

East Manchester Township
PLANNING COMMISSION MINUTES
September 28, 2021

At a regular meeting held at the Township Building, the following members were present: Blaine Rentzel, Robert Nace, Edward Hewitt, and Mike McCowan. Absent with prior notice: Mike Scarborough. Also present: Engineer Byron Trout, Township Manager Kristie Masemer, Recording Secretary, and eight citizens.

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

Minutes

Correction to the minutes of August 24, 2021: Mrs. Masemer noted a correction at the Supervisors' meeting in September. On page 2, Section B., the first two sentences should be revised to read, "Supervisor David Naylor had some notes before proceeding. He agrees with previous Planning Commission minutes to not permit solar farms in Residential or Agriculture Zones."

Motion by Hewitt, second by Nace, to approve the minutes of the meeting of August 24, 2021, as amended above. All members voted aye; motion carried.

Plans

A. Ollie's Warehouse Expansion; Final Land Development Plan; 3300 Espresso Way
Chris Beauregard was present on this plan; he presented Revision 2. This plan was presented last month but had several open items and was tabled to permit the applicant to resolve some of those open items. This plan was approved a few years ago and included the future expansion. The current project includes new warehouse space, employee parking, and truck parking.

A waiver for preliminary plan was requested and was recommended for approval at the August 24, 2021 Planning Commission meeting.

On the April 5, 2021, GLB letter, the open items are: 4A, signatures (Section 208-34.B.17); 4B, planning module approval/exemption (Section 208-31.A.3.a.7); 4C, NEYCSA signature block (Section 208-34.B.21); 4D, surety (Section 208-34.C.13); 4F, erosion and sedimentation control plan approval (Section 208-34.C.9); and 7, sidewalk exists outside of the street ROW along Canal Road. This sidewalk and the associated easement should be shown on the plan (Section 208-34.C.11).

Mr. Beauregard discussed the EDU situation. It was discovered that this site has been being charged for at least twice the water use at the facility as is actually being used. The applicants are still in the process of identifying the problem. Hopefully, further EDUs will not need to be purchased, but time will tell.

From the May 6, 2021, YCPC letter, the open items are: 1B, erosion and sediment control plan approval (Section 208-34.C.9); 1D, proof that the proposed expansion complies with the previously approved sanitary sewer module (Section 208-31.A.3.6); 2, add name of the corporation to the notarized statement of ownership prior to recording.

Mr. Rentzel noted that on the application for waiver, the developer's address is incomplete. Mr. Beauregard will correct this.

Motion by Rentzel, second by Nace, to recommend approval of the Final Subdivision Plan of Ollies Warehouse Expansion, subject to the satisfactory resolution of the following open items from both the GLB and YCPC letters referred to above: GLB, 4A, B, C, D, F, 7; YCPC, 1B, 1D, and 2. All members voted aye; motion carried.

B. I-83 Exit 26 Comprehensive Plan Amendment

This has been in the planning stages for many, many years, and it's finally at the stage of looking at some concrete issues to consider when the project might actually get started... in several years.

Michelle Brummer presented the information on the land use plan. She welcomed public comments from the audience. After tonight, it is hoped that the planning members will recommend approval and will move the plan forward. This amendment addresses land use for lands immediately surrounding the proposed exit. It still needs to be determined whether the traffic agencies will even agree that an exit is needed in that area. That is only one step in the entire process. Funding is another big step. Any ordinance amendments need to be considered well in advance of the project approval so that the Township has a go-to plan for land use when the interchange decision comes through. Zoning around the interchange may have to be amended, as the area will certainly be affected by increased traffic, commercial opportunities, etc. The map that Ms. Brummer showed reflected zoning and developments in all the municipalities affected by this proposal. Proposed developments that are already in the works and future proposals that are consistent with current zoning should be able to move forward.

When will a decision on the interchange be reached? It would be nice to have PennDOT and FHWA authorization by 2022; have the funding commitment by 2025; and have the preliminary engineering (design) and environmental analysis by 2033. After that, the final design and construction would follow.

Ms. Brummer noted that there was a fair amount of public input via a Facebook survey. Public meetings will be held in all municipalities at various steps along the way.

Any chance that the Federal Highway Administration will veto this project? That agency has no jurisdiction over EMT's land use; only the exit itself.

Will Clark, YCPC, noted that this project will only happen if it's approved by all agencies. If not, then it won't be recommended, and Exit 24 might need to be expanded. Either way, something needs to be done and this project so far has the support of York County and PennDot.

The interchange Point of Access Study was submitted to PennDOT and FHWA has seen a draft; comments were returned; revisions were made; now it needs to go back to the FHWA.

Dean Kohr asked if an environmental impact study was done. Likely an environmental assessment, not an EIS.

Darryl Albright asked when the design happens. That would be PennDOT's call and might not *start* until 2033.

Mr. Hewitt asked what this project might cost. Mr. Clark said maybe 30-40M, just for the interchange, not including the ancillary changes that will need to be made in the surrounding area. Paying for the project might involve tolling the exit.

David Stackhouse lives on Willow Springs Lane and said that no one has approached him to get or give information, so he was glad to hear what's going on. He would like to know if his house will be taken for this project. He said that the noise and the litter is awful. He will need to

be kept informed and give comments along the way. Mr. Rentzel noted that perhaps Willow Springs will be joined with Espresso Way and would include a cul-de-sac, so maybe that would help Mr. Stackhouse's situation. Sounds good to him!

Mr. Kohr asked for clarification on the possibility of tolling the exit, as suggested by Mr. Clark. It was noted that if the toll is steep, the truck drivers won't use the interchange anyway, so the little local folk will be "penalized" for using the interchange. Good point and one that's been identified. Mr. Kohr noted that the gas tax will be going away. Mr. Clark noted that the financial projections associated with this project are indeed based on the number of vehicles projected to pay the gas tax today and that could change.

Mr. Trout noted that in 1990, the cost of this project was estimated at 2M and Kinsley was willing to pay for and to install it, but York County and PennDot did not support the exit.

Mr. Stackhouse reported that there are more warehouses going in on Bear Road. More and more traffic in and out of other municipalities.

What is the proposed rezoning for EMT? A small section right at the interchange area.

Ms. Brummer requested that this item, the land use plan, be included on the Planning Commission agenda for action/recommendation in October. Any questions should be directed to Mrs. Masemer who will forward them to Ms. Brummer. There's a link on the Township's website's home page to this project.

C. Zoning Ordinance Amendment – Lights and Solar Energy

This is the third time the Planning Commission has reviewed this amendment. The Supervisors sent this back to the Planning Commission for a formal recommendation.

Motion by Nace, second by Rentzel, to recommend approval of the proposed Zoning Ordinance Amendment, Lights and Solar Energy, as presented and revised. All members voted aye; motion carried.

Additional New Business

Nothing at this time.

Motion by Hewitt, second by Rentzel, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:37 p.m.

Respectfully submitted,

Julie B. Maher, Recording Secretary