

East Manchester Township
PLANNING COMMISSION MINUTES
February 27, 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. Also present: Engineer Byron Trout, Zoning Officer Kristie Masemer, Recording Secretary, and five citizens.

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

Minutes

Motion by Rentzel, second by Hewitt, to approve the minutes of the meeting of January 2018. All members voted aye; motion carried.

Plans

A. Land Development Plan, 115 Gea Drive (115 JCI Way), Orchard Business Park Lot 6; submitted by Warehaus on behalf of Kinsley Equities, II, LP

Dan Creep of Warehaus was present on behalf of the applicant. This is Plan #2017.263.00, dated 1/29/18; Revision 1 dated 2/19/18. This plan proposes to build a 176 space car parking lot to serve as additional employee property for an existing building located to the north of this site (at 100 Gea Drive).

Waivers requested: preliminary plan requirements, Section 208-21.A; and sidewalks, Section 208-47.B.

Gordon L. Brown's letter dated February 9, 2018, was reviewed. Outstanding items: 3B, signature on the non-building declaration (Section 208-34.C.8); 3C, cross-easement or other appropriate easements (Section 208-34.C.11); 3D, surety (Section 208-34.C.13); 3E, Erosion and Sedimentation Control plan approval (Section 208-34.C.9); 3F, driveway profile (Section 208-48.G.9); and item 5, stormwater management plan approval (Section 208-34.C.10).

There was a discussion of handicapped spaces and/or ramps. Review of the location at the driveway indicated that the situation will be satisfactory with a few minor changes. This will remain an open item.

Also, the name of Gea Drive was recently changed to JCI Way and should be so noted throughout the plan.

Motion by Scarborough, second by Nace, to recommend approval of the waivers as requested for the following sections: 208-21.A and 208-47.B. All members voted aye; motion carried.

Motion by Scarborough, second by Rentzel, to recommend approval of the plan, subject to the satisfactory resolution of the following items from the GLB letter referred to above: 3B, 3C, 3D, 3E, 3F, 5; AND that a handicapped ramp at the driveway be added; AND the Gea Drive references be changed to JCI Way. All members voted aye; motion carried.

B. Land Development Plan, Sunset and Devco Drive; submitted by Site Design Concepts on behalf of Quigley Motor Company, Inc.

Adam Anderson, Site Design Concepts, was present on behalf of the applicant for Drawing #781.5; dated 1/31/18; Revision 1 dated 2/19/18.

This is a proposal for a 165-space parking lot for vehicle storage for Quigley Motor Company. There is no water or sewer connection to this lot, but there is electricity for site lighting.

The Zoning Hearing Board granted two variances for screening. The area need not be screened as long as it's lit, with which they will comply.

Waivers requested: preliminary plan requirements, Section 208-21.A; traffic impact study, Section 208-31.A.3.a.13; cartway widening and additional ROW, Section 208-46.B; sidewalks, Section 208-47.B; and recreation fees, Section 208-49.B.1.

Gordon L. Brown's letter dated February 9, 2018, was reviewed. Open items: 2A, owner's signature (Section 208-34.B.17); 2C, required easements and agreements (Section 208-34.B.18); 2E, Erosion and Sedimentation Control plan approval (Section 208-34.B.9); 2F, surety (Section 208-34.C.13); and 3, stormwater management plan approval (Section 208-34.C.10).

Motion by Rentzel, second by Hewitt, to recommend approval of the waivers as requested for the following sections: 208-21.A; 208-31.A.3.a.13; 208-46.B; 208-47.B; and 208-49.B.1. All members voted aye; motion carried.

Motion by Hewitt, second by Rentzel, to recommend approval, subject to the satisfactory resolution of the following items from the GLB letter referred to above: 2A, 2C, 2E, 2F, 3. All members voted aye; motion carried. All members voted aye; motion carried.

Sidewalks were discussed, and whether or not they get used and by whom. Mr. Trout noted that perhaps residents do not use some sidewalks that have been required, but business people use the sidewalks at lunchtime, so it's a good idea, depending on the area, of course.

Additional New Business

Mrs. Masemer reported that Asbury Pines II should be submitting informally (as in a sketch plan) for the March staff meeting. This was a previous submission which was not completed. Attorney Miller feels that this should be a new submission which will need to meet all current ordinances due to the fact that the applicant did not complete 90% or more of the public improvements associated with the previous plan.

McDonald's submitted a plan for the staff meeting in March.

So far, nothing is on the March Planning Commission agenda.

Mr. Scarborough reported on a situation in another municipality wherein there are three commercial lots surrounded by an industrial zone. On one of the commercial lots, there's a building which the owner has rented to "Gun Gallery." Apparently, at the last rezoning meeting that was held, there were several comments in opposition to that rental, particularly with recent current events. Mr. Scarborough wanted East Manchester Township to be aware of the discussion of the requirements to govern gun shops, with regard to distance to schools and other businesses, etc., just in case anything comes up in East Manchester Township.

Motion by Rentzel, second by Hewitt, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:55 p.m.

Respectfully submitted,

Julie B. Maher, Recording Secretary

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