

East Manchester Township
PLANNING COMMISSION MINUTES
September 22, 2015

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 Taylor, Recording Secretary, and two citizens.

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

Minutes

The minutes of the meeting of April 2015 were approved with no formal motion or second.

Plans

A. Robert Rentzel, Reverse Subdivision and Subdivision Plan; 5380 Board Road, Mt. Wolf

Patti Fisher of James Holley Associates was present with Troy Rentzel, the property owner of 260 Steffie Dr. This plan was originally dated August 31, 2015; latest revision September 16, 2015. Robert Rentzel has three separate parcels, three separate deeds, same address. These lots were previously grouped together for Clean and Green purposes. In the instant subdivision, the applicants decided to combine all the properties by way of a reverse subdivision. Lot 4 will be subdivided off after the properties are combined and added to the property of Troy Rentzel. Troy Rentzel asked about keeping Robert Rentzel's properties in Clean and Green, which should be no problem, as it'll all be over 10 acres.

Ms. Fisher asked about the 60' ROW at the end of Steffie Drive because Troy has concerns in regards to how much property he will not be able to use due to the existing cul-de-sac on the existing plans for the Steffie Drive Subdivision. A hammerhead turnaround was installed and instead of being on Robert Rentzel's property like a previous plan shows, it will be on Troy Rentzel's property. Discussion was held to possibly move the cul-de-sac to be away from Troy's proposed property (Lot 4) and an easement agreement would have to be executed so that if the cul-de-sac is ever developed then the easement would dissolve for the hammerhead turnaround. This would help to square off Troy's property. The new lot line should be drawn along the center line of Steffie Drive (the center of the cul-de-sac).

A waiver was also discussed for the dedication of five feet on Board road to make a 25' ROW to a 30' ROW. The surrounding properties are also a 25' ROW. This waiver was not presented, but was suggested by Ms. Fisher.

Gordon L. Brown's letter dated September 10, 2015, was reviewed. Outstanding comments: 2, front lot line should be projected from the center line of Steffie Drive to the center of the cul-de-sac, and the side lot line should be from the center of the cul-de-sac to the rear lot line (Section 208-43.C); 3a, add correct setbacks (Section 208-34.B.12); 3b, install monuments (Section 208-67). YCPC comments dated September 15, 2015: 2b, dimension for front building setback on Lot 1 (Section 208-34.B.12), waivers to be requested.

Mr. Mortorff suggested that perhaps this plan should go before the Board of Supervisors with the revised plan showing the revised cul-de-sac, just to get their input. The Planning Commission members agreed.

The applicant requested that the plan be *tabled* until a revised plan can be presented and reviewed. Discussion was held on whether the Planning Commission has been given the authority to table plans or not.

The plan was *tabled* until next month (or whenever).

Additional New Business

A. Dollar General wants to have the water main extended to North Sherman Street Extended, and the water company will not do it. Next move by Dollar General? Uncertain.

Ms. Taylor explained the situation. Dollar General wants the line to be extended but doesn't want to pay for the extension. They feel that other businesses will move into that area and use that line, so why wouldn't they share in the expense? The York Water Company is not interested in extending the line and paying for it either. Unknown what will happen.

PPL plan? Uncertain at this point.

Shady Lane will be submitting a plan for October.

Motion by Nace, second by Scarborough, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Julie B. Maher, Recording Secretary