

**EAST MANCHESTER TOWNSHIP
PLANNING COMMISSION
JUNE 22, 2010**

At a regular meeting held at the township building, the following members were in attendance: Blaine Rentzel, Robert Nace, Edward Hewitt, 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 4/27/10 were approved as distributed. There was no meeting in May.

PPL/Raspberry Golf / Royal Manchester Golf driving academy

Andrew Spear of PPL, Brian Moreau and Mike Miller of Raspberry Golf were present to represent the 15-page revised land development plan #173651040 dated May 2010.

Andy remarked that the Northeastern York County Sewer Authority has provided a comment letter in which public sewer will not be extended, but the acceptance of the composting facility is recommended upon DEP approval.

per Gordon L. Brown & Associates, Inc. letter of 6/16/10:

The purpose of this plan is to revise the previously approved plan for the above referenced site to make modifications in the area of the driving range to include a range shed, restroom, academy building, additional cartway and grading to accommodate these improvements. This plan does not alter the conditions of approval for the previously approved golf course facilities.

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

1. A note should be provided on the plan to document the permit approved for the proposed sewage facility (s.5.1.1.B(1)f). - OPEN
2. The following information should be provided on or with the plan:
 - A. Cartway widths for Wago and Board roads (s.6.1.1.B(1)g). - OPEN
 - B. Note indicating the source of the flood plain boundary (s.6.1.1.B(1)f). - OPEN
 - C. Erosion and Sediment Control Plan approval by the York County Conservation District (s.6.1.1.C(1)i). - OPEN
 - D. Surety (s.6.1.1.C(1)m.2). - OPEN
 - E. Flood plain boundary line in Sheet 4 Legend. -OPEN
 - F. Revision date on Sheet C-1 and the Sheet Number should be C-1 of 15.-OPEN
3. The deed book and page numbers provided on Sheets C-14 and C-15 do not match the Table on Sheet C-1. -OPEN
4. Stormwater management plan comments shall be provided by separate letter (s.6.1.1.C(1)j). -OPEN
5. Details should be provided for the walls shown on Sheet C-11. -OPEN
6. A waiver should be requested for the drawing scale for the drawings on Sheets C-14 and C-15 (s.6.1.1.B(1). -OPEN

Per York County Planning Commission letter dated 6/15/10:

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 location of all lot line monuments and markers (s.6.1.1.B.1.k). -OPEN
- B. Any required Sewage Facilities Planning Module for approval by the Pennsylvania Department of Environmental Protection or exemption (s.5.1.1.B.1.f).-ok
- C. A copy of any deed restrictions associated with the tracts (s.6.1.1.C.1.k). -ok
- D. The location with bearings and dimensions for all the parcels on the site (s.6.1.1.B.1.d).-ok
- E. The uniform parcel identifier number (UPIN) for each parcel on the site (s.6.1.1.B.1.w).-OPEN
- F. The bearings and dimensions of the dedicated street right-of-way for Wago Road (s.6.1.1.B.1.g). -OPEN
- G. The names of all adjoining property owners (s.5.1.1.B.1.m).-ok
- H. The location of the 100-year floodplain associated with Hartman Run (s.6.1.1.B.1.f).-ok

Requested waivers:

SALDO 3.5 preliminary plan

SALDO 6.1.1.B.1 plan scale for sheets 14 & 15

Planning Commission comments:

- Laymon explained that the numerous number of open items is due to his being off work and Byron Trout filling in at staff. There are items from staff that have been addressed but this letter was generated after staff review and resubmitted plan.
- Blaine stated that they would not normally accept and make a recommendation on a plan with the numerous open items, but due to the explanation from Laymon and the understanding that Andy is working with another engineering company; it will be considered. It would be in the applicant's best interest to have the open items closed prior to presentation to Board of Supervisors.
- Mike commented that in the 25 years he has been in engineering field, these are the worst plans ever. He admitted to getting lost while trying to understand from page to page. All agreed.

After discussion of waiver requests, Bob motioned to recommend approval for SALDO 3.5 and 6.1.1. B.1 with a second by Ed 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 Ed to recommend to Board of Supervisors for approval upon satisfaction of OPEN items and comments was seconded by Bob and carried unanimously.

PPL WasteWater Treatment Plant

Andrew Spear of PPL presented the plan #D327220, D326828 – 33, and D326845 - 49 dated May 14, 2010 explaining that ash basin 6 would be retired with this facility being located there and taking its place.

Per Gordon L. Brown & Associates comment letter dated 6/17/10:

The purpose of this plan is to provide for the development of a waste water treatment plant within the Brunner Island power generating facility site. The plan reviewed is a re-submitted plan that has addressed most of the comments from the Township staff meeting. Waivers are being requested from the requirement to prepare a Preliminary Plan and for groundwater recharge as required by the Township Stormwater Management Ordinance.

The following comment relates to the Township Subdivision and Land Development Ordinance:

1. The date of approval of the Erosion and Sediment Control Plan by the York County Conservation District should be provided in the General Notes (s.6.1.1.C(1)i).-
OPEN

Per York County Planning Commission letter dated 6/15/10:

These comments refer to the East Manchester Township Zoning Ordinance:

1. The minimum lot area and lot width requirements noted under "Zoning Information" are incorrect. The minimum lot area requirement should be noted as 2 acres and the minimum lot width requirement should be noted as 200 feet (s.309.F).-ok
2. The maximum building coverage permitted in the Industrial District should be noted on the plan as 50% (s.309.F). -ok

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

3. The following information should be shown on or provided with the plan:
 - A. A completed notarized statement of ownership (s.6.1.1.B.1q).-ok
 - B. The proposed use should be noted under "Site Data" (s.6.1.1.B.1.n) – OPEN change working to "accessory"
 - C. A copy of any deed restrictions associated with the tracts (s.6.1.1.C.1.k). -ok
 - D. The date of the engineers signature (s.6.1.1.C.1.r).-ok
 - E. Any required erosion and sediment control plan for approval by the York County Conservation District (s.6.1.1.C.1.i). -OPEN

General Comments:

4. The "cover sheet" (PPL Drawing No. D327220) and PPL Drawing No. D327220 should be noted under the "List of Drawings"-ok
5. The sheets to be recorded should be noted under the "List of Drawings."-ok
6. Proof that all Department of Environmental Protection (DEP) approvals will be obtained should be indicated on or provided with the plan. – OPEN, submitted

Waiver requests:

SALDO 3.5 preliminary plan

SWMO 2006-1 groundwater recharge

After discussion, a motion by Ed to recommend approval of waiver requests was 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 Mike to recommend to Board of Supervisors for approval upon satisfaction of OPEN items and comments was seconded by Bob and carried unanimously.

Upcoming plans:

Still anticipating plans for Manor Village and Orchard Business Park 1/1C

At 8:04pm, Bob motioned to adjourn. Motion seconded by Ed and carried unanimously.