

East Manchester Township
 PLANNING COMMISSION MINUTES
 November 24, 2015

At a regular meeting held at the Township Building, the following members were present: Blaine Rentzel, Robert Nace, Edward Hewitt, and Mike McCowan. Also present: Engineer Laymon Mortorff, Zoning Officer Kristie Masemer, Recording Secretary, and 13 citizens.

Chairman McCowan called the meeting to order at 7:00 p.m.

Minutes

The minutes of the meeting of September 2015, were approved with no formal motion or second.

Plans

A. Robert Rentzel – Subdivision Plan for 5380 Board Road, Mt. Wolf

Patti Fisher, James Holley Associates, was present on this plan, which was tabled at the September Planning Commission meeting. Original plan date submission – August 31, 2015; latest revision for Sheet 1 – October 19, 2015; latest revision for Sheet 2 – November 13, 2015. The applicant has decided to just subdivide the one lot. He has moved the location of the cul-de-sac as requested. The Board of Supervisors did not have issues with the waivers requested. The hammerhead will stay as is. Gordon L. Brown's letter dated September 10, 2015, was reviewed. Outstanding comments: 2B, monument installation. Note 15 addresses the dedication of the ROW within the lot. Attorney Miller is still in the process of preparing the Deed of Dedication for this plan.

There were no questions or comments from the audience on this plan.

Motion by Hewitt, second by Nace, to recommend approval of the waivers requested as follows: street design, Section 208-46.B.2; cul-de-sac, Section 208-46.C.2, 3; curb/sidewalks, Section 208-47.A; and sidewalks, Section 208-47.B. All members voted aye; motion carried.

Motion by Rentzel, second by Hewitt, to recommend approval of the Subdivision Plan of Robert Rentzel, subject to the satisfactory resolution of the following outstanding item on the GLB letter referred to above: 2B. All members voted aye; motion carried.

Mr. Troy Rentzel asked if the original turnaround was indemnified. If not, could it be now? Mrs. Masemer will investigate.

B. Historic Shady Lane, Inc. – Land Development Plan for 475 Shady Lane, Manchester
 Adam Anderson, Site Design Concepts, was present on this plan. Original plan submission date -- February 4, 2015; latest revision date – November 16, 2015. The ZHB approved this plan with a condition that the applicant submit a land development plan. The Board of Supervisors denied abandonment of Shady Lane.

Gordon L. Brown's letter of November 16, 2015, was reviewed. Outstanding items: 1, Noise Control Plan approval (Zoning Approvals Note 6); and 11, approval of York County Farm and Natural Lands Trust (Section 208-34.C.12). The applicant submitted a sketch showing the paving – required parking on the exhibit which is attached.

All comments from the York County Planning Commission have been addressed.

Waiver requests were discussed. Would it be a good idea to put a “6-month note” on the plan for the cart way width? Mr. Mortorff thought yes. Widening this road up to 34’ would seriously affect the area – there are historic buildings in the way, the bridge would still be only 9’ wide, and through-traffic would be encouraged to use that road, which is not desirable. What if the bridge were destroyed and the road should be made to Township specifications? If improvements requirement are waived now, that opportunity for the Township is lost. It’s certainly unlikely that sidewalks would ever be required in that area.

It’s unknown what improvements the Township is expecting for this area, since the Board did not discuss this with the abandonment of the road.

Waivers requested:

ROW and cartway width (Section 208-46.B) (13-16’ now; c/w bridge 9’) – add “six-month note”
Curb/sidewalks (Section 208-47)
Paving and curbing details (Section 208-54)
Preliminary plan (Section 208-21.A)
Recreation fees (Section 208-49.B)

Motion by Rentzel, second by Nace, to recommend approval of the waiver for preliminary plan, Section 208-21.A as requested. All members voted aye; motion carried.

Motion by Rentzel, second by Hewitt, to recommend approval of the waiver request for Section 208-46.B, cartway/ROW width, with a six-month note added to plan. All members voted aye; motion carried.

Motion by Rentzel, second by Hewitt, to recommend approval of the waiver request for Section 208-47, curbs and sidewalks. All members voted aye; motion carried.

Motion by Rentzel, second by Nace, to recommend approval of the waiver request for Section 208-49.B, recreation fees, as requested. All members voted aye; motion carried.

Motion by Rentzel, second by Hewitt, to recommend approval of the waiver request for Section 208-54, street construction specifications. All members voted aye; motion carried.

No other questions or comments from the audience.

Motion by Nace, second by Hewitt, to recommend approval of the plan subject to the satisfactory resolution of the following items from the GLB letter referred to above: 1, 11, Manchester Township approval letter, and compliance with parking sketch plan #EX-PARK. All members voted aye; motion carried.

Mr. Anderson noted that Manchester Township is not interested in reviewing the plan because there are no improvements to be made in that Township. Documentation would be appreciated.

C. Brunner Island, LLC – Land Development Plan for Brunner Island Gas Co-Firing Project at 65 Horseshoe Curve Road, Mt. Wolf

Heath Kearney, STV, was present on this plan. Original plan submission date: May 29, 2015; latest revision: November 16, 2015.

The proposal is to install two metered regulation stations and associated pipeline.

The Gordon L. Brown letter dated November 13, 2015, was reviewed. Outstanding items: 3A, additional HOP permit requested by Township Manager David Gentzler (Section 208-34.C.8); 3B, owner’s signature (Section 208-34.A.17); 8, a note should be added to Sheet C-

100 to satisfy the intent of Section 208-66 (discussion was held and Mrs. Masemer will have to speak with Attorney Miller in regards to a possible Federal Regulation about how close dwellings/structures can be built from a gas pipeline); 9, stormwater management comments (no Section given).

Outstanding YCPC comments: 2A, owner's signature (Section 208-34.B.17); 2B, erosion and sediment control plan approval (Section 208-34.C.9); 4, proof that all Department of Environmental Protection (DEP), EPA, PUC, etc...approvals to be obtained should be indicated on or provided with the plan (Section 208-34.8)

Waivers requested: preliminary plan (Section 208-21.A), construction and material specs (Section 208-46.B), driveway slope (Section 208-57); grading and cut on driveway slopes (Section 208-44.D and E); grading on proposed meter station setback (Section 208-44.F). Note: Mr. Kearney verbally requested a waiver for Section 208-44.D.

The length of the pipe sections coming in will be 40' or so long. Mr. Nace feared that the work space will encroach beyond the permitted area. Mr. Kearney explained the storage of the pipe and how it is distributed. Mr. Nace also asked about settling of the pipeline, especially where it goes through agricultural lands. Should there be some sort of bonding in place to deal with this in the future? Mr. Kearney explained how the work will be installed and inspected. How about mud and debris on the roadways during construction? Will someone be available to contact at any time to handle any complaints? Yes. A letter will be sent to each of the homeowners within 250' of the site that will list a telephone number to call with any complaints. No problem.

From the audience: no questions or comments.

Motion by Rentzel, second by Nace, to recommend approval of the waiver request for Section, 208-46.B, construction and material specs for Jerusalem School Rd. All members voted aye; motion carried.

Motion by Rentzel, second by Hewitt, to recommend approval of the waiver request for Section 208-44.F, proposed meter station grading setback. All members voted aye; motion carried.

Motion by Rentzel, second by Nace, to recommend approval of the waiver request for Section 208-57, 8% driveway slope requirement. All members voted aye; motion carried.

Motion by Rentzel, second by Hewitt, to recommend approval of the waiver request for Section 208-44.E, grading for driveway side slopes. All members voted aye; motion carried.

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

Motion by Rentzel, second by Nace, to recommend 208-44.D, cut for driveway side slopes. All members voted aye; motion carried.

Motion by Hewitt, second by Rentzel, to recommend approval of the Preliminary and Final Subdivision Plan of Brunner Island, subject to the satisfactory resolution of the following items from the GLB letter referred to above: 3A, 3B, 8, and 9, AND YCPC outstanding items 2A, 2B, and 4, AND subject to Attorney Miller's checking the federal regulations on item 8. All members voted aye; motion carried.

Additional New Business

Mrs. Masemer reported that she received a call from Dave Koratich saying that Orchard Business Park's subdivision for the storm water basins went dead. Kinsley should be writing a withdraw letter of the plans, but has not done so yet.

Possibly no meeting in December, possible January SALDO amendment, after reorganization.

Motion by Rentzel, second by Nace, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:56 p.m.

Respectfully submitted,

Julie B. Maher, Recording Secretary