

East Manchester Township
PLANNING COMMISSION MINUTES
March 22, 2022

At a regular meeting held at the Township Building, the following members were present: Blaine Rentzel, Robert Nace, Mike McCowan, and Mike Scarborough. Absent: Edward Hewitt Also present: Engineer Laymon Mortorff, Township Manager Kristie Masemer, Zoning Officer Kelly Helsel, and six citizens.

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

Reorganization

Motion by Rentzel, second by Nace, to maintain the status quo: Michael McCowan, Chairman; Michael Scarborough, Vice-Chairman; Ed Hewitt, Secretary; Robert Nace and Blaine Rentzel, Members. All members voted aye; motion carried.

Minutes

Motion by Nace, second by Scarborough, to approve the minutes of the meeting of November 23, 2021. All members voted aye; motion carried.

Plans

Final Minor Subdivision Plan for 65 Horseshoe Bend Road -- Josh George with Civil Landworks Design, LLC. presented the plan. The purpose of this plan is to subdivide an existing 29.47 acre property into two lots of 12.43 and 17.04 acres. Two dwellings exist on the existing property with each being on one of the created lots. The construction of the most recent dwelling was addressed in a Zoning Hearing Board decision which required removal of the original dwelling on the property. This subdivision is meant to preserve the original dwelling. Mr. George confirmed he completed three additional waivers (R-O-W dedication to township and road widening; shared access drive; curbs and sidewalks) after he submitted the plans to the Planning Commission. McCowan directed that the additional waivers be placed on the plan cover sheet. -So noted.

Gordon L Brown and Associate (GLBA) comment letter dated March 7, 2022 was reviewed. Open items: Item 1: A note regarding future requirements for the non-conforming structures on Lot 2 should be provided on the plan (s.255-57); Item 3B: Signatures (s.208-34.B.17-18); Item 3C: Any easement restrictions relating to the gas facilities on Lot 1 (s.208-34.C.11); Item 3D: Required cartway and right-of-way or approved waivers (s.208-46.B); Item 3F: Address for Lot 1 (s.208-34.B.25); and Item 4: The correct configuration of the driveway for the residence on Lot 1 should be shown and dimensioned on the plan . If serving both lots, the driveway is required to be 20 feet wide (s.208-48.G.3.a).

York County Planning Commission comment letter dated March 9, 2022 was reviewed. Open items: Item 2A: Any existing or proposed easement for the Gas Compound and Gravel Driveway (s.208-31.A.3.a.6); Item 2B: Any required street right-of-way dedication (s.208-34.B.7.b); Item 2C: The dated signature and seal of the surveyor (s.208-34.B.18); Item 2E: Waivers requested (s.208-34.C.12); and Item 2F: The "Certificate of Ownership and Acknowledgement of Plan" should be signed by the owner(s) and notarized (s.208-34.B.17).

Discussion between Mr. Mortorff and Mr. George was held on the boundary lines. Boundary lines should be placed to the centerlines of the road where feasible.

Additionally, all waivers should be added to the cover sheet, executed shared access driveway agreement as approved by the Township Solicitor, and correct plan to show a concrete monument behind the barn and not a steal pin.

Discussion on the waivers. Nace stated that he is in favor for the curbs and sidewalk without the six-month note because of the terrain of Jerusalem School Road and Horseshoe Bend, as well as the unreasonable costs to the resident to install them in an area that is in the “middle of nowhere”. All members agreed with Nace’s logic.

Motion by Rentzel, second by Nace, to recommend approval of the following waivers: s.208-21.A (preliminary plan); s.208-46.J (shared access drive); and s.208.47.A&B (curbs and sidewalks with removal of the six month note from the plan). All members voted aye; motion carried.

Discussion was held on waiver request s.208-46.B.1 & 2 (R-O-W dedication/road widening). Rentzel stated that this is the Township’s chance to get more dedicated right-of-way. All members agreed, however additional right-of-way on Horseshoe Bend Road would not be feasible because the new created property line would cause the existing structures to become more non-conforming than what they are.

Motion by Scarborough, second by Rentzel, to recommend approval of the following waivers: s.208-46.B.1 (street widening on both Jerusalem School Road and Horseshoe Bend Road); s.208-46.B.2 (street dedication for Horseshoe Bend Road); All members voted aye; motion carried.

Motion by Rentzel, second by Nace, to recommend approval for the Final Minor Subdivision Plan for 65 Horseshoe Bend Road with completion of the following open items from GLBA’s letter, items 1, 3B, 3C, 3D, 3F, and 4; and YCPC’s letter 2A, 2B, 2C, 2E, and 2F; Additionally, the developer shall execute a Shared Access and Maintenance Agreement and two confirmatory deeds for Township Solicitor review and approval, add additional waivers to the cover sheet, and correct the plan to show concrete monuments behind the barn. All members voted aye; motion carried.

Ordinance No. 2022-3

Mrs. Masemer explained that this proposed ordinance is an amendment to Township’s SALDO by limiting amount of bond to be retained upon completion of improvements for subdivisions and land development. The Municipal Planning Code made some changes, and therefore this is to make East Manchester Township’s ordinance reflect that.

Motion by Nace, second by Scarborough, to recommend approval of Ordinance 2022-3 amending the Township’s SALDO by limiting the amount of bond to be retained upon completion of improvements for subdivisions and land developments. All members voted aye; motion carried.

Additional New Business

Mrs. Masemer explained that Americold will be submitting two plans soon at 285 Steamboat Blvd for a Drop Lot and at 60 Steamboat Blvd. for a Warehouse Addition. Americold would need to seek Zoning relief for the parking area which immediately correlates with the Zoning Hearing Board decision of the approval of their proposed warehouse addition to exceed the maximum height. Americold need to address the excessive truck parking on Steamboat Blvd to the Township's approval.

Molt, LLC – 3940-4044 N. George Street Ext. – small three lot consolidation subdivision plan. This is coming soon as well. Nothing proposed for land development at this time, but the engineer has expressed several obstacles to develop.

Motion by Scarborough, second by Nace, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:36 p.m.

Respectfully submitted,
Kelly Helsel, Zoning Officer
And
Kristie Masemer, Township Manager