

East Manchester Township
PLANNING COMMISSION MINUTES
July 27, 2021

At regular meeting held at the Township Building, the following members were present: Blaine Rentzel, Robert Nace, Edward Hewitt, Michael McCowan, and Mike Scarborough. Also present: Engineer Laymon Mortorff, Zoning Officer Brittany Kohler, and five citizens.

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

Minutes

Motion by Rentzel, second by Hewitt, to approve the minutes of the meeting of June 22, 2021. All members voted aye; motion carried.

Plans

Final Land Development and Final Subdivision Plan for Neil B. & Tammy M. Gingerich. Located at 170 Beshore School Road, Manchester, PA 17345

Adam Anderson from Site Design Concepts spoke, representing the noted plan. Mr. Anderson explained the existing conditions of the property and what they are proposing to do with the property. The property is split into two parcels. The red on the plan sheet is what they plan to demolish. The purpose of the plan is to reconfigure the lot lines, keeping two parcels. There will be a 6,975 sq ft building with an office and retail space in it and a 20,000 sq ft storage building to address the outdoor storage. The developer will be realigning the access road to be directly across from Hazel Drive. The utilities will include public water, sewer, gas, and electric. There is a future access drive on the plan on lot #2 but they do not plan on installing this drive at this time. The Township requested the access road be in the plan to show there is adequate access to lot #2 if there would be plans in the future.

Mr. McCowan asked Mr. Anderson to review the Gordon L. Brown response letter dated July 1, 2021. The board and Mr. Anderson agree that most items on the letter have been satisfied, with the exception of items 4a, 4b, 4c, 4d, 4e, and 5. Mr. Mortorff had a follow-up question of who is responsible for the pond. Mr. Anderson said it is a 50/50 split with the property owners through an agreement, so it runs with the successors. As of now, the maintenance for the pond would be Gingerich's issue, and they would be the point of contact. Mr. Nace asked if lot #2 is subject to the 50/50 split. Mr. Anderson confirmed the lot is owned by the Gingerich's, and only the easement is subject to the 50/50 split.

Mr. Anderson proceeded to review the York County Planning Commission Letter. To sum up the letter, it has been satisfied with the exception of items 5a, 5c, 5d, and 5e, which remain open at this time. Mr. Scarborough confirmed that they had enough parking for the retail and office space. The board and public had no further questions or comments on this matter.

The board presented a letter from Attorney Andrew Miller regarding the plan. The letter included five comments and Mr. McCowan noted that he read the points in Attorney Miller's letter dated July 16, 2021 and communicated them to the developer. Mrs. Kohler confirmed that the developer would receive a copy of the letter.

Mr. Rentzel wanted to bring up the point that the parking lot needed paved. Mr. Mortorff commented that it is correct, but in front of the storage area, paving is not required.

Waivers Requested:

- §208-21.A - Waiver to just submit a Final Land Development Plan, no Preliminary Plan:
They are readjusting what already exists on the public with no site improvements.
- §208-31.A.3.a.13 - Waiver for submission of traffic study:
They prepared a traffic assessment letter in lieu of the traffic study to show that this project will have a negligible impact on the surrounding road network.
- §208-46-B.1 - Waiver for Widening the Beshore School Road from 30 feet wide to 32 feet wide:
Beshore School Road existing is 30 feet wide. It is curbed, and sidewalks are on both sides and a consistent width of other properties in the vicinity of this project.
- §208-49.B1 - Waiver for Recreation Fees:
They are asking for a waiver not to pay the fees since there are no new residential uses. This is already an existing business. They are simply just readjusting.

Motion by Rentzel, second by Scarborough, to recommend approval of waivers 208-21.A, 208-31.A.3.a.13, 208-46-B.1, and 208-49.B.1. All members voted aye; motion carried.

Motion by Hewitt, second by Scarborough, to approve the final land development plan with the following exceptions – on the Gordon L. Brown letter dated July 1, 2021, items 4a, 4b, 4c, 4d, 4e, and 5 remain open, on the York County Planning Commission Letter items 5a, 5c, 5d, and 5e remain open, and Attorney Miller's letter dated July 16, 2021, to the attorney's satisfaction. All members voted, aye; motion carried.

Final Land Development Plan for 3625 Mia Brae L.P. Located at 3620 & 3640 N George St Ext. (Partially in East Manchester Township. Mostly in Manchester Township) – Truck Parking Lot

Blaine Markel with James R. Holley & Associates was present on this plan. The owners and individuals proposing this plan are Glenn Rexroth and Scott Wagner, who have a partnership in the land. They have already had permission from Manchester Township to install parking lot. This property is zoned industrial. They are proposing a commercial truck storage parking area and Manchester Township has already approved this use of land. Stormwater drainage has been installed and approved by Manchester Township. There is minimal work that needs to be done.

Manchester Township's main concern was traffic, so there was a traffic study completed and the study states that the spaces being put onto this property are only a fraction of traffic for the previous business that was previously located on this site. The owners still need to install three lights that will only illuminate the parking area. He has hired Engles and Fahs electrical contractors. CS Wholesale Grocers is the company that plans to lease this parking lot.

Gordon L. Brown's letter dated January 8, 2021, was addressed. Items on the letter have been satisfied with the exception of items 3 and 6. The changes are simple and mainly include technical errors with noting details on the plan. Mr. Scarborough brought up a concern regarding a buffer between the property and the residential area next to the property. Mr. Mortorff states the strip is required whenever you are separating the use from an existing residential use. A buffer is required and should be 15 feet wide. The details on the requirements of the buffer are under ordinance 255-50.A.

Mrs. Kohler commented that she does have an email from Mike Shaffer from York County Planning Commission that states they do not consider parking lots to meet the definition of a land development plan, which is why there is no official comment letter.

- 208-31 – Waiver to submit a Final Land Development Plan, no Preliminary Plan.
- 208-47.A – Waiver for reduced curbing along property at N George St. Ext.
- 208.47.B – Waiver for sidewalks along N George St. Ext.
- 208.49.B – Waiver for Recreation Fees

Motion by Rentzel, second by Nace, to recommend approval for waivers 208-31, 208-47.A, 208.47.B, and 208.49.B. All members voted aye; motion carried.

Motion by Nace, second by Hewitt to present the plan to the Board of Supervisors for approval with the completion of the following items – Gordon L. Brown Letter dated January 8, 2021, item 1 – add the detail of proposed lighting, item 3 – add a note on the plan regarding “no dropping of trailers” will be allowed along North George Street with signage, and address open items 6a, 6b, and 6c by adding these notes to the plan. Lastly, there needs to be an added buffer strip between the industrial and residential zones per zoning number 255-50.A. All members voted aye; motion carried.

Core5 at Codorus Creek – Final LD Plan – Phase 2 – 520 Busser (Lot #2) & 540 Busser Road (Lot #3) – LI-56C & LI-56D

Josh Hoffman, engineer with Snyder Secary & Associates was present with this plan. The plan consists of lots #2, #3, and #4. The two buildings he will be referring to are on lots 2 and 3 and grading on lot 4. 520, 540, and 560 Busser Road are the lot addresses. Lots 2 and 3 are 48 acres, and they are proposing two buildings on these lots. One building will be a little over 200,000 square feet, and the other will be a little over 300,000 square feet, equaling about 506,000 square feet together. This plan matches the preliminary plan that was approved prior. They are hoping to receive permits this year and start building in the spring of 2022. All traffic from this site will go out Busser Road into Manchester Township. There was a traffic signal

approved for the intersection as well as a truck route from the site. The intention is to have the traffic signal installed before buildings 2 and 3 have occupancy. They are here for a recommendation of the two buildings.

Gordon L. Brown's letter dated July 12, 2021, has been satisfied with the exception of items 1 and 2a which are still open. The Fire Chief's comment letter has been satisfied.

York County Planning Letter dated July 14, 2021, has been satisfied with the exception of items 1b.

Attorney Andrew Miller made two comments. One was that the Township should review and approve the easement agreement. Mr. Mortorff questioned if there was a force main on the road. There is one but it's in Manchester Township. All the sewer connects to a shared pump station addressed in part of the owner's association documents. The second comment was to revise the stormwater maintenance. The board has stated they already have discussed this. Mrs. Kohler is going to send Mr. Hoffman a copy of the letter.

Comment made by Mr. Nace asking when this project will be done because they are concerned about the walking path because they are afraid the quarry will cause an attractive nuisance. They are installing designated walking paths and no trespassing signs on the quarry side.

Motion by Scarborough, second by Rentzel to recommend approval of the plan with the revision to Gordon L. Brown's Letter dated July 12, 2021 items 1 and 2a and York County Planning Letter dated July 14, 2021, item 1b. All members voted aye; motion carried.

Solar Farm ordinance 2021

There was a brief discussion held on this ordinance. Mr. Nace questioned why it was only for the agricultural district. No one was sure of this specification. Mr. Scarborough suggested that you limit it to one type of district but make it industrial because the buildings on industrial land are already an eyesore. Board agrees this is a good idea. Mr. McCowan does not like the idea of solar farms but understands that something needs to be in place with the Township in case the issue arises. Overall, the board agrees that something needs to be in place, but they do not agree with the current language in the ordinance. They would recommend restricting the farms to industrial land only.

Additional New Business

Ollies Expansion will be coming to staff meeting in August and hopefully Planning Commission in August as well.

Motion by Rentzel, second by Scarborough, to adjourn. All members voted aye; motion carried. The meeting adjourned at 9:14 pm.

Respectfully Submitted,

Mollie Joines

July 27, 2021