

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

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 7:00pm by Chairman Rentzel.

The minutes of 6/23/09 were approved as presented.

**Starbucks final land development for additional truck parking**

Dan Creep and David Koratich of LSC design and Ed Mulligan of Starbucks were present for land development plan 2009.0064.00 dated 6/24/09 revision 1 date 7/16/09 pages L D -1 to L D -10 to add 2 truck parking areas for total of 60 spaces. The original plan was recorded 5/8/01 book RR page 269.

per Gordon L. Brown & Associates, Inc. letter of 7/9/09:

The purpose of this plan is to provide for trailer storage parking areas adjacent to Starbucks Coffee. The site is served by public water and sewer.

The following comment relates to the Township Zoning Ordinance:

1. Note 10 under Zoning/Site Data on Sheet LD-2 needs to include computations for employee parking (s.501). -ok

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

2. Note 9 from the previously approved land development regarding future traffic signal improvements should be provided on this plan (s.6.1.1.C(1)l). – OPEN for solicitor's review
3. The following information should be provided on or with the plan:
  - A. Signature block for Sewer Authority (s.6.2.3.O). – ok, per letter from John Leen
  - B. Existing UPI Number (s.6.1.1.B(1)w). -ok
  - C. Erosion and Sedimentation Control Plan approval by the York County Conservation District (s.6.1.1.C(1)j). -OPEN
  - D. Financial Surety (s.6.1.1.C(1)m). -OPEN
4. Stormwater Management Plan comments will be by separate letter (s.6.1.1.C(1)j).- OPEN
5. Note 1 should be amended to state that Planning Module for Land Development approval is not necessary if that is the case (s.5.1.1.B.f).-ok
6. Note 14 should be amended to refer to monumentation (s.9.9). -ok, now note 17
7. A note should be added relative to the lot owners association for this development (s.6.1.1.B(1)n).-ok

per York County Planning Commission letter of 7/10/09:

Because the proposed trailer parking area expansion does not involve any new buildings or additions, the staff of York County Planning Commission does not consider this a land development plan for formal review.

Solicitor's Comments:

- Ø Review traffic signal note and clarify what specific costs
- Ø add to the end the following “, which contribution shall be payable within 90 days of receiving written notice of construction from the Township.”

Planning Commission Comments:

- q lighting issue to be evaluated – bulbs are not to be seen from offsite, hoods as in note 10 to be utilized. Bob mentioned the concern that the lighting stay on property. Note that there were prior lighting issues with this property. It was discussed that the addition of the wall packs as shown are adjustable. Laymon explained that the issue is not the foot candles, but the visibility of the bulbs.
- q parking, zoning/site data note 11 – expand note to include reference to in the event that future needs for car parking may occur and this area needs to be utilized for such, the trailer area will be altered accordingly.
- q Per Chief Stevens of Union Fire Company – utilize a siren activated switch on the gate or have manned 24/7 to allow emergency access to rear of building – prefer switch due to past incident

Recommendation to approve requested waiver for SALDO 3.5 preliminary plan was made per motion by Mike S., seconded by Bob 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 S. to recommend to Board of Supervisors for approval upon satisfaction of OPEN items and comments was seconded by Ed and carried unanimously.

At 7:38pm, motion to adjourn by Mike S. was seconded by Bob and carried unanimously.