

East Manchester Township
PLANNING COMMISSION MINUTES

August 25, 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 Brittany Kohler, and 11 citizens.

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

Minutes

Motion by Rentzel, second by Scarborough, to approve the minutes of the meeting of July 28, 2020. All members voted aye; motion carried.

Plans

Hillwood Enterprises/Garrod property – Subdivision and Land Development Plan

Jim Snyder was present on this plan, along with Chris Fencel, Ron Lucas, and Jon Seitz. This plan involves two parcels, one large, one smaller, for a total of 205 acres. The applicants would like to subdivide those two existing lots into three lots. All have frontage on either Locust Point Road or Canal Road Extended. Two lots are intended for building, one for the remote trailer storage. There will be a warehousing/distribution center with access onto Locust Point Road. Sewage planning module approval received by DEP.

Snyder, Secary, and Associates' response dated August 18, 2020, covered the closed items and the following outstanding comments: 4A, Owners Association documents (208-13); 4C, Erosion and Sedimentation Plan approval (208-31.A.3.a.7), 4D, Recreation Fees (208-49.B), 4F, Northeastern York County Sewer Authority Signature (208-34.B.21), 4G, Highway Occupancy Permit application (208-34.B.22), 4H, Surety and Developer's Agreements (208-67.B), 4K, Owners signatures (208-34.B.17), 4L, Met Ed Approval for improvements on their right-of-way (208-31.A.3.a.9), and 4M, USA COE+ PA DEP permit approval (208-34.C.12).

Discussion was held on the sidewalks and the location of where they should be. Waivers were approved at the last meeting for a partial waiver to road widening on the entire road frontage of Canal Road Ext. & Locust Point Road, partial waiver to construct curbs and sidewalks along the entire road frontage of Locust Point Road, and a partial waiver to install all electric, telephone and other utility facilities underground.

Jim Snyder: Details to the pump station were added to plan per the Zoning Ordinance. Item include the access drives, fencing, landscaping, sub surface facility, there are no buildings. This is designed by Northeastern York County Sewer Authority. Josh Hoffman of Snyder, Secary & Associates, submitted an updated plan in response letter to DEP.

Mr. Scarborough asked if the HOP included both the Canal Road Betterment Project and the Hillwood driveway. The first permit is for the driveway and the second permit is for Locust Point Road. The second permit will pick up where Kinsley ended their improvements. Improvements will start around the curve and it will continue to the bridge. The Township will be applicant for the roadwork permit

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(second permit) and Hillwood will be the applicant for the driveway permit (first permit). The plan is to tie the HOPs together and work both permits simultaneously so they go through together.

Laymon stated one of the issues with the Canal Betterment Project regarding sidewalks and which side of the road they are going on. Discussion was held on this.

Mr. Scarborough asked if there were any discussions on the intersection design to deter trucks? John Seitz – TRG, stated they have a meeting this Thursday to discuss about the truck traffic. Mr. Nace stated that the Board of Supervisors would like the radius increased for buses. Erdmond & Anthony, the designer for the Canal Road Betterment Project, will attend the Thursday meeting. Mr. Hewitt stated that he doesn't want to make Canal Road Extended inviting for trucks, but they need to come up with a solution to prevent this.

Bob Nace stated the Public Works Director, Shane Haugh, Dave Naylor and himself went to meet at Locust Point Road today. They are not recommending the sidewalks being installed on the east side of Locust Point Road. The reason being there would be a long walk to get to the sidewalks and no one will be walking out to those sidewalks. They stated they would have the sidewalks on the west side from where Kinsley's sidewalks end to Garrod Hydraulics' driveway. Mr. Nace then stated that this discussion will be at the Board of Supervisors meeting. John Seitz stated that it is best for the sidewalks to be on the east side. He stated it is much safer for the crosswalk to be at the traffic light instead of further down the road. It would be a safer walk from DHL to Kinsley. People living on Locust Point Road can easily access the sidewalk and go out for an evening stroll, walk to traffic light to push the button and use the crosswalk. Mr. Scarborough asked if there are any ideas of tenants using public transit. Mr. Fencel stated they would be happy to give them a bus shelter on the property. Mr. Scarborough stated that if we are doing away with the sidewalks that there needs to be a spot for rabbit transit.

Mr. Mortorff stated that the next issue is the schedule for the road improvements in relevance to building occupancy (Item #6 on GLBA letter dated July 7, 2020). Will the HOP improvements be completed before building occupancy? If the Township gives a building permit ahead of time before the road improvements are complete, the developer will fight for a Certificate of Use and Occupancy. Attorney Ron Lucas stated that this is all being worked out in the Developer's Agreement with the Board of Supervisors. Mr. Fencel stated that Hillwood has done development in East Manchester Township and there were no issues as they are not like DHL. They just want to get the construction underway however permits are not planned to be pulled before the end of the year. Mr. Fencel stated Hillwood moves forward, they do not ignore issues, and they work with the residents as they have already demonstrated with the East Manchester Township community. Mr. Fencel so noted that this was originally a three-building land development plan and the third building closest to the road was removed in support of the neighboring residents.

Gene Garrod, the owner of the proposed properties, stated his cousin is a township supervisor in Mississippi and he wishes he could find another project for them to do. There were no problems and Hillwood did exactly what they said they would do. The project was huge and it involved two states. Brian Hollerbush, son in law of Gene Garrod, questioned who will take care of the sidewalks and maintain them? Garrod Hydraulics? --- The property owner would be responsible. He stated that they would spend a lot of money to put them in for no one to use them. Jen Hollerbush, daughter of Gene Garrod, stated that if placed on either side of the road the property owners would have to maintain the sidewalks whether it's the residents or Garrod Hydraulics. Mr. Scarborough stated every location is different. You are locating industrial buildings on the resident side making it a challenging location and therefore there are more obstacles to go through.

Motion by Scarborough, second by Rentzel, to recommend approval of the plan for Hillwood subject to the satisfactory resolution of the following open items from the Gordon L. Brown letter dated July 7, 2020; 4A, Owners Association documents (208-13); 4C, Erosion and Sedimentation Plan approval (208-31.A.3.a.7), 4D, Recreation Fees (208-49.B), 4F, Northeastern York County Sewer Authority Signature (208-34.B.21), 4G, Highway Occupancy Permit application (208-34.B.22), 4H, Surety and Developer's Agreements (208-67.B), 4K, Owners signatures (208-34.B.17), 4L, Met Ed Approval for improvements on their right-of-way (208-31.A.3.a.9), and 4M, USA COE + PA DEP permit approval (208-34.C.12). All members voted aye; motion carried.

3 Lot Final Subdivision for JJ Four, LP, N Sherman St. Ext. Mt. Wolf. – Submitted by James R. Holley & Associates, Inc.

This plan involves subdividing 7.13 acres of land located on the east side of North Sherman Street Extended just south of the Codorus Furnace Road intersection into three lots. The middle lot (Lot 2) contains an existing dwelling. The property is in the Village Zoning District. The site is to be served by public water and sewer. No development is proposed in this plan.

Blaine Markel with JR Holley & Associates stated that with this plan there are no site improvements or earth changes. James Craft wants to market these lots to sell individually. He stated there's multiple uses that could go on the lot and at this time they are not sure what could be proposed on the lot. Mr. Craft stated that the new owners of each lot will have to come back to the township for final land development approval. In the village zone it does encourage a mix of residential and commercial uses.

No discussion on the following proposed waivers; 208-21, preliminary plan review – final minor subdivision; 208-46.B, construction and installation of road widening to be a part of the final land development plans; 208-47.A, curbs to be a part of the final land development plans; 208-47.B, sidewalks to be part of the final land development plans.

From the Gordon L. Brown letter dated August 6, 2020; 2A, property corners (208-34.B.4). Mr. Markel stated that they will be placing concrete monuments at the front corners to subdivide the three lots and 2 pins on the back side. Mr. Markel stated this will be done either right away or it will be part of a condition because they would like to avoid posting a bond. 2B, fire hydrants (208-34.B.15) – revised on the plan. 2C, addresses (208-34.B.25) – The Township Manager is working on them. 2D, corrected note 2 on sheet 2 of 2 – Mr. Mortorff wanted to add to that note that if they change the use of lot #2 the Township would require a land development plan. 3A, TRG will be updated in the future to match what is needed for the new subdivision. Mr. Mortorff stated the problem is that the new TRG letter dated August 20, 2020 has two conflicting comments in the section under Turning Lane Analysis (pg 3) and under comment 2 of Conclusions. It must be one or the other. If you have a right in and right out, you can't have a left turn lane. Mr. Mortorff requested a note be placed on the plan to say, "Right turns in and right turns out on lot 6." Mr. Markel stated the problem is then you can't go south on N Sherman Street Extended. Mr. Markel would like a traffic study to be done for a reduced speed limit.

Mr. Mortorff stated problem right now there will need to be a center left hand turn lane. Stated the traffic analysis makes no sense. To do any of the improvements, cooperation between all three lots is needed. Once the subdivision is done, it will be difficult to come to agreement amongst the three lots unless there is a developer's agreement between the lots to make sure the improvements get done. Mr.

Craft mentioned shifting the lot lines to get the plan approved. Mr. Markel briefly mentioned the items on the York County Planning Commission letter dated August 17, 2020. No discussions were held.

Mr. Scarborough questioned how the previous proposed plans that included Dollar General were only allowed to have 2 driveway accesses and now with this subdivision the recent TRG analysis is allowing three driveway accesses. Mr. Scarborough asked for a traffic study for three drives and three commercial lots, which is the worst-case scenario. He acknowledged that residential uses could go in there, but commercial is probably going to happen on all three lots and the farmhouse will go away. It is not likely for a person to pay a commercial price for a residential lot. Mr. Craft stated his realtor says its easier to try to sell three smaller lots than one larger lot. Mr. Craft recalled that PennDot did not think a left turn lane needed to be installed and East Manchester Township wanted it. Mr. Mortorff replied that it was not needed for Dollar General, but it is a requirement after the first lot is developed. The township will likely require widening, curb, and sidewalk. Mr. Markel was unaware of that.

Blaine Markel & James Craft requested to the board to table this plan this evening.

Mr. Craft stated whoever wants to buy the land can go through the hurdles with the township. Mr. Scarborough asked for some type of dialogue for the “ifs” and present some type of information for the Planning Commission to make a decision.

No additional new business.

Motion by Hewitt, second by Scarborough, to adjourn. All members voted aye; motion carried. The meeting adjourned at 9:15pm.

Respectfully submitted,

Brittany Kohler, Zoning and Code Enforcement Officer