

East Manchester Township
PLANNING COMMISSION MINUTES
July 23, 2019

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

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 June 2019. All members voted aye; motion carried.

Plans

A. Frank Holtzapple, 165 Fourth Street, Final Subdivision Plan; drawing number 6557.3.01.00 and final revision date of July 11, 2019.

Dave Fuhrman, C. S. Davidson, was present on behalf of the applicant. The current owner, Jolynn Achaj Runkle, is selling the property that adjoins Mr. Holtzapple's. Mr. Holtzapple would like to purchase the lot to attach to his lot, so he has more control over what happens to that lot. No proposed improvements to the new larger lot.

GLB's letter dated July 11, 2019, was reviewed. There are no outstanding items. All of YCPC's comments are duplicated within the GLB letter. Monuments will be placed.

Waivers requested: preliminary plan (Section 208-21); curbs and sidewalks (Section 208-47.A and B); and street widening (Section 208-46.B.1).

Motion by Nace, second by Rentzel, to recommend approval of the above waivers as presented. All members voted aye; motion carried.

Motion by Rentzel, second by Nace, to recommend approval of the Final Subdivision Plan of Frank Holtzapple. All members voted aye; motion carried.

B. Core5 Industrial Partners, LLC; concept plan of new access drive for the Quarry property.

Charlie Courtney spoke on behalf of the applicant. When this plan was presented to the Planning Commission in May, the big question was traffic control, specifically the left turn, and access to Mundis Race Road. Modifications were made to the plan to deter truck traffic from turning left from the site. A sketch plan was presented.

Josh Hoffman presented the information. On Busser Road, they propose to extend the cul-de-sac into the site and they eliminated access points that were in the floodplain. Building 1 was modified. The warehouse is about 10K square feet larger than originally planned. Trailer storage area was eliminated. Same basic stormwater plan. There is an emergency access planned onto Mundis Race Road. Discussion was held on the design of the emergency access drive; Mr. Nace would like to see it paved rather than gravel, for ease of snow removal if necessary. It will be gated, so it won't really matter. There will be a retaining wall between the site's road and the Township road. Curbing on Mundis Race Road? Waiver requested for curbs

and road improvements. Traffic study will be revised. Manchester Township preliminarily approved the basics of the new plan.

The Dellinger Road swale can be piped to eliminate the existing stormwater problem. Curbing provided? Hoping for a waiver on the curbing issue. Sidewalks within the site? Only around a few of the buildings, with pedestrian crossings at two locations on Mundis Race Road to access the rail trail. Rabbit Transit will indeed come into the site to pick up or drop off.

Craig Mellott discussed the proposed truck traffic, noting 500-600 trucks per day.

Will traffic turn right onto Emig Mill Road? The applicant will encourage trucks to turn left out of the site. Perhaps a light on Emig Road? Manchester Township and PennDOT will make that determination.

Biggest impact of the revision is to keep truck traffic off of Mundis Race Road. Would the Planning Commission recommend a waiver of the curbs and sidewalks and road improvements on Mundis Race Road? Yes, and Mr. Mortorff agrees. Mr. Mortorff asked about the fence at the proposed retaining wall abutting the right-of-way on Mundis Race Road and recommended that measures be taken to prevent oncoming headlights from being a problem. They will take this into consideration.

Waivers requested: curbs/sidewalks, and road improvements on Mundis Race Road. Discussion was held on whether curbing should be installed on Dellinger Road. Water control was the issue. Sidewalks on Dellinger Road could be waived, but how about the curbing? This issue wasn't really decided. It was noted that the address of the site must be Busser Road in order for Google Maps to send traffic the desired routes. Mr. Mortorff did Google the site as Busser Road and it indeed does avoid the routes of North Sherman Street to Mundis Race Road.

Recreation area/fee was discussed. The County Rail Trail is interested in the applicants' land that is identified for recreation. Discussions are being held with the County. The applicants would be dedicating the recreation land to the County; could that transaction count as their recreation fee or contribution? If the County owns it, they won't pay the Township taxes. Perhaps the Township could negotiate a partial recreation fee to offset that lost revenue.

The Planning Commission members said well done on the revisions on this plan. Many problems were solved.

From the audience, Mike Grothouse, 1215 Canal Road Extended, spoke, with a concern about the volume of truck traffic. Also, when a business wants to build in the Township and they ask for a tax break, how's that work? He wondered why, if the business comes in and tears up the roads, etc., why give them a tax break? Mrs. Masemer explained that this is the LERTA program and some modifications may be proposed in the near future for the review process of the applicants. Discussion was held on this topic.

C. Review of proposed Amendment to the Zoning Ordinance by creating Chapter 165—Rentals, Short-Term

This amendment was discussed last month. YCPC's recommendation is to not adopt the amendment as presented due to the proposed zoning districts of Conservation and Agriculture for Special Exception because Short Term Rentals (STR) does not meet the intent of those districts. Mr. Mortorff feels that they do meet the intent of those districts and would be appropriate as proposed. YCPC also had recommendations on the zoning districts in which this would be permitted being similar to bed and breakfast inn's. It was noted that the Township does NOT have to act in accordance with YCPC's recommendation. Attorney Miller and Mrs. Masemer

feel that “tourist home” classification should be eliminated from the current Zoning Ordinance; this Short-Term Rental amendment would replace it.

Originally proposed: STR’s are permitted by Special Exception in the Agricultural and Conservation districts; all applications would go before the Zoning Hearing Board. It was again noted that the reason that this amendment is so complicated and detailed is so that enforcement can occur at any time. STR’s are essentially residential motels with transient traffic. It’s protection for the Township all along the process. Will the Zoning Officer be able to handle the extra enforcement issues? The new chapter includes provisions to allow the police to conduct enforcement when violations occur out of Township business hours. The new chapter also allows for the police to cite the tenants since different tenants will come and go quickly and violations at hand such as trash and noise can be handled at a faster rate, rather than waiting for the Township to open again on Monday after the tenants are gone. The new chapter even includes the amount of violations that a short term rental can have before the license is pulled and suspended for a year or not being able to be reissued again. Also, the new chapter allows the township to hire 3rd party agencies for building code inspections in cases of unkempt structures. There would likely not be too many of these uses happening at one time, but if the practice continues and increases dramatically, an extra Township employee might be needed.

Motion by Rentzel, second by Nace, to recommend approval of the proposed amendment to the Zoning Ordinance to create Chapter 165, Rentals, Short-term; removing “tourist home” language; and permitting the use by Special Exception in the following Zoning Districts: Agricultural and Conservation. All members voted aye; motion carried.

Additional New Business

Dallmeyer, North Sherman Street plan – there’s a PennDOT scoping meeting for the access onto Sherman Street, August 5.

Submission for the August meeting: Subdivision and LDP for Hillwood for 972 Canal Road, Extended.

Submission for the September meeting: Core5 Industrial Partners, LLC, Subdivision plan for Codorus Quarry site.

Motion by Rentzel, second by Nace, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:28 p.m.

Respectfully submitted,

Julie B. Maher, Recording Secretary