

**EAST MANCHESTER TOWNSHIP
PLANNING COMMISSION
OCTOBER 28, 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 9/23/08 were approved as submitted.

Gingerich subdivision

Dave Fuhrman of C.S. Davidson presented plan 482630100_A revision 1 dated 9/30/08, a 3-lot subdivision for 145 Saginaw Road

Per Gordon L. Brown & Associates letter of 9/22/08:

The purpose of this plan is to divide an existing 8.770-acre property into three lots. A one-acre lot is to be created around the existing dwelling and outbuildings. The residual area is divided into two lots, which is split by Saginaw Road. No new development is proposed for the residual two lots. The site is zoned R-2 (Medium Density Residential District) and public sewer is adjacent to the property.

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

1. Notes 1 and 12 should agree with Site Data/Note 2 regarding proposed use (s.6.1.1.B(1)n).-ok
2. The waivers referred to in Note 6 should be listed in the Waiver Requests note (s.1.9).-ok
3. The following information should be provided on or with the plan:
 - A. Benchmark (s.5.1.1.B(1)g).-ok
 - B. Location of existing public sewer facilities (s.6.1.1.B(1)o).-ok
 - C. Sewer Authority signature block and signatures (s.6.2.3.D).-ok
 - D. Form B Waiver approval (s.5.1.1.C(1)f).- OPEN, has been applied for

Per York County Planning Commission letter of 10/20/08:

These comments refer to the East Manchester Township Subdivision and Land Development Ordinance:

1. The following information should be shown on or provided with the plan:
 - A. The location of the septic drain field on Lot 3 (s.6.1.1.B.1.p).-ok
 - B. Any right-of-way agreement for the 20' Right-of-Way and Easement on Lot 2 providing access to the Snelbaker property (s.6.1.1.C.1.k).-ok
 - C. The location of the existing watercourse on Lot 2 (s.6.1.1.B.1.p).-ok, note that this is a drainage swail and is not a stream
 - D. The location of an established benchmark (s.5.1.1.B.1.g). -ok
2. Township Officials should determine whether curbing and sidewalks should be provided (s.8.7.2).-ok

Waiver requests: SALDO 3.5 preliminary plan
SALDO 8.6.2.A street width
SALDO 8.7.1 curbs
SALDO 8.7.2 sidewalks

Note #13 regarding future development of lots 1 and 2 was added at request of Sewer Authority

Planning Commission comment:

q concrete monument in lieu of iron pin

After discussion and deliberation with consideration of prior comments and recommendations, a motion by Mike M. to recommend to Board of Supervisors for consideration of granting of the 4 requested waivers was 2nd by Mike S. and carried unanimously.

After discussion and deliberation with consideration of prior comments and recommendations, a motion by Mike M. to recommend to Board of Supervisors for consideration of conditional approval upon satisfaction of Planning Commission comment of concrete markers and Gordon L. Brown & Associates open item of form B waiver was 2nd by Bob and carried unanimously.

Kinsley rezoning request

Mike Jeffers of Kinsley and Attorney Jeff Lobach gave a brief overview of the request to rezone a portion (24 of the 32 acres) of the "Fink" tract to Industrial from its current Commercial designation. They have purchased the adjoining "Weire" tract, which is zoned Industrial and plan to file a reverse subdivision to join the Weire and Fink portion as one. Both tracts are located along Canal Road and plan to be incorporated into the Orchard Business Park with the proposed extension of Espresso Way, which will divide the "Fink" tract. They believe utilizing the proposed Espresso Way as the boundary for the zoning districts would be a more natural divider. The 24 acres East of Espresso is the property being considered for rezoning to Industrial and the remaining 8 acres West of Espresso would remain Commercial.

After discussion and deliberation with consideration of prior comments and recommendations as well as agreement that this rezoning would be in harmony with the comprehensive plan, a motion by Ed to recommend to Board of Supervisors for approval was 2nd by Bob and carried unanimously.

Codorus Stone/Kinsley concrete plant land development

Neal Metzger of LSC Design and Rick Fink of Kinsley presented plan 2006.0256.00 revision 1 dated 10/14/08 with N arrow added as revision 2 to page 2.

Neal explained that the scheduled hearing before the Zoning Hearing Board on 10/23/08 was granted a continuance due to the addition of 2 additional variances regarding floodplain, which need to be advertised. The hearing is scheduled for 11/20/08.

The site has been where the temporary plant has been located since May. The plan was considered at that time to be temporary with the consideration that it would be moved over into Manchester Township. Due to labor and expense to relocate, they would like to remain at the present location.

The front portion of this property along Mundis Race Road falls within Flood Fringe area and Flood Plain overlay prohibits storage.

SALDO waiver of 6.1.1.B.1.d - location and elevation of existing property line monumentation is requested.

Per Gordon L. Brown & Associates letter of 9/22/08:

The purpose of this plan is to convert a temporary concrete plant and material storage area to a permanent facility. The property involved is approximately 100 acres, zoned Industrial, and bisected by the East Manchester – Manchester Township boundary. No sewage or water connections are proposed with this plan.

The following comments relate to the Township Zoning Ordinance:

1. Details should be shown of any proposed lighting so it can be determined if the lighting requirements are being met (s.309.B.3).-ok, none proposed
2. A 15-foot-wide buffer strip should be delineated adjacent to the street right-of-way line (s.309.B.5 & s.430).-ok
3. A note should be provided on the plan that explains any parking requirements (s.501).-ok
4. It should be demonstrated on the plan that all requirements for "Outside Storage" are being met (s.309.B.4).-ok, pending Zoning Hearing Board decision

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

5. Notes should be provided on the plan that demonstrate that there will not be a significant increase in traffic that would require a Traffic Impact Study (s.5.2.F).-ok
6. All permits that have been approved relative to this site should be noted on the plan and copies provided to the township (s.6.1.1.C(1)h).-ok
7. Any conditions or restrictions relative to the above permits should be noted on the plans.-ok
8. The following information should be provided on or with the plan:
 - A. Engineers/Surveyors signature and seal (s.6.1.1.B(1)r).-ok
 - B. Erosion and Sediment Control Plan approval by the County Conservation District (s.6.1.1.C(1)l & s.5.1.1.B(1)b).-ok, Rob Fetter commented that as long as everything flows back in to quarry permit area, he has no comment; it meets NPDES permit
 - C. Surety, if required (s.6.1.1.C(1)m).-ok
 - D. Flood Plain Boundary (s.6.1.1.B(1)l).-ok
 - E. Correct "Equitable Owner" designation in Land Development Notes, Note 5 (s.6.1.1.B(1)q).-ok
 - F. Existing Land Use in Zoning/Site Data Lot 1 Note 2 (s.6.1.1.B(1)p).-ok
9. Any restrictions that may be part of the agreement between the developer and the Property owner should be noted on the plan (s.6.1.1.C(1)k).-ok
10. Any post-construction stormwater management that is part of the erosion and sediment control plan approval should be provided for review (s.6.1.1.C(1)j).-ok

Rick Fink explained the intent of the temporary placement of the structure with the goal to relocate to Manchester Township and mentioned the ES3 building project drove timing.

Per York County Planning Commission letter of 10/20/08:

These comments refer to the East Manchester Township Zoning Ordinance:

1. The use must meet the requirements of Section 411 Resources Removal (s.411).-ok, Zoning Hearing Board decision
2. The use must meet the "Performance Standards" of Section 420 (s.420).-ok

3. The use must meet the outdoor storage requirements under Section 309.B.4 (s.309.B.4).-ok, Zoning Hearing Board decision
 4. The location of any required buffer strip in accordance with Section 430 should be indicated on the plan (s.309.B.5).-ok
 5. The use must meet the illumination requirements under Section 309.B.3 (s.309.B.3).-ok
- These comments refer to the East Manchester Township Subdivision and Land Development Ordinance:
6. The following information should be shown on or provided with the plan:
 - A. The location of the 100-year floodplain associated with Codorus Creek (s.5.1.1.B.1.g).-ok
 - B. A copy of any deed restrictions associated with the tract (s.6.1.1.C.1.k).-ok
 - C. The bearings, dimensions, radii, arcs, chords for the all existing and proposed street rights-of-way (s.5.1.1.B.1.g).-ok
 - D. A sixty foot (60') dedicated right-of-way should be provided for Mundis Race Road (s.8.6.2.A).-ok
 - E. The location of the minimum required building setback lines (s.6.1.1.B.1.l). -ok
 - F. A north arrow on the location map (s.5.1.1.B.1d).-ok
 - G. The location of existing and proposed lot line monuments and markers (s.9.9).-waiver requested

Mike S. mentioned York County Rail Trail and consideration of adjacent tract's berm, which is unsightly and that the berm proposed for this project would not be same. He also added that keeping the intersection open for sight distance for the trucks pulling onto Mundis Race and the vehicles already traveling Mundis Race having the ability to see in adequate distance due to the corner nearby. Discussion on berm and intersection was held.

Planning Commission comments:

- q Zoning Hearing Board approval of all 4 variance requests (309.C.1, 309.B.4.b, 310.D.2, and 310.D.3)
- q Zoning Hearing Board decisions noted on plan
- q Correction of waiver request reference of 304.A.10 on plan to 6.1.1.B.1.d
- q Filing of waiver request
- q Adequate sight distance for all traffic on Mundis Race Road and Codorus property at driveway intersection due to curve in road

After discussion and deliberation with consideration of prior comments and recommendations, a motion by Bob to recommend Board of Supervisors grant waiver was 2nd by Ed and carried unanimously.

After discussion and deliberation with consideration of prior comments and recommendations, a motion by Mike M. to recommend to Board of Supervisors for consideration of conditional approval contingent upon Zoning Hearing Board approval of all 4 requested variances and satisfaction of Planning Commission comments was 2nd by Ed and carried unanimously.

Upcoming plans:

Musser 2-lot subdivision, Glatfelter 2-lot subdivision

At 8:25pm, Mike M. motioned to adjourn; Mike S. seconded and motion carried unanimously.