

East Manchester Township
PLANNING COMMISSION MINUTES
August 14, 2018

At a special meeting held at the Township Building, the following members were present: Blaine Rentzel, Robert Nace, Edward Hewitt, Mike McCowan. Absent: Mike Scarborough. Also present: Engineer Laymon Mortorff, Acting Zoning Officer Byron Trout, Recording Secretary, and nine citizens.

Chairman McCowan called the meeting to order at 6:00 p.m.

Minutes

One correction to the minutes of July 24, 2018: at the bottom of the first page, the statement should read that truck traffic will not be permitted to turn left onto Zions View, not ~~Canal Road~~. **Motion by Rentzel, second by Nace, to approve the amended minutes of the meeting of July 24, 2018. All members voted aye; motion carried.**

Plan

84 Zion's View Road; Final Subdivision Plan;

Steve Gross, Jr., was present on behalf of one of the signatories on the plan. They had not signed the plans prior to the last Planning Commission meeting because until mid-afternoon of the date that the Planning Commission met, the signatories did not have a signed contract. That contract has been signed. Kudos to the Planning Commission members for upholding the rules and regulations associated with signatures on plans.

Waivers are requested for the following Sections: 208-21.A, preliminary plan; 208-49.B, rec fees (deferred to LDP stage); 208-61, monuments/markers (deferred to LDP); 208.46.B, curbs, sidewalks, street widening (deferred to LDP); 208.34.B.1, contours; and 208.34.A.4, scale.

Joe Stein, Warehaus, was present on this plan. He noted that the intent of the applicants is to obtain a few small tracts to complete this subdivision plan. Those land swaps are underway.

The Gordon L. Brown letter dated July 12, 2018, was reviewed. There are no outstanding items. On the YCPC letter dated July 17, 2018, there are no open items.

Mike Grothouse, 1215 Canal Road Extended, asked if there will be any compensation to any adjacent homeowners if a well collapses due to the heavy equipment use on the roads. Apparently, his son brought this possibility to his attention. No one on either the Planning Commission or associated with this plan ever heard of it, but it could be addressed on a case-by-case basis. Mr. Trout has no experience with this issue. He suggested that the contractors contact the surrounding property owners or homeowners prior to breaking ground to make sure everyone knows what's going on and when. Mr. Mortorff noted that he has never had anything like this happen, either, in all his years in this Township.

Mr. Hewitt asked about the location of the sign on Zions View, as one travels toward Canal Road, to turn right to get to Route 83. That sign seems to indicate that motorists should turn right onto Locust Point, which would be difficult at best for car traffic, and pretty much a no-go for a tractor trailer. This is a state sign; perhaps this should be checked. Good idea. To that end, Mr. Mortorff reported that the Township received a Letter of Awareness from PennDOT on this subdivision plan; the return of that letter to PennDOT will mention the sign question.

Barry Younker, 1085 Canal Road Extended, asked about the location of the retention ponds. Mr. Stein explained to Mr. Younker's satisfaction.

Motion by Rentzel, second by Nace, to recommend approval of the waiver requests as presented, outlined above. All members voted aye; motion carried.

Motion by Rentzel, second by Nace, to recommend approval of the Final Subdivision Plan for 84 Zions View Road. Three members voted aye; *Hewitt abstained*. Motion carried.

84 Zions View Road; Land Development Plan

Joe Stein was present on this plan, which involves the construction of a 1 million square-foot warehouse. Mr. Stein noted that as much as possible, the natural resources are retained on this site, including wetlands and forested land. Impervious coverage is just about 50%, well below the maximum permitted. Also, screening will be aided by 1400 giant arborvitae plants. The site will have controlled access with guard shack and security fencing.

Waivers requested: preliminary plan (Section 208.21.A); sidewalks and curbs (Sections 208-47.B and 208-47.A); grading slope setback (Section 208.44.F); scale (Section 208.34.A.4); basin slope (Section 199.P); and fencing (Section 199T).

The waivers for curbs and sidewalks are actually a six-month note (more accurately, it's a 90-day time frame), not actual waivers.

Discussion was held on the request for the waiver of fencing around the retention ponds. Are there children in the area who might find their way into the ponds? Do the ponds serve as an attractive nuisance? Is there any fencing that would keep someone out, if he/she is determined enough to get into it?

Mr. Mortorff asked why it's necessary to have two guard shacks. One's for trucks, one's for employees, and this should help prevent traffic stacking at the entrance. There will likely be signs directing employees and visitors to the appropriate path.

Mr. Nace asked about the requirement of the nearby properties to connect to the public sewer. The affected properties are listed on the plan, and the Developer's Agreement will spell out the terms of the financial assistance provided to the homeowners by the applicants. Great.

Gordon L. Brown's letter dated August 6, 2018, was reviewed. Outstanding items: 1, fence cutoff locations should be shown on LD 19, if needed (Section 208.44.E); 2C, Erosion and Sedimentation Control Plan approval (Section 208.34.C.9); 2D, surety and developer's agreement (Section 208.34.C.13); 2E, correct owner's address in General Note 7; and 2I, any traffic studies or agreements (Section 208-34.A.2.1.13).

YCPC comment letter dated July 17, 2018 was reviewed. Outstanding items: 1A, erosion and sediment control plan approval (Section 208.34.C.9).

Mike Roadhouse asked about the emergency access curbing improvements. No curbing improvements planned for this area. He also asked about drainage and stormwater runoff. Mr. Stein answered to his satisfaction.

Darlene Gladfelter, 35 Zions View Road, asked about emergency coverage. Union Fire Company will be the responder, and fire hydrants are located at intervals around the outside of the building. Is there hazardous material inside? In the event of a fire, would there be any risk of hazardous particles being airborne and discharged into the outside air? No. Internal sprinklers should take care of any airborne substances whatsoever.

Motion by Rentzel, second by Nace, to recommend the waivers as presented, enumerated above. All members voted aye; motion carried.

Is another waiver required for road widening? Mr. Koratich explained the situation. Township minimum road width is 34'. Mr. Stein noted in front of the applicant's property is to be improved to 34 or wider. No additional waiver is necessary.

Motion by Nace, second by Rentzel, to recommend approval of the Final Land Development Plan for 84 Zions View Road, subject to the satisfactory resolution of the following open items from the Gordon L. Brown letter referred to above: 1; 2C, 2D, 2E, 2I; YCPC 1A; and additional signs needed for the access near the guard sheds. Three members voted aye; *Hewitt abstained*. Motion carried.

Additional New Business

Nothing at this time.

Motion by Rentzel, second by Nace, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:02 p.m.

Respectfully submitted,

Julie B. Maher, Recording Secretary