

East Manchester Township
PLANNING COMMISSION MINUTES
June 27, 2017

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 Laymon Mortorff, Zoning Officer Kristie Masemer, Recording Secretary, and three citizens.

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

Minutes

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

Plans

Final Land Development Plan, Tiger Trash

Jim Barnes was present on this application for 265 Steamboat Boulevard, James Holley Plan #170305, originally dated 5/26/17; latest revision is dated 6/15/17.

Tiger Trash is proposing a 7500-square foot area for working on the company's trucks plus a 1500-square foot area for office work. This is a roll-off construction waste business. No trash is brought to the site. There are 12 drivers who come to the site in the morning, get their route information, go out, and return in the evening; plus there will be four office workers. There will be areas for container storage, truck storage/parking, and employee parking. No walk-in trade or visits. The area will be surrounded by 6' high fencing; some areas of the fence will include slats for screening. This site already includes a house with a septic system. Public sewer will be provided for the new building with a grinder pump station. There is public water to the site. Three seepage pits will handle the entire stormwater volume.

Two waivers are requested: preliminary plan and slopes on one small area. **Motion by Scarborough, second by Nace, to recommend approval of the waiver requests by Tiger Trash for Sections 208-19.B and 208-44.F, as presented. All members voted aye; motion carried.**

Gordon L. Brown's letter dated June 8, 2017, was reviewed. Open items: 5, stormwater management plan approval (Section 208-34.C.10); 6D, planning module approval (Section 208-31.A.3.a.6); 6E, Sewer Authority signature (Section 208-34.B.21); 6F, Erosion and Sediment Control plan approval (Section 208-34.C.9); 6G, Surety (Section 208-34.C.13); and 6I, Recreation fees (Section 208-49.B). On the York County Planning Commission letter dated June 19, 2017, the following items are outstanding, although they are duplicates of GLB's open items: 6A erosion and sediment control plan (see 6F above), and 6B, (see 6D above).

Motion by Hewitt, second by Nace, to recommend approval of the Final Land Development plan for Tiger Trash, subject to the satisfactory resolution of the following open items from the letters referred to above: GLB 5, 6D, 6E, 6F, 6G, 6I; YCPC 6A, and 6B. All members voted aye; motion carried.

Final Subdivision Plan, East Manchester Township

Kristie Masemer presented the information on this plan, which involves six lots on Plan #L-5695; location 5080 North Sherman Street Extended; submitted by Gordon L. Brown

&Associates. 80 Long Road, which is owned by the Leppo family, and the property directly behind it, MI-49C (which is landlocked), also owned by the Leppo's are attached to each other by Blaine N. Rentzel's Subdivision Plan Recorded August 20, 1986 by note 6. MI-49C is proposed to be separated from 80 Long Road to be combined with MI-49D, which is currently owned by the Township. Also, the applicants propose to combine the Township property, 5080 N Sherman Street Extended, with the adjoining lots, 5100 and 5110 North Sherman Street Extended. One waiver requested for preliminary plan.

The York County Planning Commission letter dated June 19, 2017, has two open items: 2A, owners' signature (Section 208-34.B.17); and 2B, surveyor's signature and seal (Section 208-34.B.18).

Motion by Rentzel, second by Hewitt, to recommend approval of the request by East Manchester Township for waiver of Section 208-19.B, preliminary plan, as presented. All members voted aye; motion carried.

Motion by Rentzel, second by Hewitt, to recommend approval of the Final Subdivision Plan of East Manchester Township, subject to satisfactory resolution of the following open items from the YCPC letter referred to above: 2A and 2B. All members voted aye; motion carried.

Additional New Business

Mrs. Masemer reported that there will likely not be a meeting in July, but she's not certain. Mr. McCowan reminded the Planning Commission that he will not be present at any August meeting, and Mr. Hewitt would chair that meeting for him. So noted.

Motion by Rentzel, second by Hewitt, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:38 p.m.

Respectfully submitted,

Julie B. Maher, Recording Secretary