

East Manchester Township  
 PLANNING COMMISSION MINUTES  
 January 26, 2021

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, Recording Secretary, and three citizens.

Acting Chairman McCowan called the meeting to order at 7:01 p.m.

### Reorganization

**Motion by Rentzel, second by Nace, to keep the slate of officers for 2021 the same as 2020: Chairman, Mike McCowan; Vice Chairman, Mike Scarborough; Secretary, Ed Hewitt. All members voted aye; motion carried.**

### Minutes

**Motion by Rentzel, second by Hewitt, to approve the minutes of the meeting of December 22, 2020. All members voted aye; motion carried.**

### Plans

Sketch plan – Asbury Pines; 6-lot subdivision

Randy Dautrich was present on this plan. They are requesting a waiver for lot depth ratio for Lots 4 and 5, essentially creating a flag lot to access these lots. Some existing buildings will be removed, some will remain. Discussion was held about the cul-de-sac that was previously shown on the plan (which has been removed). There are public sewer and water to serve the lots. Discussion was held on the sewer slope, which appears to be uphill. It was noted that there are no wetlands involved.

How about the flag lots? Are flag lots even permitted in the Township? In this case, a flag lot might be a good idea. If flag lots are not permitted, that would be a zoning variance issue, not a waiver possibility. Frankly, it's not likely that the ZHB would grant a Variance for a flag lot. If that's the case, the applicants have a bit of further work to do before presenting this to the Planning Commission.

There was a discussion of which plan was submitted at the staff meeting, and if the plan presented at that time included a flag lot. Mr. Mortorff noted that if he'd seen the plan with the flag lot at the staff meeting, he would have mentioned something at that time.

Mr. Dautrich noted that the reason that the plan is drawn as shown is sight distance for the driveway.

The *five-lot* subdivision was discussed. How about the stormwater management? Mr. Dautrich explained. For the five-lot plan, there was the possibility of a shared driveway, which staff discouraged. So, perhaps the five-lot plan is the way to go, since it doesn't require a flag lot. Any concerns beyond the stormwater? Not at this time.

Waivers? Both waivers still apply, as there are still circumstances which bear those out. For the sidewalk waiver, the six-month note could apply. For the lot depth waiver, it makes sense.

So, the applicant could take the chance on applying for the Variance to the ZHB for the six-lot plan OR just go with the five-lot plan.

Should the applicant also request a road-widening waiver? Because the curbs are rather set back, is that in anticipation of widening Codorus Furnace Road? *Yes, the waiver should be for curbs, sidewalks, and road widening.* The applicant can amend that waiver request tonight to include the road widening.

**Motion by Scarborough, second by Nace, to recommend approval of the waiver request for Section 208-43.C(5)(c), lot depth ratio; for the Asbury Pines *five-lot* subdivision. All members voted aye; motion carried.**

**Motion by Rentzel, second by Scarborough, to recommend approval of the waiver request for Section 208-47.A and B, curbs and sidewalks along Codorus Furnace Road; and for Section 208.46, widening of Codorus Furnace Road for the Asbury Pines *five-lot* subdivision plan. All members voted aye; motion carried.**

Mark Will noted that Abbey Drive doesn't need to be widened; plus there's already curbing, and they will just add sidewalks.

#### **Additional New Business**

Final Reverse Subdivision and Land Development Plan for 3625 Mia Brae, LP, 3620 and 3640 North George Street; truck parking lot. Mostly in Manchester Township, small part in EMT.

Mrs. Kohler gave the basics of this plan. The applicant attended the staff meeting and it was discovered that he has much more work to do before presentation. The "job trailer" or office and a very little section of the parking lot is what will be located in East Manchester Township. This plan won't be before the Planning Commission before March of this year.

Burger King, Loucks and North George Street

Currently, there are two houses and a garage on that lot. Remove those and put up a Burger King. The applicant is still doing his homework on this proposal.

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

Respectfully submitted,

Julie B. Maher, Recording Secretary