

**EAST MANCHESTER TOWNSHIP
PLANNING COMMISSION
JUNE 23, 2009**

At a regular meeting held at the township building, the following members were in attendance: Blaine Rentzel, 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 7:02pm by Chairman Rentzel.

The minutes of 5/26/09 were approved as presented.

Northeastern School District middle school final land development revision to plan

District Superintendent Robert Tabachini, Jr. and Mark Kurowski of K&W Engineers were present for a revision to the original plan recorded book 1919 page 7004. This plan 2012.003 dated 5/27/09 revision 1 date 6/12/09 cover sheet and page 2 incorporates the demolition of the farm buildings known as 175 Chestnut Street previously shown to remain and to clarify and explain the embankment as a reason to satisfy the Zoning Hearing Board condition of plantings 30-36" in height as a barrier for parking lot headlights.

per Gordon L. Brown & Associates, Inc. letter of 6/12/09:

The purpose of this plan is to amend Sheet 2 of the Land Development Plan that had been approved for the middle school facility. The site is zoned R-2 and served by public water and sewer. A Special Exception was granted by the Zoning Hearing Board in April 2006 for an educational institution, and variances were granted relative to parking, buffers, fencing, and landscaping. In addition, variances were granted in December 2006 for a second use on the site (residential) and building height was extended to 45 feet. The only changes to Sheet 2 involve additional existing structures that are to be demolished. No changes have been made that affect the present or future development of the site.

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

1. General Note 2 should be amended to read "...all notes, details, conditions of approval and..." (s.6.11.C(1)l). – ok
2. The following information should be shown on or with the plan:
 - A. Signatures (s.6.1.1.B(1)q&r). – ok, original plan recorded
 - B. UPI Number (s.6.1.1.B(1)w). – ok

per York County Planning Commission letter of 6/15/09:

The New Middle School for Northeastern School District was reviewed by our office in a Comment letter dated November 20, 2007. The proposed revision (update) does not necessitate

Any additional comments by the York County Planning Commission staff.

Administrative comments:

- q address is Mt. Wolf
- q recording information in note 1 corrected to reference book 1919 page 7004
- q note 4 correct spelling to "satisfy"

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 commented was seconded by Ed and carried unanimously.

Manor Village

Joel Snyder of RGS gave a briefing or update on this project. No action is being requested at this time. Robert Field, owner is proposing to develop the East side of Canal Road to Park Street.

Joel explained the difficulty in obtaining sewer easements, which changed the route of the lines. Gravity lines across Gross property from Cold Springs area are now planned. Previously, they had shown the Supervisors a plan to drop development of phase 3, 4, & 5 that had been depicted on the original plan as one phase. They are now looking to develop the phases 1 & 2 on the East side of Canal Road.

Any development of the West side will come under ordinances at that time.

A staff meeting with the Sewer Authority is scheduled for technical details. Joel believes there is no major problem with the sewer as shown.

A lot add-on to Gross property is planned for a strip of land that will straighten out the property lines.

Lots are shown 100' wide 15,000 sq ft lots per ordinance in effect at the time of submission. Now would be 100' wide 20,000 sq ft. lots.

Laymon showed a map of the area and gave an overview of the 537 plan for that area. It was agreed that provisions for sewer in the area be considered along with this development. The Sewer Authority will be reviewing for adequate lines and routes to allow other connections. Entrance road from Manchester Street was discussed; there is a concern on safety. Joel mentioned that a waiver for sidewalk on the upper side of that entrance may be requested due to the slope and elevation and the existing home.

The Planning Commission mentioned these will be issues for future discussion.

Inner street connections were discussed, but topography does not allow connections at certain areas.

At 7:38pm, motion to adjourn by Mike M., seconded by Ed was carried unanimously.