

**EAST MANCHESTER TOWNSHIP  
PLANNING COMMISSION  
DECEMBER 23, 2008**

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 7:04pm by Chairman Rentzel.

The minutes of 11/25/08 were approved as presented.

**Snyder Developers - Musser Manor property final subdivision land development plan.**

Dave Kegerize of Lake Roeder Hillard presented plan #564100 for 48-townhouse units latest revision dated 12/12/08 with the addition of lots 1 & 2 from Paul and Helen Musser subdivision to bring the stormwater issue to a close. 18 sheets.

Attorney Charlie Raush representing Snyder Developers was also present.

The plan is for subdivision/land development of an 8+ acre parcel 26000MI01340000000 into four lots that will be developed into 48 townhouses with cul-de-sac and stormwater management on 2-lots of approximately 3 acres total joined from adjacent property previously owned by Paul & Helen Musser. (recording and transfer pending – lot 1 to be conveyed December 2008 and lot 2 in January 2009 due to clean and green requirements) The site is zoned Apartment Office (AO) and will be served by public water and sewer. The site is on the west side of Board Road just south of St. Paul United Methodist Church.

A waiver request for SALDO 9.9.I.A.I.a to allow IP to be placed instead of concrete monuments in the driveways of lots 1, 17, 20, 30, & 44 is added as note 45 on plan.

The 2 temporary cul-de-sacs shown on Musser tract is now only one on the add-on lot. The one ending at Spring Road has been eliminated and a hammerhead shown on the tract being developed has been placed. This is a result of the Board of Supervisors agreeing to forfeit the liquid fuels funds for the section of road ending in a hammerhead in lieu of having a cul-de-sac on another property. The easement for this cul-de-sac has been extinguished.

Lengthy discussion was held on hammerhead turnaround. It was agreed that a redesign of this to accommodate trucks (i.e.: fire, delivery, and service) would result in an L-shaped or elbow-type turnaround with an area of approximately 35' x 35' along street with no parking and finished curb and sidewalk along the proposed townhouse side of street. The size of the area is to be designed with input from Chief Joe Stevens, who felt the proposed hammerhead was not adequate for fire needs.

Note: Chief Stevens also mention fire hydrant locations be shown.

Note 18 regarding the HOA documents and improvements needs reworked. There is no longer an offsite cul-de-sac.

Discussion on notes regarding relocation of stormwater basin and realignment of street for future potential development of adjacent Musser tract was held. The current proposal of the turn in the street is detrimental to future development. HOA would hold rights to any reworking

or relocation. Possibly the best way to address may be in HOA documents. This needs to be considered and reviewed.

Additional discussion on the many proposals for this land development was mentioned. Multiple plans are filed.

Dave commented that his client willing to withdraw 23-lot plan, but Mussers are not.

Attorney Andrew Miller has relayed that he would like the HOA documents to be considered an open item. It is under review.

Cul-de-sac-easement but not improvements on adjacent Musser tract was discussed. A portion of the cul-de-sac easement is on adjoining Musser property. Improvements on another property are not encouraged.

A review of the 7/23/08 Planning Commission action report as follows:

per Gordon L. Brown & Associates, Inc. letter of 5/11/07:

1. Agreements must be executed with the Musser's for the location of the cul-de-sacs and the stormwater management facilities on their property and for the continuing maintenance of those facilities (s.6.1.1.B(1)o). – **LOTS 1 & 2 ADD ON AND EXTINGUISHMENT OF CUL-DE-SAC - NO LONGER AN ISSUE**
2. The following information should be provided on/or with the plan:
  - A. Sewer Authority representative signature (s.6.2.3.4). – **pending notice of approval**
  - B. York County Conservation District updated approval of the Erosion and Sedimentation Control Plan and NPDES Permit (s.5.1.1.C(1)l).
  - C. UPI numbers (s.6.1.1.B(1)x). – to be assigned by York County mapping office
  - D. Home Owners' Association documents (s.1.14). - **OPEN**
  - E. Highway Occupancy Permit (s.6.1.1.B(1)v). – **OPEN, pending Board of Supervisors**
3. Stormwater Management Plan review will be by separate letter (s.6.1.1.C(1)j). - **OPEN**

per York County Planning Commission letter of 1/9/06:

1. Township Officials should determine whether, in addition to the landscaping indicated on the plan, the required fifteen foot (15') buffer strip should be shown adjacent to the Residential - Medium Density (R-2) District (s.430.A). -**ok**
2. The following information should be shown on or provided with the plan:
  - B. A Sewage Facilities Planning Module for approval by the PA Dept of Environmental Protection (s.5.1.1.B.1.f). – **form B waiver pending**
  - C. E and S control plan approval will be required by the York County Conservation District (s.5.1.1.B.1.g).
  - E. A copy of the Homeowner's Association Agreement for review by the Township Solicitor (s.5.1.1.B). - **OPEN**
  - F. The Uniform Parcel Identifier Number (UPIN) assigned to the tract (s5.1.1.B.x). -**ok**

Transportation Comments:

3. The PennDOT Highway Occupancy Permit (HOP) application prepared for the proposed intersections with Board Road (SR1031) *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 8-4 will not accept a HOP application without this evidence of our review.

4. A Traffic and Engineering (T and E) Study is required for the posting of stop signs in this development. Additional Traffic Impact Study Comments included in letter.

Planning Commission comments:

- q Have two plans filed for this property – withdraw one of the plans - **OPEN**
- Satisfy questions regarding agreements with Musser's – legal questions/issues

- What and how will pond be used for potential future development? – agreement gives rights to HOA only, may consider ability to eliminate proposed pond for future regional basin – **OPEN, further review**
- Who has maintenance responsibility if HOA becomes defunct? - **OPEN**
- A Storm Water Maintenance Agreement needs to be signed and recorded - **OPEN**
- SWO 401A4 waiver – runoff from impervious surface areas shall be drained when possible to pervious areas of the Project Site – **no longer applicable**
- SWO 402G – regional basin – **no longer applicable**
- SWO 403I – adequate downstream Drainage Conveyance Facilities and discharge point – **no longer applicable**
- Consideration of consistency with concept of stormwater management per Attorney Andrew Miller – **no longer applicable**
- q Concrete markers for units 1, 44, 15, 17, 30, 20, and 26 are within driveways – consider waiver - **ok**
- q Note current recreation fee of \$1,200.00 per unit – **OPEN, see SALDO 3.7**
- q Surety for public improvements – **OPEN, to be determined**
- q right-of-way from both Bixler properties cannot be obtained – acknowledge HOP revision – **OPEN, pending Board of Supervisors decision**

A motion by Ed to recommend approval of waiver request SALDO 9.9.1.A.1.a was seconded by Bob and carried unanimously.

Due to unanswered questions and the concerns with the HOA documents, the consideration of street alignment for future development of adjacent property, and the reconfiguring of the proposed hammerhead into a L or elbow turnaround, the request to TABLE till the January 27, 2009 meeting was granted.

Discussion on comments vs procedural factors was held. A request to consider a way to note procedural-type comments instead of showing as OPEN comments was agreed upon. This refers to items such as sewer authority signature, UPI #'s, surety, recreation fee, etc.

At 9:39pm, motion to adjourn by Bob was carried unanimously.