

East Manchester Township
 PLANNING COMMISSION MINUTES
 November 28, 2017

At a regular meeting held at the Township Building, the following members were present: Blaine Rentzel, Robert Nace, Edward Hewitt, and Mike McCowan. Absent with prior notice: 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 Hewitt, to approve the minutes of the meeting of June 2017. All members voted aye; motion carried.

Plans

Bradley and Kristine Kline, property at 55 King Street – Final Subdivision Plan, Project #1011-1, Lot Line Change Plan; submitted by First Capital Engineering.

Bradley and Derek Kline were present on this plan, which was submitted on October 19, 2017; this is Revision #1, revised on November 16, 2017. This subdivision proposes enlarging an existing non-conforming lot by adding 0.771 acres from Bradley and Kristine Kline at 55 King Street to the Derek and Brittany Kline property at 105 King Street. No development is proposed.

Waivers requested: §208-21A, Preliminary Plan Requirements; §208-34.B(5), final topographic contours at vertical intervals of 5'; and §208-34.B.16, show natural features on the plan.

Gordon L. Brown & Associates' letter dated November 9, 2017, was reviewed. Outstanding comments: 2F, copy of the driveway agreement (Section 208-34.C.11); add "East" to the non-building declaration block on the front of the plan. The applicants will be obtaining utility easements for Lots 42A and 44, a work still in progress.

York County Planning Commission letter dated November 16, 2017, was reviewed. Outstanding comments: 2D, driveway agreement (Section 208-34.C.11).

It was noted that the easement agreement is in the works with their private attorneys; however, the applicants are investigating further relief through their private attorney.

The email comments from MPL Law Firm are also outstanding. Attorney Miller would like the applicants to "provide the deed of transfer for the add-on and confirmatory deeds for each resulting lot for review by the solicitor."

Discussion was held on the indication on the plan and the reference to same on the MPL memo of the 16' wide driveway. The 16' must refer to the legal width, not the actual cartway width. The applicants will take up the matter with their attorney to make sure they are consistent.

Motion by Rentzel, second by Nace, to recommend approval of the waivers requested for Sections 208-21.A, preliminary plan; 208-34.B(5), topographic contours; and 208-34.B.16, natural features. All members voted aye; motion carried.

Motion by Hewitt, second by Nace, to recommend approval of the Final Subdivision Plan #1011-1, Bradley and Kristine Kline/Derek and Brittany Kline, Lot Line Change,

subject to the satisfactory resolution of the following items referred to above: GLB letter open item 2F; YCPC item 2D; add “East” to the non-building declaration block; approval of driveway agreement; approval of utility easements; show the easement for future sewer connection on the plan over the Stephens property; amend Note 11 and Note 12 per Attorney Christian Miller’s comments; and, per Attorney Andrew Miller’s request, “provide the deed of transfer for the add-on and confirmatory deeds for each resulting lot for review by the solicitor.” All members voted aye; motion carried.

Additional New Business

No word on fueling stations for Penn Waste.

The Quigley project will submit a request for a Zoning Hearing.

Kling had a ZHB hearing to expand its pre-existing non-conformity; it was learned that the applicant changed its use without approval. That is still a work in progress.

Nothing on the car wash.

Motion by Rentzel, second by Hewitt, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:47 p.m.

Respectfully submitted,

Julie B. Maher, Recording Secretary