

East Manchester Township
PLANNING COMMISSION MINUTES
June 25, 2013

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 Jon Beck and applicants: Tim O'Connor – Leg Up Farms; Joel Snyder – RGS Assoc.; Tim Bieber – Nutec Facilities; Joe Bricese – Starbucks Coffee Co..

Chairman Rentzel called the meeting to order at 7:00 p.m. Ed Hewitt asked about the Loych Plan that was reviewed by the Planning Commission during the January 22, Meeting. Jon Beck explained that Township Staff has been working with the Loyches' Attorney to have a driveway access and maintenance agreement executed between all property owners that live on Locust St Extd..

Minutes

The minutes of the meeting of January 22, 2013, were approved with no formal motion or second.

Plans

- A. Starbucks Coffee Company, 3000 Espresso Way – Land Development for Building Addition
Mr. Scarborough was not present for presentation due to a conflict of interest.

Tim Bieber from Nutec Facilities Corp., was present with Joe Bricese from Starbucks Coffee Company. This reverse subdivision plan is dated May 31, 2013, with one revision dated June 17, 2013. Starbucks Coffee Company is proposing the Land Development plan to provide for a 1,560 sqft building addition to the existing building at 3000 Espresso Way. In addition to the proposed building addition, a storage shed will be moved to make room for the building addition. Tim Bieber states that a number of waivers are being requested, and they are the same waivers that were requested six months ago. Chairman Rentzel starts to cover Gordon Brown's comment letter. Chairman Rentzel asks if comment #1 on Gordon Brown's letter, concerning the existing shed and compactor building being labeled, and Tim Bieber states that the item is done. Chairman asks about Gordon Brown comment #2, which states the following information should be provided on the plan:

- A. County Parcel Identification information on Sheet C-1 (s. 208-34.B.24) – Tim Bieber state it will be done and, during the previously approved subdivision, the required confirmatory deed has been written by an attorney written and should be recorded within a week or so. Once the deed is recorded the new parcel identification number will be labeled on the plan.
- B. Sewer Authority Signature (s. 208-34.B.21) – Tim Bieber assumes it will be done through the plan approval process.
- C. Original submission Date (s. 208-34.B.3) - Tim Bieber states it has been added to the plan.

Chairman Rentzel asks about Gordon Brown comment #3, concerning information relating to a recently approved plan, which should be referenced in General Note 6. Tim Bieber comments that is has been done. Chairman Rentzel asks about Gordon Brown comment #4, concerning the deed referenced in General Note 7, which should be recorded before this plan is recorded. Tim Bieber states that is correct. Chairman Rentzel asks about Gordon Brown comment #5, concerning improvements indicated "To Be Removed, should be labeled. Tim Bieber states that is has been corrected. Chairman Rentzel confirms the outstanding comments from Gordon Brown's letter are item #2A and item #2B and Tim Bieber states item #4 is also and outstanding comment, since it corresponds with item #2A. Chairman Rentzel

acknowledges C.S. Davidson's letter, which states there are no open items concerning the Northeastern York County Sewer Authority. Chairman Rentzel acknowledges there are four waiver requests:

1. s. 208-46B to provide 60' of ROW
2. s. 208-46F to provide 150' clear sight triangle along Bartlett Dr
3. s. 208-47 to provide street and sidewalks to Township standards provide a six-month note is on Final Plan
4. s. 208-21 to waive the preliminary plan requirements and proceed as a final plan

Motion by Hewitt to recommend approval of all requested waivers, second by McCowan; all members voted aye; motion carried

M. McCowan asks about York County Planning Commission comment letter. Chairman Rentzel addresses YCPC comments. Tim Bieber states that items #1A and #1B are done and item #2 will be done. E. Hewitt asks what type of building the storage shed is, since it is being moved; Joe Briscese comments that storage shed is not a pole building .

Motion by McCowan, second by Hewitt to recommend approval the Starbucks Building Addition Land Development plan as presented with the intention of completing open items from Gordon Brown letter: 2A, 2B, 4 and open item from YCPC letter: 2; all members voted aye; motion carried

B. Leg Up Farms, Request to Rezone 4535 N. Sherman St. Extd. and 45 Codorus Furnace Rd. Tim O'Connor from Leg Up Farms and Joel Snyder from RGS Assoc. were present to present the request to rezone a portion of 4535 N. Sherman St. and 45 Codorus Furnace Rd. Mr. Snyder explains applicant Louie Castriota is not present due to previous engagement. Mr. Snyder explains the area to be rezoned is approximately 14 acres in size, which was revised from 26 acres as originally proposed. The property is currently owned by J. Craft and Mr. Castriota has an option to purchase the property. 14 acres is the minimum area necessary for the development that Mr. Castriota wants to do. The area is adjacent to existing Village Zone so as not to have any issues surrounding spot zoning. Mr. Nace clarifies that a parcel across N. Sherman St is not part of the proposal. Mr. Nace asks where the boundary of the proposed Village zone would be; the boundary would extend down the property and end across from Blossom Dr. Chairman Rentzel expresses concern of all the road frontage on N. Sherman St. Extd. being utilized by the portion of the property being rezoned. The remaining portion of the parcel is zoned R-1. Chairman Rentzel comments that rest of property would be land locked, and he is concerned with residential development behind the Village zone. Mr. Nace asked if Mr. Snyder had thought about utilizing other properties currently zoned Village in order to limit the amount property needing to be rezoned. Mr. Snyder commented that is where the plan started, but during the Supervisors' meeting it was determine that 26 acres was too large of an area to be rezoned. Mr. Snyder comments that the rezoning would not prevent a subdivision plan from creating a R-O-W to provide access to the rest of the property. Chairman Rentzel comments on revising the zoning boundary line. Mr. Snyder comments that typical villages have been developed with high density commercial uses established along the road frontage and lower density residential uses were developed behind the commercial uses. Mr. McCowan asks Mr. Snyder to explain the project, so PC members understand the nature of the rezoning request. Tim O'Connor, Development Director for Leg Up Farms, presents plan in Mr. Castriota's absence. Mr. O'Connor provides an overview of the accomplishments of Leg Up Farms and what services Leg Up Farms provide. Mr. O'Connor explains that Leg Up Farms is looking to the "next step" to provide a more holistic approach to serve Leg Up Farms patrons. Leg Up Farms wants to develop a local farmers market to provide vocational and life skills to the patrons being served by Leg Up Farm. Mr. Snyder compares Leg Up Farms farmers' market to Brown's Orchard, which is located south

of Loganville in Springfield Township. Mr. McCowan states that the farmers' market would serve as an "anchor" for the development, and he asks what kind of impact the development would have on traffic in the area. Mr. Snyder comments that a Penn Dot traffic study has indicated there are currently 6,000 daily trips per day along this route, which should increase over time. Mr. Snyder states that a small scale commercial between 4,000 to 8,000 square feet could be supported with current traffic flow. The request is to ensure there is enough space to grow with the forecasted demand. Mr. Nace asks if there is a housing component to the development. Mr. Snyder comments that the back portion of the property would still be R1, which would be suitable for low-density residential development. Mr. O'Connor states that Leg Up Farms long term goal is to provide a "community benefit organization" that is able to work with people from birth through adulthood. Mr. McCowan sums up Mr. O'Connor's comments as Leg Up Farms wants to create a social and financial "microcosm" to provide all the services a special needs person might need. Mr. McCowan asks what the professional concerns are with this proposal. Mr. Mortorff explains that professional concerns revolve more around a land development plan that would be presented due to the traffic concerns at the N. Sherman St Extd. and Codorus Furnace Rd. intersection. Mr. Mortorff asks how much of the 14 acres would initially be used for the farmers' market and the subsequent parking required. Mr. Snyder comments that probably one-third to one-half of the 14 acres would be required for the farmers' market and its required parking. Mr. Mortorff confirm 5-7 acres would be needed. Mr. O'Connor comments that the "market" would be the lynch-pin for the whole project. Mr. Hewitt comments that project is admirable but reiterated that the intersection of N. Sherman St. Extd. and Codorus Furnace Rd. is a nightmare and could possibly require "wiping" out portions of people's property for the necessary right-of-way to make improvements at the intersection. Mr. Hewitt mentions a traffic study, but Mr. Snyder confirms there was no traffic study submitted with the request; what was submitted was a "trip generation evaluation" prepared by TRG (Transportation Resource Group, Inc). Mr. Rentzel asks about public water and sewer on the sight, which currently does not have public water or sewer. Conversations were generated concerning the whereabouts of the public water and public sewer lines along N. Sherman St. Extd. Mr. Scarborough asks if the site is going to be owned by Leg Up Farms or another entity. Mr. O'Connor comments that the organizational structure of the farmers' market is still being "toyed with". Mr. O'Connor explains it will be determined based upon funding. Mr. McCowan asks what Leg Up is requesting from the Planning Commission at the meeting. Mr. Beck explains that the East Manchester Township and York County Planning Commissions must review the plan and vet all questions and concerns with the request. The East Manchester Township Planning Commission needs to submit a report to the East Manchester Township Board of Supervisors with their recommendations. Mr. McCowan is also concerned with the traffic improvements necessary at N. Sherman St. Extd and Codorus Furnace Rd., specifically the decrease in property values generated from putting a traffic light at that intersection. Mr. Scarborough asks about what other uses would be permitted under the Village zoning district, and what are the implications of approving the Village zoning district, specifically in allowing high-density and multi-family residential uses? Mr. Beck reads off the list of uses in the Village zoning district and informs the Planning Commission that lot sizes would also be affected. The lots sizes under the R1 zoning district without public water and sewer need to be a minimum of 2 acres; whereas in the Village zoning district, the minimum lot size without public water and sewer is 1 acre, and the minimum lot size with public water and sewer is 8,000 Square Feet. Mr. Rentzel comments that if the rezoning request would be approved and Leg Up Farms funding would not materialize, then it would leave open the possibility of having another developer coming in and utilizing the land for something other than what Leg Up Farms is proposing. Mr. Rentzel also comments his concerns with the proposal utilizing so much road frontage along N. Sherman St. Extd. Mr. Scarborough comments that right-of-way requirements would be handled during the land development process, but he is concerned with all the improvements requirements necessary with that parcel and area. Mr. Scarborough asks if there are any topographical

restrictions. Mr. Snyder comments there are not topographical restrictions with the site, i.e. wetlands, etc.. Mr. Rentzel makes a suggestion to decrease the amount of land to be rezoned and reapply for a rezoning of additional lands if necessary. Mr. Mortorff summarizes that the Planning Commission would feel more comfortable with a proposal to rezone the property to cover the need of the farmers' market, and if Leg Up Farm would need to expand, Leg Up Farm could reapply to the township and request more area be rezoned to accommodate the expansion of services. Mr. Snyder also confirms the Planning Commission's wish to see a smaller rezoning request to cover the farmers' market. Mr. Rentzel comments that if the purchase of the property were to happen, where Leg Up Farm would own the property, the Planning Commission would feel more at ease with the rezoning request to avoid any situation where the current owner would sell the property to another developer. Tim O'Connor says Leg Up Farm is going to regroup and come back before the Planning Commission with a revised rezoning request. Mr. O'Connor requests that the proposed rezoning proposal be tabled until the next Planning Commission meeting. The Planning Commission agrees to have the proposal tabled until the July Planning Commission meeting.

Zoning Cases

None this month.

Additional New Business

Township staff had reviewed a sketch plan for a building addition for the property at 50 Devco Dr. No land development plans were submitted for the township to review.

Motion by Rentzel, second by McCowan, to adjourn. All members voted aye; motion carried.
The meeting adjourned at 8:05 p.m.

Respectfully submitted,

Jon E. Beck,
East Manchester Township
Zoning & Code Enforcement Officer