

**EAST MANCHESTER TOWNSHIP
PLANNING COMMISSION
DECEMBER 28, 2010**

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 11/23/10 were approved as distributed.

WellSpan land development

David Koratich and Dan Creep of LSC Design representing a final land development plan #2010.0143.01 revision dated 12/15/10.

Per Gordon L. Brown & Associates letter of 12/10/10:

The purpose of this plan is to provide for the development of a medical facility consisting of two levels. The lower level will contain 11,000 square feet and the first level will contain 22,000 square feet. The site is approximately 3.5 acres and lies on the east side of Rosedale Drive just north of Sunset Drive, with access also available to Sunset Drive via a 40-foot strip of land. The site is zoned A-O Apartment Office and is served by public water and sewer.

The following comment relates to the Township Zoning Ordinance:

1. Since each of the proposed lighting fixture types have optional shields, a note should be provided on the plan that shields will be added where individual lights cause off-site glare (s.255-40.B.10). -ok

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

2. Direct access to the sidewalk along Rosedale Drive should be considered from the interior of the lot in the vicinity of the handicap ramp provided on Rosedale Drive (s.208-43.B.3). -ok
3. The following information should be provided on or with the plan:
 - A. Sewer Authority representative signature (s.208-34.B.21).-OPEN
 - B. Erosion and Sediment Control Plan approval by the York County Soil Conservation District (s.208-34.C.9).-OPEN
 - C. Surety (s.208-34.C.13).-OPEN
 - D. Location of handicap ramps and a detail (s.208-47). -ok
4. Stormwater Management Plan comments will be provided by separate letter (s.208.34.C.10).-OPEN
5. It should be more clearly indicated in General Note 31 whether the land owner or the parking facilities owner is responsible for maintenance (s.208-31.A.2.12).-OPEN
6. The Section A-A Detail Paving Section note on LD-9 should refer to LD-11 not LD-7.-OPEN
7. The Curb Depression 2 Detail on LD-11 should show a depression of 4 feet, not 3 feet.-OPEN
8. Documentation of the proposed Access Easement should be provided for the Proposed Residential Drive to the Kleiser property (s.208-34.B.14). It appears the driveway within the Kleiser property is not shown on the profile on Sheet LD-8.-OPEN

9. The "Concrete Sidewalk along Rosedale Drive" detail needs to be updated to meet the latest Construction and Materials Specifications (s.208-56) and to indicate that the bituminous sealer will be PG64-22, not AC20.-OPEN
10. After review of a Traffic Impact Study for the site, verbal comments were provided that traffic to and from Board Road should be considered and that traffic exiting the site may use Clover Lane. These comments were considered and the Traffic Impact Study was revised. It is probable that some traffic may use the existing Wheatlyn Professional Center to go to and from Board Road and the proposed project. It is not possible to estimate the magnitude of this or whether it will be an issue in the future (s.208-32.B.6).
-ok
11. Easements should be shown on the plan and agreements should be provided for the stormwater facilities that are to be constructed off-site (s.208-34.B.15).-OPEN

Per York County Planning Commission comment letter of 12/20/10:

These comments refer to the East Manchester Township Zoning Ordinance:

1. The handicapped parking space island dimensions should be indicated on the plan (s.501.A). -ok
2. The proposed retaining wall height should be indicated on the plan. Retaining walls are not to exceed six feet (6') in height (s.255-43.A). -ok
3. The minimum required setbacks should be shown on Sheet LD-3 (s.255-14.D). -ok
4. The screening on the north side of the property should be extended east to the parking lot (s.255-50). -ok

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

5. The following information should be shown on or provided with the plan:
 - A. A copy of any deed restrictions associated with the tract (s.5.1.1.B.w) - OPEN
 - B. A Sewage Facilities Planning Module for approval by the Pennsylvania Department of Environmental Protection or exemption (s.5.1.1.3.6). - ok
 - C. Any required erosion and sediment control plan approval by the County Conservation District (s.6.1.1.C.1.i). - OPEN
 - D. The location of any proposed street lights (s.6.1.1.B.1.j).-ok
6. Any required use and maintenance agreement for the parking within the proposed 50' access easement. - OPEN
7. A thirty foot (30') dedicated right-of-way should be provided from the centerline of Sunset Drive (s.8.6.2.A). -ok

Pat Kollasch and Jim Rohrbaugh, neighboring property owners within Smith Gardens mentioned that they understand deed restrictions for Smith Gardens limits use of property for access to a Commercial use. The access from Sunset may be an issue. Attorney Jeff Lobach represents WellSpan.

Discussion was held regarding traffic flow, driveway locations, deed restrictions, Kleiser driveway easement, and curb cut for pedestrian walkway from Rosedale.

At 8:05, a recess was taken to make copies of requested waivers.
Meeting reconvened at 8:08.

The following waiver requests of the Code of East Manchester were made.

208.21 – preliminary plan

199.15R – basin side slope of 4:1, requesting 3:1

199.15X – 18" culvert pipe diameter, requesting 15"

199.15 P – detention basin bottom slope of 2% or less unless infiltration structures are proposed, request flatter bottom without infiltration

A260.B – slant curb, request to install vertical

A motion by Mike to recommend approval for all 5 requested waivers was seconded by Ed and carried unanimously.

After discussion and consideration of open items, Mike motioned to deny plan.

Request for TABLE by Dave was granted.

Motion died for lack of second.

Chestnut Valley lot 71 Chad Ettline of 310 River Road is interested in purchase of this lot. He is asking for history on lot. There is not a plan submitted; no fees have been paid for what he is considering. From the approval of Chestnut Valley phase 4, there is a condition that the lot not be further subdivided. This note did not get onto the recorded plan; although, it is in the minutes and conditional approval. He is trying to determine if a subdivision is possible to help defray costs of building further back into the lot with a driveway off Wago Road instead of the cul-de-sac. The Planning Commission provided thoughts and explained that he needs to be prepared for a lot of engineering and legal fees if he plans to pursue this. They indicated that considering the easement overlay for phase 4, the HOA, and other conditions that led to the no subdivision condition, they may be incline to support the original condition at this time.

Upcoming plans for EMVC-Glen Drive pick-up window and Manor Village are anticipated.

At 8:55 pm, a motion to adjourn was made by Mike and carried unanimously.