

East Manchester Township  
PLANNING COMMISSION MINUTES  
September 24, 2019

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 Masemer, Recording Secretary, and five citizens.

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

### Minutes

**Motion by Hewitt, second by Scarborough, to approve the minutes of the meeting of August 2019. All members voted aye; motion carried.**

### Plans

1. Preliminary Subdivision Plan for Codorus Quarry Site:

Josh Hoffman was present on behalf of the applicant, Core5 Industrial Partners, LLC; project number 18-0357-004; dated February 28, 2019; last revised August 26, 2019. Gordon L. Brown's letter dated April 17, 2019, was reviewed. Outstanding items: 1, any conditions related to the closure of the quarry permit should be noted on the plan (Section 208-31.A.2.a.12); copy of proof of compliance will be provided to Mrs. Masemer; and 2, Lot 6 is being offered for dedication to the Township for recreation purposes. It should be determined whether Lot 6 is acceptable for recreation purposes (Section 208-49.B). *Also, correct Note 6 on SD3.0 from East Manchester Township to York County.*

Regarding Item 2, Charlie Cortney confirmed that the County is interested in having the recreational area dedicated for public use. The applicant will dedicate that land to the County assuming that the County accepts the land pending the resolution of the sinkhole problem. Discussion was held on how the recreation dedication/fees will be addressed to the benefit of all.

The YCPC letter dated May 16, 2019, was reviewed. Open items: 1A, proof of granting of the waiver requests; otherwise, address the waivers (Section 208-31.C.2); and 1B, request for Planning Waiver and Non-Building Declaration from PA DEP (Section 208-31.3.a.6).

*Waivers requested:*

Section 208-46.B.1, road widening

Section 208-47, curbs and sidewalks on Mundis Race Road, Dellinger Road, and Dellinger Farm Court

Mr. Hoffman reviewed the reasons for the waiver requests. Internal sidewalk systems are proposed for employees to use. Mr. Nace asked about the low-lying area of water collection and what will be done about that collection of stagnant water/mosquito threat. Mr. Hoffman explained that the land development plan corrects that situation with the grading and removal of the berm. He also explained that the applicant is not proposing to disturb the wetland area. The idea is that the removal of the berm will remove the water that stands idle and poses a mosquito gathering threat.

Mr. Scarborough is still concerned with the increased amount of traffic that will be funneled onto Mundis Race Road. *Discussion to be held in the land development plan stage.*

*Waivers were deferred to the land development plan stage, per Mr. Mortorff's recommendation.*

**Motion by Scarborough, second by Nace, to recommend approval of the preliminary subdivision plan for the Codorus Quarry site, subject to the satisfactory resolution of the following open items from the GLB letter and YCPC letter referred to above: GLB (4/17/19) 1, 2, and correct Note 6 on SD3.0; and YCPC (5/16/19) 1A and 1B; AND to defer action on the waivers until the land development plan stage. All members voted aye; motion carried.**

2. Preliminary Subdivision Plan for Codorus Quarry Site:

Josh Hoffman was present on behalf of the applicant, Core5 Industrial Partners, LLC; project number 18-0357-004; dated February 28, 2019; last revised August 26, 2019. GLB's letter dated September 10, 2019, was reviewed. Outstanding items: Zoning Ordinance 1, line of sight drawings should address roof top units, any exiting vegetation that is not evergreen, and the adequacy of proposed light shields (Section 255-50.E [*corrected Section number*]); 2, stormwater management plan comments (Section 208-34.C.13); 3A, bearings and distances for lot lines on the appropriate plan sheets (Section 208-34.B.11); 4, screening shall be provided so that the headlights for vehicles traveling on the access drive in front of Building 1 are not a hazard for vehicles traveling on Mundis Race Road (6' fence proposed instead of a 4' fence OR proof that 4' is adequate using line of sight drawing) (*no Section referenced*); 5, the traffic impact study has been revised to eliminate the proposed entrances onto Mundis Race Road. No truck traffic and minimal car traffic has been distributed to Mundis Race Road. It is recommended that a monitoring program be required after the first and fourth buildings are complete to verify that Mundis Race Road is not impacted by traffic from this development. [The applicant feels that monitoring is not necessary if truck traffic is diverted.] If truck traffic or excessive other traffic is having an impact on Mundis Race Road, corrective actions must be taken. If PennDOT approval is not received, monitoring definitely must be done.

Zoning Ordinance comment 1 was discussed, with Mr. Hoffman showing/explaining the line of sight proposals for the berm, plantings, screening, and lighting. Mr. Scarborough asked about the berm and buffer plantings that the quarry was required to install. Will those be kept? No, that berm area falls in the middle of two of the proposed buildings.

Mr. Mortorff reminded Mr. Hoffman that he'd requested some additional sight lines (at the last staff meeting). Mr. Hoffman apparently didn't get the word, so Mr. Mortorff re-explained what he'd like to see. Discussion was held on whether there's a residential use that requires additional line of sight drawings. Mr. Hewitt related his line of sight issue with the other big construction project that was built next to his home. It would be great not to repeat that experience with this project. How about screening on the park side? That would definitely help, as the screening will be closer to the viewers. Mr. Hoffman admitted that from certain points, it's going to be impossible to completely screen the building from view. It was noted that some viewers (members of the astronomy club) are more concerned with the nighttime lighting proposals than they are with the daytime views.

Mr. Cortney asked what needs to be screened? The lighting or the building?

Can the applicant provide larger screening to begin with? Might not be practical to start with, say, a 25-foot tree.

Can the applicant ask the astronomy club members if it's all right if they see parts of the building as long as the lighting will not interfere with their star-gazing activities?

Can the applicant ask the park for permission to plant screening nearby?

All good ideas.

*Additional line of sights to be provided by the applicant* (open comment Zoning 1).

Discussion was held on the fencing by the roadway; make sure the headlights aren't visible and bothersome. Is a 4' fence adequate? *Maybe a 6' fence?* Or a line of sight drawing proof that the 4' model is adequate.

Craig Mellott spoke about Item 5 on the GLB letter – Manchester Township asked the applicant to provide a dedicated truck route and truck restrictions on Mundis Race Rd., which has been proposed and is under PennDOT review. Mr. Cortney confirmed that if truck traffic is diverted from Mundis Race Road, monitoring isn't necessary. Mr. McCowan asked what if there's a problem? That would then be an enforcement issue by local law enforcement, since this change would have an Ordinance associated with it.

YCPC letter dated May 16, 2019, was reviewed. Outstanding items: 3C, any required Sewage Facilities Planning Module for approval by PA DEP (Section 208-31.3.a.6).

*Waivers requested:*

Section 208-46.B.1, road widening

Section 208-47, curbs and sidewalks on Mundis Race Road, Dellinger Road, and Dellinger Farm Court

Mr. Nace would rather see concrete curbing rather than macadam curbing, as a snowplow will damage the macadam curb quicker than a concrete version. The Supervisors should be made aware of this recommendation.

Mr. Scarborough was concerned about possible future road widening of Mundis Race Road (or any of the roads involved with this project). Does the standard 6-month note cover that? It's hard to anticipate any widening to be done in the future, and it would be good to try to look ahead.

**Motion by Scarborough, second by Hewitt, to recommend approval of the waiver requests as presented: road widening (Section 208-46.B.1) AND to make sure the 6-month note is on the plan. All members voted aye; motion carried.**

**Motion by Rentzel, second by Nace, to recommend approval of the waiver of curbs and sidewalks on Mundis Race Road, Dellinger Road, and Dellinger Farm Court (Section 208-47), AND to recommend that the Board of Supervisors consider concrete curbing on Dellinger Road AND to make sure the 6-month note is on the plan. All members voted aye; motion carried.**

**Motion by Scarborough, second by Hewitt, to recommend approval of the waiver request for road widening, Section 208-46.b.1, requested in the *subdivision plan* of the Codorus Quarry site as above. All members voted aye; motion carried.**

**Motion by Hewitt, second by Nace, to recommend approval of the waiver request for Section 208-47, curbs and sidewalks on Mundis Race Road, Dellinger Road, and Dellinger Farm Court, for the *subdivision plan* of the Codorus Quarry site as above, AND to recommend that the Supervisors look at concrete curbing on Dellinger Road. All members voted aye; motion carried.**

Discussion was held on the emergency access road, the activation of the gate, and the possible paving of the access road.

**Motion by Hewitt, second by Nace, to recommend approval of the land development plan for the Codorus quarry site, subject to the satisfactory resolution of the following from the Gordon L. Brown letter dated September 10, 2019, referred to above: Zoning 1; SALDO 2, 3A, 4, and 5, from the GLB letter dated September 10, 2019, AND 3C from the YCPC letter dated May 16, 2019, referred to above. All members voted aye; motion carried.**

No comments or questions from the audience.

### **Additional New Business**

Subdivision and Land Development Plans for 972 Canal Road Extended; unsure of when they might resubmit these to the Township. Perhaps in October for the November meeting. Mr. Scarborough will not be present for the November 26 meeting. Now what? It was also noted that December's meeting will be on the third Tuesday, not the fourth Tuesday of the month.

Orchard Business Park Phase II, Canal Road Extended, might re-submit before November – request to expand already approved building (Lot 3, 500 Canal Rd. Ext), which is the land closest to 83 over pass.

Possible Checkers Restaurant at location of the former Manchester car wash. Likely for October's meeting.

Mr. Hewitt commented, requesting that the Board of Supervisors look at the Township's ordinances for lighting, noise, change setback to require 300' from industrial to residential, parking setbacks, and waivers for steep cuts/slopes. His idea is to protect the future residents from the debacles of the recent industrial project.

**Motion by McCowan, second by Rentzel, to adjourn. All members voted aye; motion carried. The meeting adjourned at 9:32 p.m.**

Respectfully submitted,

Julie B. Maher, Recording Secretary