

East Manchester Township
PLANNING COMMISSION MINUTES
August 28, 2012

At a regular meeting held at the Township Building, the following members were present: Blaine Rentzel, Robert Nace, Edward Hewitt, Mike McCowan, and Mike Scarborough. Also present: Engineer Laymon Mortorff, Zoning Officer Jon Beck, Recording Secretary, and three citizens.

Chairman Rentzel called the meeting to order at 7:00 p.m. The Minutes from the June 26, 2012, meeting were approved as presented with no formal motion or second.

Plans

A. PPL Final Land Development Plan – 130-Car Rail Extension on Brunner Island

This is engineer's plan number D381796, Revision 1 sheets one (1) through three (3) and Drawing E376924 Revision 2, sheets one (1) through eight (8); it was noted that Barry Acker and Ben Wilburn were referencing drawing D381796 and E376924 Revision 3, which was not submitted to the Planning Commission for review.

Barry Acker and Ben Wilburn of PPL were present on this request to extend the rail yard to accommodate 130 cars. The previous train limit was 100 cars. The train cars are now aluminum, not steel, thereby decreasing the weight of the entire train. Less weight means the locomotive can pull more cars to haul the same amount of weight overall. Each car carries 100 tons of coal. The applicant is requesting to extend the track to accept the entire train. This will decrease the length of time the road is blocked by the train.

Gordon L. Brown's comment sheet dated August 9, 2012, was discussed. Outstanding item: Comment 7, stormwater management approval (Section 208-34.C.10). Discussion was held on Comment 2, the total tract acreage for Parcels 176 and 176A. Mr. Mortorff noted that the total acreage (706 acres) does not agree with the acreage on the second sheet (547 acres). Mr. Mortorff noted that a previously approved plan had indicated a different acreage for the parcels, which was addressed during the Township's staff meeting. Mr. Acker explained that the 706 acres is actually incorrect and the correct number will be shown at a net of 547 acres. Parcels 176 and 176A deal with Tract 1; subtracting the ROW gives a total acreage of 547. The applicant will adjust the acreage to show the correct number. Mr. Mortorff also requested that the applicant show the delineation between Parcel 176 and Parcel 176A so that it's easier to identify on the plan. They will show the two tax parcels that make up Tract 1, showing a total area of 547, with the two parcels identified. Comment 2 will be held as an open item.

On Comment 5, regarding the ash trench, Mr. Wilburn explained that there is a note on the plan indicating that if the basin is still intact when the rail line is put in, they will pipe the ash line under the railroad.

It was noted that, from the C. S. Davidson's letter dated August 15, 2012, to the Sewer Authority, the applicant has, as requested, shown the existing effluent line and the 20' wide easement on the plan.

Three waivers are requested: Section 208-21, preliminary plan; Stormwater Ordinance 2006-1, Stormwater infiltration; and Section 208-34, drawing size.

Motion by McCowan, second by Hewitt, to recommend approval of the waiver request for the preliminary plan, Section 208-21. All members voted aye; motion carried.

Motion by McCowan, second by Hewitt, to recommend approval of the waiver request for stormwater infiltration, Stormwater Ordinance 2006-1, based on the same waiver being granted for a previous plan. All members voted aye; motion carried.

Motion by Hewitt, second by Nace, to approve the waiver request for Section 208-34, drawing size. All members voted aye; motion carried.

Motion by Hewitt, second by McCowan, to recommend approval of PPL Brunner's Island Final Land Development Plan #D381796, subject to the satisfactory resolution of Item 2 to correct the acreage and add lines to sheets 2 and 3 to show the tax parcel boundaries AND Item 7 from Gordon L. Brown's review letter referred to above. All members voted aye; motion carried.

Zoning Cases

None this month.

Motion by McCowan, second by Scarborough, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:41 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary