

East Manchester Township
PLANNING COMMISSION MINUTES
May 26, 2020

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 four citizens.

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

Reorganization

Motion by Rentzel, second by Nace, to adopt the following slate of officers for 2020: *Chairman, Michael McCowan; Vice Chairman, Mike Scarborough; Secretary, Edward Hewitt; second, Robert Nace, alternate second, Blaine Rentzel.* All members voted aye; motion carried.

Minutes

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

Plans

Core 5 -- Final Subdivision Plan for Codorus Quarry site –

Josh Hoffman and Charlie Courtney were present on this plan. The final plan was submitted on February 24, 2020, last revised March 17, 2020, project number 18-0357-004. Three existing parcels to be consolidated, then subdivided into five lots. Preliminary subdivision approval was received from the Board of Supervisors.

Gordon L. Brown's comments dated March 9, 2020, were discussed. Snyder, Secary, and Associates' response dated March 17, 2020, covered the completed items and the following outstanding comments: 3B, owners' association documents (Section 208-13); 3C, street addresses (208-34.B.26); 3E, private deed restrictions including a private road maintenance agreement (Section 208-34.C.11).

Discussion was held on the actual street addresses for the properties. Mr. Mortorff feels that the street addresses aren't in accordance with the traffic study. Usually the addresses are set by the post office and township personnel. He's not familiar with the practice of 911 assigning the street addresses. Mr. Courtney requested that EMT staff speak to someone from Manchester Township and discuss the inconsistencies with the 911 system. Between Mr. Scarborough and Mrs. Masemer, someone will see to it. Is this an Emigsville address? No, it's a Mundis Race Road, York, address, 17406. Something needs to be changed. Can the internal road be labeled Busser Road Extended or something similar? It has to be something recognizable by a GPS and an actual address so that trucks aren't misdirected.

Waivers approved with the preliminary plan: plan sheet size; street widening Mundis Race Road, Dellinger, Dellinger Farm Court; curbs and sidewalks along those three, with an exception for curb along the west side of Dellinger Road.

Mr. Nace had some questions. For the Land Development Plan: blasting notice should be added to the plan, with the EMT Zoning Officer being notified of any blasting. Also, the EMT fire chief should certify the fire hydrants' locations and Knox boxes. Mr. Hoffman noted that

this discussion is for the subdivision plan; Mr. Nace will reiterate his comments during the land development plan discussion.

Motion by Scarborough, second by Nace, to recommend approval of the Final Subdivision Plan of Core 5, dated 3/17/20, subject to the satisfactory resolution of the following open items from the GLB letter referred to above: 3B, 3E, AND 3C, with the street addresses to conform to the existing Busser Road street name and *not* carry the name of any of the other roads on the plan. All members voted aye; motion carried.

Core 5 – Final Land Development Plan for Codorus Quarry site – Phase 1

Josh Hoffman and Charlie Courtney were present on this plan as well. The final plan was submitted on February 24, 2020, last revised March 17, 2020, project number 18-0357-004. Phase 1 will encompass the following: emergency access drive, construction of one building and parking areas. Waivers granted with preliminary plan approval: plan sheet size; street widening and curbs and sidewalks; utility profiles; cut face grading; fill slopes; minimum distance to a property line; private access driveways serving more than one property; maximum side slopes.

Since the applicant's last appearance before the Planning Commission, the sewage planning module was approved, the NPDES permit was received, and the general permit for utility crossing for the stream was obtained. Regarding the March 27, 2020, stormwater letter from GLB, all comments have been addressed. Mr. Scarborough is concerned that the 2:1 slopes will fail, what with the springs in the area. What will happen in that case? Mr. Hoffman agreed that there are significant slopes in this area, and he is working with agencies that are proposing ways to deal with the slope and possible failure.

Comments from GLB letter dated March 9, 2020, were reviewed. Outstanding items: 2A, owners' association documents (Section 208-13); B, street addresses (Section 208-34.B.26); C, Planning Module information for General Note 19 on Sheet SP 3.0 (Section 208-31.A.3.a.6); E, recreation fees (Section 208-49-B); F, surety and developers' agreements (Section 208-67.B); and I, private deed restrictions including the private road maintenance agreement (Section 208-34.C.11). How about the extension of the traffic study as recommended? That was being addressed by the Board of Supervisors and is included in Developer's Agreement. Mr. Mortorff will verify this. Mr. Nace had some comments about the safety and security of the site once the road is installed. He recalled incidents of people drowning in the quarry area; he fears that before there are people on the site regularly, mischief might occur. So noted.

Motion by Hewitt, second by Scarborough, to recommend approval of the final land development plan of Core 5 at Codorus Creek, Phase 1, subject to the satisfactory resolution of the following open items from the Gordon L. Brown letter dated March 9, 2020: 2A, owners' association documents (Section 208-13); B, street addresses (Section 208-34.B.26); C, Planning Module Information for General Note 19 on Sheet SP 3.0 (Section 208-31.A.3.a.6); E, recreation fees (Section 208-49.B); F, surety and developers' agreements (Section 208-67.B); and I, private deed restriction including the private road maintenance agreement (Section 208-34.C.11); verify the extension of the traffic study, AND add the following notes to the plan that were on the subdivision plan: blasting notice should be added to the plan, with the EMT Zoning Officer being notified of any blasting. Also, the EMT fire chief should certify the fire hydrants' locations and Knox boxes as per the Standard Manchester Township Notes 10, 20, and 21; AND the resolution of the street

address issue as in the subdivision plan for a Busser Road street name. All members voted aye; motion carried.

Additional New Business

Sketch plan – JJ Four, LP; Subdivision on North Sherman Street Extended; to subdivide a portion of the lot that was rezoned to Village District

Wants to subdivide two acres for an unspecified use/purpose. Access is to be from North Sherman Street. Should the access be from Codorus Furnace Road? How about for tractor trailer traffic to the site? How might that work? Discussion was held on a number of issues, curbs, sidewalks, street widening.

Also received another sketch plan for a residential subdivision for Asbury Pines II.

Possibly no June Planning Commission meeting.

Motion by Nace, second by Rentzel, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:25 p.m.

Respectfully submitted,

Julie B. Maher, Recording Secretary