

East Manchester Township  
PLANNING COMMISSION MINUTES  
February 26, 2019

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

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

**Minutes**

**Motion by Rentzel, second by Nace, to approve the minutes of the meeting of January 2019. All members voted aye; motion carried.**

**Plans**

Hyperion Properties, Inc., 795 Canal Road, Extended; Subdivision Plan

Joe Stein, Warehaus, was present on behalf of the applicant. The original plan was dated 12/21/18; the latest revision is dated 1/24/19; plan number 2018.0073.01.

This is a land swap between Hyperion Properties, Inc. and Mrs. Lisa Texter to accommodate the dedication of right of way to Penn DOT for road improvements associated with the approved 84 Zions View Road land development plan. At a previous Planning Commission meeting, the recommendation was to move the stormwater basin that was not meeting the accessory structure setback in the Zoning Ordinance. The Board of Supervisors, at their February 2019 meeting, agreed with the moving of the basin and the submission of an as-built plan for the 84 Zions View Road project.

Waivers requested: Section 208-34.A(4), plan scale; Section 208-34.B(1), existing features; Section 208-46.B, road improvements; and Section 208-49.B, recreation fees.

It was noted that this subdivision plan has no road improvements involved, as it is merely a transfer of land between this applicant and Mrs. Texter. The road improvements to be constructed at Mrs. Texter's frontage are associated with the land development plan at 84 Zions View Road.

There was a discussion of the Henry property (Lot 3 on this plan) and whether there was any easement involved for access. Was there ever an official recording of any decision on a past dispute? Mr. Stein said that the title investigation turned up nothing to that effect. Discussion was held on the driveway and whether it should be kept. There's no reason for anyone to use that driveway anymore, and to leave it in, as secluded as it is, will surely invite misuse.

Should the old macadam be torn out? Or left to disintegrate? The applicant was thinking of just leaving it all in place so as to avoid disturbing the area for the sake of disturbing ground. Mr. Stein noted that the macadam was in pretty bad shape, so stone was put down so that construction vehicles could use it. The construction vehicles no longer use the drive, but there are passenger vehicles that use it. To disturb it might create drainage problems.

**Motion by Rentzel, second by Scarborough, to recommend approval of all waivers as requested: Section 208-34.A(4), plan scale; Section 208-34.B(1), existing features; Section 208-46.B, road improvements; and Section 208-49.B, recreation fees. All members voted aye; motion carried.**

The letter of Gordon L. Brown's office dated January 14, 2019, was reviewed. Comment number 5 was discussed. Mr. Stein noted that evidence will be provided to show that the HOP ROW will match the ROW on this plan, per Mr. Mortorff's request. Outstanding items: 5, provide evidence to prove that the HOP ROW will match the ROW on the plan; 6, confirmatory deeds shall be provided to the Township Solicitor for the proposed transactions (Section 208-34.C.12); **added comments:** Add bearings and distances on the Zions View Road ROW AND show setback lines on Lot 1A.

**Motion by Scarborough, second by Rentzel, to recommend approval of the subdivision plan for Hyperion Properties, Inc., at 795 Canal Road Extended, subject to the satisfactory resolution of the following open items from the Gordon L. Brown letter referred to above: 5 and 6; from the response letter from Warehaus dated February 25, 2019, open items: B, add bearings and distances to Zions View Road property line; E, add the setback line on lot 1A; F, HOP plans need to be revised to have ROW match this subdivision plan; PLUS two additional comments: remove property line on Lot 14 (Gross property); AND add a note to the plan, approved by Engineer Laymon Mortorff, to confirm that there's no access or easements from the surrounding lots to the access drive on 84 Zions View Road. All members voted aye; motion carried.**

#### **Additional New Business**

Garrod Hydraulics, Canal Road Extended and Locust Point Road -- possible submission at the end of February, however, there are zoning issues to be addressed before presentation to the Planning Commission.

Codorus Quarry -- possible submission at the end of February, however, there are zoning issues to be addressed before presentation to the Planning Commission.

These plans are similar, in that each one wants to put multiple structures on one lot, which requires zoning approval of a Variance.

**Motion by Rentzel, second by Nace, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:50 p.m.**

Respectfully submitted,

Julie B. Maher, Recording Secretary