

East Manchester Township
PLANNING COMMISSION MINUTES
January 23, 2018

At a regular meeting held at the Township Building, the following members were present: Blaine Rentzel, Robert Nace, Edward Hewitt, Mike McCowan, and Mike Scarborough (arrived late) Also present: Engineer Laymon Mortorff, Zoning Officer Kristie Masemer, Recording Secretary, and one citizen.

Acting Chairman McCowan called the meeting to order at 7 p.m. By way of Reorganization, **Motion** by Rentzel, second by Nace, to keep the slate of officers for 2018 the same as 2017: *Chairman*, Michael McCowan; *Vice Chairman*, Edward Hewitt; *Secretary*, Michael Scarborough; then remaining members Robert Nace and Blaine Rentzel. All members voted aye; motion carried.

Minutes

Motion by Nace, second by Hewitt, to approve the minutes of the meeting of November 2017. All members voted aye; motion carried.

Plans

Penn Waste; Subdivision Plan for 3865 North George Street Extended; YMPP Equities, LLC; submitted by James Holley and Associates

Jason Brenneman was present on behalf of the applicant. Plan #170705; revision date January 4, 2018. This is a proposal at the intersection of Steamboat Blvd. and North George Street for a private fueling station for use by Penn Waste; there will be three docks, meaning six fueling stations. They will use the existing access on Steamboat Blvd., and there will access to the northern part of the lot from the adjacent property. The applicant will add curb/sidewalks on North George Street. Zoning Hearing Board approval of a Special Exception for a private fueling station was granted on September 28, 2017.

Three waivers are requested: preliminary plan, Section 208-21.A; bottom edge of slopes within 10' of property or right-of-way line, Section 208-44.F; and rain garden side slopes of 3:1, Section 199-15.R.

Gordon L. Brown's letter dated December 14, 2017, was reviewed. Outstanding items: 1, lighting plan (Section 255-17.B.3); 6, storm water plan approval (Section 208-34.C.10); 6B, NPDES and Erosion and Sediment control plan approvals (Section 208-34.C.9); 6C, cross easement/access agreements (Section 208-47.B); 6D, surety (Section 208-34.C.13); and 6G, recreation fees (Section 208-49.B).

YCPC's letter dated January 2, 2018, was reviewed. Outstanding items: 3, lighting plan (Section 255-17.B.3); 4C, use restrictions within the 20' sanitary sewer easement (Section 208-34.C.12); 4D, erosion and sediment control plan approval (Section 208-34.C.9); and 4H, cross easement for access onto adjacent property (Section 208-34.C.11).

MPL Law Firm's memo dated December 11, 2017, was reviewed. Outstanding items: 1, Developer and Financial Security Agreement; and 2, Stormwater Facilities Maintenance and Monitoring Agreement.

Motion by Rentzel, second by Hewitt, to recommend approval of the waivers as requested above. All members voted aye; motion carried.

Motion by Hewitt, second by Nace, to recommend approval of the Final Subdivision Plan, subject to the satisfactory resolution of the outstanding items referred to above: GLB letter of 12/14/17: 1, 6, 6B, 6C, 6D 6G; YCPC letter dated 2/1/18: 3, 4C, 4D, and 4H; and MPL Law Firm's letter dated 12/11/17: 1 and 2. All members voted aye; motion carried.

Additional New Business

McDonald's' secondary drive-thru should be submitted as a sketch plan in February for the staff meeting. Unsure if this will be a LDP or building permit.

Quigley's vehicle storage should be on either the February or March Planning Commission Agenda.

A Land Development Plan should be submitted for Lot 6 in Orchard Business Park. This should be ready for a Planning Meeting in February.

At this point, Mr. Scarborough arrived. A discussion was held on the necessity of the submission of an attorney's comment letter for a Planning Commission meeting. Is it necessary if there are no legal issues? Certainly, it's helpful if the attorney is reviewing agreements, etc. Although attorney letters have been provided before, tonight is the first time the Planning Commission made it part of the formal review in the meeting. Is having the attorney review simple plans a good use of funds? In general, it was thought that it is not necessary to have the attorney do the engineer's job. If there are agreements or legal documents to be drafted/reviewed, certainly that's the attorney's milieu.

Discussion was held on changing the time of the Planning Commission meetings. Perhaps 6 p.m.

Motion by Nace, second by Rentzel, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:45 p.m.

Respectfully submitted,

Julie B. Maher, Recording Secretary