

East Manchester Township
PLANNING COMMISSION MINUTES
March 28, 2017

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

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

Minutes

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

Plans

Orchard Business Park, Kinsley Equities, II, LP; Final Land Development Plan, Lot 6 and 9A (180 and 115 Gea Drive)

Dan Creep of LSC Design was present on behalf of the applicant. Plan date: 1/24/17; original submission 1/31/17; last revision (#1) 3/20/17; LSC Job #2016.257.00.

This plan proposes, on the NW side of Gea Drive (Lot 9A), a 166,000 square-foot warehouse, with truck and office parking; on the eastern side of Gea Drive (Lot 6), a special exception was approved by Zoning Hearing Board to allow accessory trailer parking.

Gordon L. Brown's letter dated February 10, 2017, was reviewed. Outstanding items: 4D, Erosion and Sedimentation Control Plan approval (§208-34.C.9); 4E, surety (§208-34.C.13); and 4F, recreation fees (§208-49). Mr. Mortorff added the following comments to be addressed: Sheet LD19 sidewalk handicap ramp detail needs revised and reflected on the plan. Also, make sure the utility pole doesn't interfere with the sidewalk placement. Add a fence on the top of the retaining wall on lot 6.

From the YCPC letter dated February 17, 2017, the following items are outstanding: Zoning comments: 2, minimum lot area requirement (2 acres) should be noted under Zoning/Site Data (§255-17.F); and SALDO: 3B, show dimensions of the turn-around (cul-de-sac) on Gea Drive (§208-34.B.7.b).

It was noted that there are still a few outstanding items on the stormwater management letter from Gordon L. Brown Associates dated February 23, 2017: 5, erosion control approval (§199-9.B(21) and 199-9.C(2) and 199-19); 9, stormwater maintenance fund fee (§199-31); and 17, release of financial security requires an as-built of the facilities.

Waivers requested: §208-21A, preliminary plan; §208-47, sidewalks along the east side of Gea Drive. Mike Scarborough would like a 90-day note on the plan; §208-46.D.3, clear sight distance along center lines should be not less than 150' (they can only provide 114'); §208-44.D, final grading no steeper than 3:1 (cut face 2:1); §208-44F, slopes setback minimum 10' plus 1' per vertical foot over 5' (asking for a reduction from the required 15' setback to 1').

Motion by Scarborough, second by Rentzel, to recommend approval of waivers requested for §§208-21A; 208-46.D.3; 208-44.D; and 208-44.F, listed above; AND to recommend approval of the waiver request for §208-47, with the installation of sidewalk

with the 90-day note shown on the plan and the utility pole to be located outside any proposed sidewalk. All members voted aye; motion carried.

Motion by Scarborough, second by Nace, to recommend approval of the Final Land Development Plan for Kinsley Equities II, LP/Orchard Business Park, subject to the satisfactory resolution of all outstanding items as outlined above: YCPC items Zoning 2 and SALDO 3B; GLB general letter items 4D, 4E, and 4F; and GLB stormwater letter items 5, 9, 17; AND revision of the sidewalk handicap ramp detail AND the addition of the fence to the retaining wall. All members voted aye; motion carried.

It was noted that the applicant voluntarily waived the time approval.

Additional New Business

Gymnastics of York just received a variance for the proposed use; small sketch plan to be presented to staff first.

Motion by Scarborough, second by Rentzel, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:44 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary