

**EAST MANCHESTER TOWNSHIP  
PLANNING COMMISSION  
AUGUST 24, 2010**

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 at 7:01pm by Chairman Rentzel.

The minutes of 7/27/10 were approved as distributed.

**Orchard Business Park lot 10/11 land development revision**

David Koratich of LSC Design and Rick Fink of Kinsley were present to represent revision 9 dated 8/17/10 to the previously recorded land development plan 2009.247.047-00 dated 11/25/09. This plan was tabled at last month's meeting.

They explained the updates that were previously considered open on Gordon L. Brown & Associates letter of 7/9/10:

The purpose of this plan is to provide for a revision to the site grading just off of the northwest corner of the proposed building that is under construction. The changes in grading will cause relocation of proposed fence and guide rail and some additional tree planting. The configuration of a traffic island with a guard house is also being modified with this plan. It is noted on the plan that this plan does not stand alone. The only drawings modified from the previously approved plan are included in this set. Those remaining drawings, notes, details and conditions of approval remain in effect unless modified by this plan.

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

3. The following information should be provided on or with the plans:
  - B. Updated approval of erosion and sediment control plan, if necessary (s.6.1.1.C(1)i).  
    -ok, per email from Rob Fetter
4. Since the fence location is being modified, is the guide rail also being relocated? Show more explicit labeling -ok
5. Although the buffer yards are shown as required, because of the grading behind the buffer yards, it may be necessary to add another row of trees at the top of the slopes to achieve the necessary screening. - ok
6. If additional stormwater management comments are necessary, they will be provided by separate letter (s.6.1.1.(C)j). -OPEN

They have filled in areas where Mr. Gladfelter was concerned about. There is now an earthen berm elevation of approximately 420 behind his home. From the site you can only see the attic of his house.

A second row of trees will be added as shown on sheet 5 although not planted yet.

The slope adjacent to Gross property was addressed. Pictures were shown regarding the grade and it was noted that a special steep slope grass mix is intended for seeding.

Lights will be directed in towards building on property. There are 2 lights in question that are located near the Gladfelter property. It was discussed that a backboard or shielding for the light can be installed. Rick commented that they can put shield on from start.

Steven H. Gross, Jr. commented that the work done must have satisfied Charlie Gladfelter since he is not here.

Steve still has reservations regarding the embankment along his property, but he will see, time will tell, and that may be best you can do at this time.

Steve added that the next time a project comes before the Board, it will be given more attention to detail. He requested they be considerate of neighbors and keep property mowed; he has heard much discord from neighbors.

Weed ordinance was discussed.

Rick and David both stated that if the slope fails, Kinsley will do what is necessary to fix.

There was discussion on the 4' distance between property line and 15' wide buffer yard. This will be checked into further before the fence is installed. Steven H. Gross, Jr. is concerned that some of the trees are closer to property line rather than in buffer.

Discussion continued on the elevations, buffering and trees, and slope of bank.

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 upon satisfaction of OPEN item of stormwater, maintaining grades, berm, trees, and shields for lights. Motion seconded by Ed and carried unanimously.

Upcoming Manor Village plan was mentioned. May be presented within next few months after working out details with Northeastern York County Sewer Authority.

At 7:31pm, a motion to adjourn was made by Bob, seconded by Mike M. and carried unanimously.