

**EAST MANCHESTER TOWNSHIP
PLANNING COMMISSION
JULY 22, 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 6/24/08 were approved as presented.

Musser Manor townhomes

This plan was previously tabled June 24, 2008.

Dave Kegerize of Lake Roeder Hillard & Associates presented the Final subdivision and land development plan #564100 dated 4/27/07 revision 3 dated 7/1/08 for a townhouse project also known as Snyders Musser project LP - Musser Manor. Latest revisions highlighted. A subdivision of an 8+ acre parcel 26000MI01340000000 into four lots that will be developed into 48 townhouses with cul-de-sacs and stormwater management on adjacent property currently owned by Paul & Helen Musser. The site is zoned Apartment Office (AO) and will be served by public water and sewer. The site is on the west side of Board Road just south of St. Paul United Methodist Church.

Dave commented on the following:

- his client has a supplemental agreement with the Mussers for easements for turnarounds and storm water
- the withdrawal of any plan would be acceptable if a condition of approval
- have YCCD verbal approval of E&S as modified to reflect change, they need an updated letter from township engineer
- plan to be at the sewer authority meeting scheduled for 7/28/08 for approval of the plan showing gravity flow to Board Rd to existing lines
- HOA township solicitor's comments to be included in final copy
- HOP cannot obtain additional right-of-way from 2 adjoining properties – may ask for waiver of sidewalks at these 2 properties
- storm water management – supplemental agreement. Blaine asked Paul and Helen if they agree to this document as indicated by their signatures – yes.

The following items were discussed:

- future subdivision of adjacent Musser property was discussed for road frontage
- easements and sidewalks on both Bixler properties
- supplemental agreement as written and briefly reviewed by Attorney Andrew Miller. Township Solicitor seems to need provisions: to incorporate additional use of stormwater facility for future development of Musser farm, maintenance if HOA no longer in existence, consideration of SWO401.A.4 regarding project site (possible waiver), 402.G regarding regional basin, 403.I regarding discharge point and downstream approval
- Ordinances exist for consistency of concept behind ordinance per Attorney Andrew Miller

Laymon commented on having the ability to eliminate that pond if in future the farm is developed. The way the agreement is written, the HOA is the only entity that has rights. Dave understands from the client that the solicitors are planning to meet to work out these issues on the agreement.

Mike S. asked why wasn't the pond located on future site as regional pond for 48 townhouse units and the 22 potential SFH on the 13-acre subdivision that is on a proposed plan. Dave answered it is there until future development. Stan explained future concept of possible development of the farm.

Upon review of the Planning Commission action report dated June 24, 2008 discussion on the following open items was held

per Gordon L. Brown & Associates, Inc. letter of 5/11/07:

1. Agreements must be executed with the Musser's for the location of the cul-de-sacs and the stormwater management facilities on their property and for the continuing maintenance of those facilities (s.6.1.1.B(1)o).
2. The following information should be provided on/or with the plan:
 - A. Sewer Authority representative signature (s.6.2.3.4).
 - B. York County Conservation District updated approval of the Erosion and Sedimentation Control Plan and NPDES Permit (s.5.1.1.C(1)l).
 - C. UPI numbers (s.6.1.1.B(1)x).
 - D. Home Owners' Association documents (s.1.14).
 - E. Highway Occupancy Permit (s.6.1.1.B(1)v).
3. Stormwater Management Plan review will be by separate letter (s.6.1.1.C(1)j).

per York County Planning Commission letter of 1/9/06:

1. Township Officials should determine whether, in addition to the landscaping indicated on the plan, the required fifteen foot (15') buffer strip should be shown adjacent to the Residential - Medium Density (R-2) District (s.430.A).
2. The following information should be shown on or provided with the plan:
 - B. A Sewage Facilities Planning Module for approval by the PA Dept of Environmental Protection (s.5.1.1.B.1.f).
 - C. E and S control plan approval will be required by the York County Conservation District (s.5.1.1.B.1.g).
 - E. A copy of the Homeowner's Association Agreement for review by the Township Solicitor (s.5.1.1.B).
 - F. The Uniform Parcel Identifier Number (UPIN) assigned to the tract (s5.1.1.B.x).

Transportation Comments:

3. The PennDOT Highway Occupancy Permit (HOP) application prepared for the proposed intersections with Board Road (SR1031) *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.

4. A Traffic and Engineering (T and E) Study is required for the posting of stop signs in this development.

Additional Traffic Impact Study Comments included in letter.

Planning Commission comments:

- q Have two plans filed for this property – withdraw one of the plans
- q Satisfy questions regarding agreements with Musser's – legal questions/issues
 - o What and how will pond be used for potential future development? – agreement gives rights to HOA only, may consider ability to eliminate proposed pond for future regional basin
 - o Who has maintenance responsibility if HOA becomes defunct?
 - o A Storm Water Maintenance Agreement need to be signed and recorded
 - o SWO 401A4 waiver – runoff from impervious surface areas shall be drained when possible to pervious areas of the Project Site
 - o SWO 402G – regional basin
 - o SWO 403I – adequate downstream Drainage Conveyance Facilities and discharge point
 - o Consideration of consistency with concept of stormwater management per Attorney Andrew Miller
- q Concrete markers for units 1, 44, 15, 17, 30, 20, and 26 are within driveways – consider waiver
- q Note current recreation fee of \$1,200.00 per unit
- q Surety for public improvements
- q right-of-way from both Bixler properties cannot be obtained – acknowledge HOP revision

Dave Kegerize requested TABLE due to numerous open items and comments - approved

Motion to adjourn 8:22pm by Mike M., seconded by Ed and carried unanimously.