within York County. For further information about these services, Township Officials should contact Brandy Sweitzer, Executive Director of the Commuter Services of SCPA, at the following telephone number: 1-717-620-2344. -ok

Traffic Impact Study Comment:

- 6. The Traffic Impact Study indicates that there are 72 dwelling units. The plan indicates that there are 64 proposed dwelling units. -ok

General Comment:

- 7. The proposed street names must be approved by the Harrisburg Post Office and County Communications (911).-OPEN

Planning Commission comments:

- q need copy of post office and 911 letters
- q revise note 21 where references lots of existing homes
- q SD2 shows existing high water mark - cannot be on plan - no water on lots, plan cannot be approved where water is shown
Created conservation easements around wetlands in Conewago Township.
Wetland mitigation may have joint permit, which may lead to Army Corps of Engineers becoming involved.

- q detail on plan for emergency access sheet 10

Bob commented on his opposition to this development being on a dead end street with only 1 access for residential.

- q install battery back-up at traffic signal-Steamboat and N. George Street
- q the access at Harley will need to have improvements completed or bonded.
- q added wall to lots 48, 49, and 50 - need something on sheet SD2 regarding maintenance-also need detail - may need to meet UCC requirement and pull permit for construction.
- q tree preservation - add language delineating area not to be disturbed
- q call out area not to be disturbed
- q add see sheet SD2 revised canopy line for trees
- q add SWO.R waiver request to cover sheet
- q complete waiver request forms for SALDO 5.1.1.A.1 and SALDO 5.1.1.A.4
- q maintenance agreement for stormwater

After discussion and deliberation with consideration of comments and recommendations, Ed motioned to recommend granting the following 4 waiver requests:

SALDO 5. I. I. A. I sheet size of 30"x42" to show entire area on single sheet

SALDO 5.I. I. A. 4 plan scale of 1"=60' to show entire area on single sheet

SALDO 8.6.6.C grade of 6.17% at intersection of Colorado Court instead of 5% to minimize amount of cut and fill for street and lot grading

NOTE: an issue with slope may be the handicap ramps. Guiderail may be requested for this intersection due to 6' difference in elevation

SWO 403.R basin side slopes allow 3:1 slope in basin 2 to provide required volume

Mike M. seconded motion, which carried unanimously

After discussion and deliberation with consideration of prior comments and recommendations, a motion by Mike S. to recommend to Board of Supervisors for consideration of conditional approval upon satisfaction of OPEN items from Gordon L. Brown & Associates and York County Planning Commission letters as well as Planning Commission comments, was seconded by Ed and carried unanimously.

Planning Commission to Supervisors regarding water problem at Asbury Point during fire to be noted.

Bob mentioned that James Coble was at township meeting and he reported that the sewer authority has capacity available but they are at maximum nutrient level.

Motion to adjourn by Mike M. at 9:20pm