

**EAST MANCHESTER TOWNSHIP
PLANNING COMMISSION
NOVEMBER 25, 2008**

At a regular meeting held at the township building, the following members were in attendance: Blaine Rentzel, Robert Nace, Edward Hewitt, and Mike McCowan. 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 10/28/08 were approved as presented.

Snyder Developers, Paul & Helen Musser property final subdivision plan

Attorney Robert Katherman representing Snyder Developers presented final plan #564102 dated 9-23-08 revision 3 dated 11-24-08. He explained that Dave Kegerize of Lake Roeder Hillard was unable to attend and that he sent this latest revision along tonight. This plan is to separate two lots of 1.32 and 1.73 acres from an existing 81+ acre property and to attach these lots onto the conditionally approved Musser Manor development. Lot 1 contains a proposed temporary cul-de-sac and Lot 2 contains the proposed stormwater management facility for Musser Manor. These facilities are not proposed with this subdivision but with the land development plan for Musser Manor townhomes. Site is zoned R-1 (low density residential)

Per Gordon L. Brown & Associates, Inc. letter of 10/9/08:

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

1. The waiver of Preliminary Plan is not necessary since this plan constitutes a lot add on to an existing property (s.3.6.1.B). -ok
2. The following information should be on or with the plan:
 - A. Form B waiver approval for sewage facilities (s.5.1.1.C(1)f). -ok, but need fully executed copy
 - B. Highway Occupancy Permit note (6.1.1.B(1)v). -ok
 - C. Sewer Authority signature block and signatures (s.6.2.3.4). -ok
3. Temporary cul-de-sacs are to be located "...in such a way as to permit future extension into the adjoining tract." It appears as if the configuration of Lot 1 could preclude that in the future. The Musser property would only have one future access until connection would be made to Zions View Road (s.8.6.3.C). – OPEN, discussion.

Consider a sketch plan showing how the future development of Musser farm is compatible with the design of this plan.

Questions regarding a blanket easement over lots 1 & 2 for future development.

Stormwater basin on lot 2 possibility for future relocation - this is highest point of the natural drainage system. Consider agreement to make relocateable and give ability for road to go over both lots. Bob has understanding that the agreement has that. He suggested ask for these to be conditions for Board of Supervisors.

Discussion on the cul-de-sac on the residual Musser property – possible hammerhead on developer's property. (noted Terry R. Gingerich is not in favor of these due to liquid fuels not allocated for them and snow removal difficulty, street adoption)

The Cul-de-sac agreement runs with land no matter who has ownership.
Bob questioned if owners understand liability. Paul & Helen were both present and indicated they did.

Per York County Planning Commission letter of 11/18/08:

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. Completed notarized statements for all property owners involved (s.6.1.1.B.1.q).- ok
 - B. A copy of any deed restrictions that may exist as covenants in the deed for the lots (s.6.1.1.B.1.n). -ok
2. A sixty foot (60') dedicated street right-of-way should be indicated on Lot 1 for the future street (s.8.6.1.A.2). -ok

General Comment:

3. Proof that the waivers or modifications listed on the plan were granted should be indicated on the plan, otherwise, the information listed must be addressed.- OPEN

Planning Commission comments:

- q Place * and indicate sheets to be recorded on cover plan index
- q Correct waiver request sections in note 12 from g, h, o, q, r to i, j, r, s, t
- q Note 12 to include SALDO 3.5 waiver
- q Recreation fee of \$2,400.00

Requested waivers: (alpha corrected)

- SALDO 3.5 – preliminary plan
- SALDO 6.1.1.B.1.d – field survey
- SALDO 6.1.1.B.1.l – minimum set back lines
- SALDO 6.1.1.B.1.o – location of utility structures, right-of-ways, or easements
- SALDO 6.1.1.B.1.p – location of existing structures, facilities, or features
- SALDO 5.1.1.B.1.f – existing contour lines
- SALDO 5.1.1.B.1.i – existing water courses, wetlands, tree masses, or other

significant natural features

- SALDO 5.1.1.B.1.j – existing sewers, water mains, culvert, petroleum lines, electric lines, and other manmade features

SALDO 5.1.1.B.1.r – location, size, and inverts of existing and proposed sanitary sewers

- SALDO 5.1.1.B.1.s – existing and proposed storm sewers

- SALDO 5.1.1.B.1.t – existing and proposed water mains

After discussion and deliberation with consideration of prior comments and recommendations, a motion by Mike M. to recommend to Board of Supervisors for granting of requested waivers with correction of alpha designators and addition of SALDO 3.5 to note 12 was 2nd by Ed and carried unanimously.

After discussion and deliberation with consideration of prior comments and recommendations, a motion by Ed and to recommend to Board of Supervisors for consideration of conditional approval upon satisfaction of OPEN items, Planning Commission comments, and consideration of Gordon L. Brown & Associates note 3 discussion, and waivers with alpha correction and addition of 3.5 waiver in note 12 was 2nd by Mike M. and carried unanimously.

Benderson Development Company, 4035 & 4045 N. George St. Ext. final lot consolidation

Matthew Allen of Bohler Engineering presented a final plan CP08117 revision 1 dated 11-14-08 to combine two existing lots at the corner of Brickyard Road and North George Street. One lot contains an existing restaurant and a mobile home while the other lot contains a storage building. The properties are zoned Commercial and are served by public water and sewer.

Zoning Hearing Board granted a conditional special exception on 11/20/08 to permit 2 uses on 1 lot. This approval will be carried into a subsequent land development plan.

per Gordon L. Brown & Associates, Inc. letter of 11/13 /08:

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

1. A 150-foot clear sight triangle shall be shown at the intersection of Brickyard Road and North George Street (s.8.6.6.E).-ok
2. The following information should be provided on or with the plan:
 - A. Vicinity map scale (s.5.1.1.B(1)d).-ok
 - B. Boundary monumentation (s.6.1.1.B(1)i).-ok
 - C. Benchmark location (s.5.1.1.B(1)g).-ok
 - D. Fire hydrant location (s.5.1.1.B(1)h).-ok
 - E. Right-of-way and cartway widths for Brickyard Road and North George Street (s.6.1.1.B(1)g). -OPEN
 - F. Dedicated right-of-way for Brickyard Road (s.6.1.1.B(1)g).-OPEN
 - G. Existing use of the lots (s.6.1.1.B(1)n).-ok
3. The dedicated right-of-way lines for Brickyard Road and North George Street should be joined by a 40-foot minimum radius (s.8.6.6.D).-OPEN
4. The restrictions, covenants and easements referred to in Note 5 should be clarified (s.6.1.1.B(1)n).-ok
5. Any right-of-ways attached to the sewer lines crossing the site should be provided on the plan (s.6.1.1.B(1)o).-ok

per York County Planning Commission letter of 11/18/08:

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 names of all property owners on the opposite side of North George Street and Brickyard Road (s.5.1.1.B.l.m).-OPEN
 - B. A copy of any deed restrictions that may exist as covenants in the deed for the lots (s.6.1.1.B.1.n). -ok

- C. Any required easement or right-of-way for the existing sanitary sewer force main located on Parcel 33C (s.5.1.1.B.1.j).-ok

Planning Commission comments:

- q Note: time waiver not requested, go before Board of Supervisors 2/10/09
- q request - CM where IP found
- q discussion on future LD for understanding of traffic and future street from Transportation Map

Requested waivers:

- SALDO 8.7.2 – sidewalks
- SALDO 8.6 – street design
- SALDO 8.7.1 – curbs
- SALDO 3.5 – preliminary plan

After discussion and deliberation with consideration of prior comments and recommendations, and that these are to be proposed with land development plan, a motion by Mike M. to recommend to Board of Supervisors for granting of requested waivers with 6-month note was 2nd by Bob 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 OPEN items and Planning Commission comments was 2nd by Ed and carried unanimously.

Kinsley Equities, Fink-Weire property preliminary plan

Kathy Conley of LSC Design and Mike Jeffers of Kinsley presented a preliminary plan #2007.0050.00 revision 3 dated 11-17-08 to extend Espresso Way from Orchard Business Park to Canal Road, combine adjoining properties of 45.708 acres and 31.696 acres and create three new lots. A re-zoning application has been submitted and the property is proposed to be zoned Commercial and Industrial. The site will be served by public water and sewer.

Kathy explained that they have a potential user for proposed lot 1 and the need to get subdivision approval prior to land development, but HOP timing puts it a long time out. They are willing to enter into developer's agreement for extending road and to control bonding for Espresso Way and improvements to Canal Road.

Laymon explained that the Poole project at 105 Willow Springs Lane was a similar situation and that was worked through with developer's agreements.

OPEN items per Gordon L. Brown & Associates, Inc. letter of 11/14/08:

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

1. A copy of the Highway Occupancy Permit application shall be provided to the Township before submission to Penn Dot for review (s.5.1.2).-OPEN, proposing developer's agreement for street improvements

2. The following information should be provided on or with the plan:
 - A. Planning Module for Land Development approval (s.5.1.1.B(1)g).-OPEN, addressing C.S. Davidsons's letter to add code #, NPDES permit #, manhole cover note
 - B. Erosion and Sedimentation Control Plan approval (s.5.1.1.C(1)g).-OPEN
 - C. Proposed street addresses (s.5.1.1.B(1)z).-ok
 - D. Right-of-way for the sewer line across the Schreiber and Lucas property (s.5.1.1.B(1)k)._OPEN
 - E. Existing cartway dimension for Zions View Road (s.5.1.1.B(1)i).-OPEN
 - F. Revised Traffic Study (s.5.2.2.F).-OPEN
 - G. Sewer Authority signature (s.6.2.3.4).-OPEN
3. Stormwater Management Plan comments will be provided by separate letter (s.6.1.1.C(1)i)._OPEN
4. A copy of the letter approving the crossing of the Met-Ed right-of-way should be provided to the Township (s.5.1.1.C(1)i).-ok
5. It is suggested that Espresso Way meet township right-of-way and cartway width requirements at the Canal Road intersection.-OPEN on cartway width, request turning templates
6. Reference should be made to any access easement across the Gladfelter property to Zions View Road (s.5.1.1.B(1)k).-ok

OPEN items per York County Planning Commission letter of 11/18/08:

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. Sewage Facilities Planning Module approval by the PA DEP (s.5.1.1.B.1.f)._OPEN
 - B. Any required erosion and sediment control plan approval by the York County Conservation District (s.6.1.1.B.1.r).-OPEN
 - C. A copy of any deed restrictions associated with the tract (s.5.1.1.B.1.w). -ok
 - D. An easement agreement for the proposed 20' Sanitary Sewer Easement to be located on the James R. Schreiber & John R. Lucas property (s.5.1.1.B.1.j).-OPEN

Transportation Comments:

2. The PennDOT Highway Occupancy Permit (HOP) application prepared for the proposed Espresso Way intersection with Canal Road (S.R. 0921) *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 8-0 will not accept a HOP application without this evidence of our review.
3. A Traffic and Engineering (T and E) Study is required for the posting of street signs. The YCPC Transportation Department conducts such studies upon request by the Township for local roads. These studies will be conducted when the roads are constructed.
4. Besides clear sight triangles, the Safe Stopping Sight Distance (SSSD) measurements should be provided for the proposed intersection of Espresso Way with Canal Road (S.R. 0921). These measurements should be taken for both approaches of Canal Road to this intersection. The lengths measured should meet or exceed the standards set in the PENNDOT Handbook (Publication 282) and the Pennsylvania Code (Title 67, Chapter 441).

5. A revised traffic impact study should be provided for review by the York County Transportation Planning staff.

Planning Commission comments:

- q Developer's agreement for street improvements
- q Turning templates for cartway at intersection of Espresso Way and Canal Road

Requested waivers:

- SALDO 8.6.2.A – street design
- SALDO 8.7.1.A – curbs
- SALDO 8.7.2.A – sidewalks
- SWMO 403.Q – basin depth not exceed 6'

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

After discussion and deliberation with consideration of prior comments and recommendations, a motion by Bob to recommend to Board of Supervisors for consideration of conditional approval upon satisfaction of OPEN items and Planning Commission comments was 2nd by Mike M. and carried unanimously.

Glatfelter final 2-lot subdivision at 696 Codorus Furnace Road

Patti Fisher of James R. Holley and Assoc. presented a final subdivision plan #080812 revision 1 dated 11-17-08 to subdivide an existing 136.90-acre property into two lots that are 56.38 and 79.24 acres. The site is zoned A (Agricultural). The property is served by on-lot sewage and water facilities.

Lot 1 is the residual lot with existing buildings and lot 3 show no proposed improvements.

Per Gordon L. Brown & Associates, Inc. letter of 11/13/08:

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

1. The Key Map should be amended to reflect Lot 2 from the previously approved plan (s.5.1.1.B(1)d).-ok
2. The utility line shown crossing the southwestern corner of the property should be identified in the Legend and any attached easement should be shown on the plan (s.6.1.1.B(1)o).-OPEN
3. Waivers should be requested as they relate to Note 7 (s.1.9).-ok
4. Monumentation shall be provided at all property corners not presently marked (s.6.1.1.B(1)d).OPEN, for 880 Codorus Furnace Rd lot

Per York County Planning Commission letter of 11/18/08:

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

2. The following information should be shown on or provided with the plan:
 - A. Any required easement or right-of-way for the existing gas line on Lot 1 (s.5.1.1.B.1.j).-
OPEN
 - B. The location of all property corner monuments and markers (s.6.1.1.B.1.d). OPEN,
880

General Comment:

3. Proof that the waivers or modifications listed on the plan were granted should be indicated on the plan.-ok

Planning Commission comments:

- q Recreation fee of \$1,200.00
- q Address of 750 Codorus Furnace Road for lot 3
- q Locate and note monumentation for Glatfelter lot 880 Codorus Furnace Road
- q Consider physically locating monumentation on points connecting with Asbury Pines development

Requested waivers:

- SALDO 3.5 – preliminary plan for less than 4 lots
- SALDO 5.1.B.f – contours
- SALDO 8.6.2.A – street widening
- SALDO 8.7.1.A – curbs
- SALDO 8.7.1.B – sidewalks

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

After discussion and deliberation with consideration of prior comments and recommendations, a motion by Ed to recommend to Board of Supervisors for consideration of conditional approval upon satisfaction of OPEN items and Planning Commission comments was 2nd by Mike M. and carried unanimously.

upcoming plans:

- Musser Manor townhomes
- Final subdivision Fink-Weire
- Benderson land development plan
- Fink-Weire land development plan

At 8:50pm Mike M. motioned to adjourn.

Note: Mike M. will not be at December 23rd meeting.