

East Manchester Township  
PLANNING COMMISSION MINUTES  
May 24, 2022

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At a regular meeting held at the Township building, the following members were present: Edward Hewitt, Michael McCowan, Robert Nace, Herbert Nix, Jr., Blaine Rentzel (“B.Rentzel”), Troy Rentzel (“T.Rentzel”), and Michael Scarborough. Also present: Engineer, Byron W. Trout, P.E.; Kelly Helsel, Zoning & Code Enforcement Officer; and three citizens.

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

Chairman McCowan welcomed two new alternate members to the Planning Commission, Troy Rentzel and Herb Nix, Jr.

**Minutes –**

**Motion by B.Rentzel, second by Scarborough, to approve the Planning Commission Minutes of the meeting held on March 22, 2022. All members voted aye; motion carried.**

**Plans –**

- #1. Final Consolidation Subdivision Plan for 3940-4044 N. George Street Ext. (Molt, LLC)  
Presented by: Christopher Beauregard, Project Manager – Nutec Design Associates, Inc.  
(hereinafter referred to as “Nutec”)

*Due to a conflict of interest with this plan, Scarborough recused himself from discussion and voting.*

Purpose: The purpose of this plan is to consolidate three existing lots into one lot. The existing lots are located on the southwest corner of North George Street Ext. and Beshore School Road. The properties are in the Commercial Zone and are served by public water and public sewer. One lot contains a vehicle repair facility while the other two lots are vacant. No development is proposed with this plan.

**Comment Letters:**

Gordon L. Brown and Associates, Inc. (“GLBA”) – April 12, 2022  
No open items.

York County Planning Commission (“YCPC”) – April 13, 2022  
No open items.

MPL Law Firm – April 6, 2022

Open items: Item #1: The developer should prepare a conveyance deed from the Peters to Molt, LLC for parcel 26-000-LI-0034.00-00000 and parcel 26-000-LI-0033.H0-00000; and Item #2: After the conveyance deed, the developer should prepare for solicitor review and approval one confirmatory deed for the combination of the following parcels: 26-000-LI-0033.B0.00000, 26-000-LI-0033.H0.00000 and 26-000-LI-0034.00-00000.

Waivers:

Nutec confirmed that they voluntarily waived §208-20 (time rights). **Motion by Hewitt, second by B.Rentzel, to confirm voluntarily waiver of time.**

***§208-61 waiver request withdrawn per Nutec's request.***

Nutec withdrew previous request for waiver of §208-61 (CONCRETE MONUMENTS). Nutec submitted a waiver request to §208-61, use the existing iron pins in lieu of concrete monuments. There was discussion among Nutec, the Planning Commission, and Engineer Trout about four existing iron pins at the top left rear side of the property and the Township's requirement for concrete monuments per §208-61. Engineer Trout explained that is exactly what must happen and further explained that it is against the law to remove iron pins and removal would negatively impact property deeds that reference those pins as the deeds would need to be re-written to reference new markings. John J. Luciani, P.E. PTOE, PLS, SEO, President of First Capital Engineering, who was present at the meeting to present on behalf of Americold, chimed in and echoed Engineer Trout's statements and explained how this was enacted during Former Pennsylvania Governor Edward Rendell's time in office (2003-2011).

**Motion by Hewitt, second by Nace, to recommend approval to waive §208-21(A) (PRELIMINARY PLAN REQUIREMENTS). All members voted aye; motion carried.**

**Motion by Hewitt, second by B.Rentzel, to recommend approval to waive §208-47(A) (CURBS). All members voted aye; motion carried.**

**Motion by B.Rentzel, second by Nace, to recommend approval to waive §208-47(B) (SIDEWALKS). All members voted aye; motion carried.**

**Motion by Hewitt, second by Nace, to recommend approval to waive §208-49 (WAIVE RECREATION FEE). The recreation fee will be addressed during the land development phase. All members voted aye; motion carried.**

**Motion by B.Rentzel, second by Nace, to recommend APPROVAL for the Final Consolidation Subdivision Plan for 3940-4044 North George Street Extended contingent upon completion of the two administrative items in the MPL comment letter referenced above. All members voted aye; motion carried.**

#2. Preliminary/Final Land Development Plan for 60 Steamboat Blvd. (Americold)  
Presented by: John J. Luciani, P.E. PTOE, PLS, SEO, President of First Capital Engineering.

- Purpose: The purpose of this plan is for a 314,501 square foot expansion of Americold's existing 390,504 square foot warehouse, which would include new docking facilities, reconfiguration of on-site trailer parking, stormwater management conveyance structures, and expansion of existing stormwater management basin. The existing driveway and existing guard shack will be relocated under this plan. Existing impervious coverage is 19.34% (building) and 40.551% (total). Mr. Luciani stated that Americold is well below the 80% maximum impervious coverage in the Industrial District. With regards to parking, Mr. Luciani stated that parking requirements would be met with 124 employee parking spaces (116 required), 194 tractor-trailer spaces, and 144 docks. On November 18, 2021, the Zoning Heard Board GRANTED Americold's Use Variance request, under Case Number 21-003Z, to increase the height of the existing building in the Industrial District from seventy-five (75') feet to a height not to exceed one-hundred fifty (150') feet, with conditions. One of the conditions of the approval was that **"the parking issues and concerns regarding the need for additional and adequate truck parking and staff parking must be addressed and resolved before any construction can begin."**

Comment Letters:

Gordon L. Brown and Associates, Inc. ("GLBA") – April 12, 2022

Open items: Item #3B: Surety and Developer's Agreement §208-34(C)(13); Item #3C: Note that a Township driveway permit is required §208-48(A); Item #3D: Northeastern York County Sewer Authority Signature §208-34(B)(22); Item #3E: Erosion and Sedimentation Control Plan approval §208-34(C)(9); Item #3I: Line of sight drawings as required §255-50(E); Item #4: Stormwater Management Plan comments shall be provided by separate letter §208-34(C)(13); and Item #5: Emergency Plan as required by the variance decision shall be coordinated with Chief Stevens.

York County Planning Commission ("YCPC") – April 13, 2022

Open items: Item #2B: An Erosion and sediment control plan for approval by the York County Conservation District §208-34(C)(9); Item #2G: Any required Traffic Impact Study §208-31(A)(3)(13); Item #4: Proof the modification/waiver requests were granted should be noted on the plan; and Item #5: The dated signature of Northeastern York County Sewer Authority representative should be indicated on the plan.

MPL Law Firm – April 6, 2022

Open items: Item #1: The developer should prepare for solicitor review and approval a Stormwater Management Agreement, which will need to be executed and delivered prior to final plan approval; Item #2: The developer should prepare for solicitor review and approval a Development and Financial Security Agreement, which will need to be executed and delivered prior to final plan approval; Item #3: The developer should prepare for solicitor review and approval a Parking Easement Agreement, which will need to be executed and delivered prior to plan approval; Item #5: Any screening or line-of-sight requirements should be referenced in a line-of-sight easement with the Township; and Item #6: The developer should prepare an emergency management plan to be reviewed by the Township and Chief Joe Stephens.

Discussion:

Chairman McCowan asked about the height of lights on the part of the structure that will be one-hundred fifty (150') feet. Mr. Luciani confirmed that the lights will not be placed higher than fifty (50') feet and will be LEDs and shielded to meet Township requirements.

Scarborough asked how they plan to meet line-of-sight requirements/shielding, with the proposed tall building height, for the one nearby house. Mr. Luciani referred to the photos that were submitted with their submission and said that the existing mature vegetation, which they plan to leave in place, serves as a natural shield and furthermore, the existing International Truck and Motor building offers additional shielding as well. Scarborough also asked if there would be issues with the tall building casting shadows and Mr. Luciani explained that there would not be any issues with shadows causing adverse effects on any sides of their building.

Nix asked if there is concern about run-off of diesel fuel into the nearby Hartman Run stream. Mr. Luciani explained that the stormwater plan includes use of a special soil and underground sand filter system to catch pollutants and referenced the "managed release concept (MRC)." Mr. Luciani said that MRC is a newer concept for DEP. Engineer Trout also confirmed that he inspects the basins annually.

Nace asked if adjoining lots could be adversely affected by stormwater discharge. Mr. Luciani said that stormwater discharge will not increase into the Hartman Run stream. Mr. Luciani said that in addition to the special soils and MRC, they would have measures in place to control the thermal discharge of stormwater so that the discharge is of a similar temperature to the Hartman Run stream.

Mr. Luciani explained that the purpose of purchasing a nearby lot was to address the traffic concerns and concerns of neighboring business, Tiger Trash and he further explained that this is, in part, why the driveway is being moved two-hundred (200') feet.

Scarborough asked if Americold could queue trucks in the cul-de-sac on Steamboat Blvd. to further alleviate back-up. Americold representative, Jason Boorujy commented that they looked into that, and it wouldn't be possible due to turning radius limitations. Americold representative, Carla Jeffries answered Scarborough's question about queuing safety. Jeffries said that Americold is working on ways to expedite the process and institute a "fast pass" for certain deliveries.

Scarborough asked how frequently the yard jockeys will circulate. Boorujy said that there is a maximum of six (6) appointments per hour. Americold proposes to place a dumpster on drop lot to avoid the issue of driver's discarding of trash in the road. Americold proposes to place two porta-potties on drop lot to alleviate visitor's using alternate unauthorized locations for this purpose.

Waivers:

Mr. Luciani confirmed that they voluntarily waived §208-20 (time rights).  
**Motion by B.Rentzel, second by Hewitt, to confirm voluntarily waiver of time.**

**Motion by Scarborough, second by Hewitt, to recommend approval to waive §208-21 (PRELIMINARY PLAN REQUIREMENTS). All members voted aye; motion carried.**

**Motion by Scarborough, second by Hewitt, to recommend approval to waive §208-34(A)(4) (PLAN SCALE). All members voted aye; motion carried.**

**Motion by Hewitt, second by B.Rentzel, to recommend approval to waive §199-15(Q) (DETENTION/RETENTION BASIN DEPTH MAXIMUM). All members voted aye; motion carried.**

**Motion by Scarborough, second by B.Rentzel, to recommend approval to waive §208-31(A)(3)(a)(4) (COPIES OF PLANS AND PROFILES OF PROPOSED SANITARY AND STORM SEWER SYSTEMS), which was requested by Engineer Trout. All members voted aye; motion carried.**

*There was brief discussion over the proposed seven (7') foot depth of the detention/retention basin (vs. the standard six (6') foot max depth) and the consensus was that while it could be considered an "attractive nuisance" for unauthorized individuals, there are ultimately no safety concerns due to the strict safety protocols in place by Americold, which results in lack of access to the basin.*

**Motion by Scarborough, second by Nace, to recommend APPROVAL for the Preliminary/Final Land Development Plan for 60 Steamboat Blvd. contingent upon completion of the following open items from GLBA's letter: 3B, 3C, 3D, 3E, 3I, 4, and 5; YCPC's letter: 2B, 2G, 4, and 5; and MPL's letter: 1, 2, 3, 5, and 6. All members voted aye; motion carried.**

#3. Preliminary/Final Land Development Plan for 285 Steamboat Blvd. (Americold)  
Presented by: John J. Luciani, P.E. PTOE, PLS, SEO, President of First Capital Engineering

- Purpose: The purpose of this plan is to construct a “drop lot” to provide additional required parking, which was a condition of the Zoning Hearing Board’s decision of November 18, 2021, which is described above under Plan #2 for 60 Steamboat Blvd. On April 28, 2022, the Zoning Hearing Board GRANTED Americold’s request, under Case Number 22-002Z (for 60 Steamboat Blvd.), for a Special Exception to §255-58(B) to allow parking at another lot that is reasonably convenient and accessible, with conditions that Americold include cameras on the lot and construct a security plan.

Comment Letters:

Gordon L. Brown and Associates, Inc. (“GLBA”) – April 12, 2022

Open items: Item #2B: Surety and Developers agreement §208-34(C)(13); Item #2C: Note that a Township Driveway permit is required §208-48(A); Item #2D: Northeastern York County Sewer Authority signature §208-34(B)(22); Item #2E: Erosion and Sedimentation Control Plan approval §208-34(C)(9); Item #3: Stormwater Management Plan comments shall be provided by separate letter §208-34(C)(13); and Item #4: The Description of Operations on Sheet LD-01 should be expanded to explain how this plan will address the parking issues and concerns to be addressed as required with the variance decision for the Americold expansion.

York County Planning Commission (“YCPC”) – April 13, 2022

YCPC issued a letter stating that staff does not consider a plan for parking lots a land development plan as per the definition of “land development” in the PA MPC because it doesn’t involved buildings. As such, YCPC did not review or issue comments on the proposed plan.

MPL Law Firm – April 6, 2022

Open items: Item #1: The developer should prepare for solicitor review and approval a Stormwater Management Agreement, which will need to be executed and delivered prior to final plan approval; Item #2: The developer should prepare for solicitor review and approval a Development and Financial Security Agreement, which will need to be executed and delivered prior to final plan approval; and Item #3: The developer should prepare for solicitor review and

approval a Parking Easement Agreement, which will need to be executed and delivered prior to plan approval.

Discussion:

Hewitt asked about the maximum height of pole lighting. Mr. Luciani said that it should not be more than twenty (20) feet.

Nix asked who owns the driveway leading back to the house. Mr. Luciani said it's a flag lot and the driveway serves two (2) houses. Nix asked if they could use that (for queuing) and Mr. Luciani said no because of complications and needing to stay off the wetlands.

The issue of safety and security, in the lot, was brought up. Zoning Officer Helsel confirmed that at the April 28, 2022, the Board made a condition of the approval that Americold must include security cameras and construct a safety plan for the lot.

Waivers:

Mr. Luciani confirmed that they voluntarily waived §208-20 (time rights).

**Motion by Scarborough, second by B.Rentzel, to confirm voluntarily waiver of time.**

**Motion by Scarborough, second by Hewitt, to recommend approval to waive §208-21 (PRELIMINARY PLAN REQUIREMENTS). All members voted aye; motion carried.**

**Motion by Scarborough, second by B.Rentzel to waive §208-34(A)(4) (PLAN SCALE). All members voted aye; motion carried.**

**Motion by Scarborough, second by B.Nace to recommend approval to waive §208-44(D) (VERTICAL SLOPE). All members voted aye; motion carried.**

**Motion by Scarorough, second by Hewitt, to recommend approval to waive §208-47(A) (CURBS). All members voted aye; motion carried.**

**Motion by Scarborough, second by B.Nace to recommend approval of 208-31(A)(3)(a)(4) (COPIES OF PLANS AND PROFILES OF PROPOSED SANITARY AND STORM SEWER SYSTEMS), which was requested by Engineer Trout. All members voted aye; motion carried.**

**Motion by Scarborough, second by B.Rentzel, to recommend APPROVAL for the Preliminary/Final Land Development Plan for 285 Steamboat Blvd. contingent upon completion of the following open items from GLBA's letter: 2B, 2C, 2D, 2E, 3 and 4; and MPL's letter: 1, 2, and 3. All members voted aye; motion carried.**

**Additional New Business:**

Zoning Officer Helsel said that late last week, the Township received a Common Ownership Merger plan from Shaw Surveying that included land in both Hellam and East Manchester Townships. The purpose of the plan is to add a quitclaim deed on the south side. The Township solicitor added that no part of the lot add-on is in the Township, but a small peninsular piece of the 800-acre parcel crosses the Codorus Creek into the township. Due to a conflict of interest, the solicitor recommended that our engineer review it. Engineer Trout recommends waiving the Preliminary/Final Subdivision Plan process and proceed to Board of Supervisors.

**Motion by Scarborough, second by B.Rentzel, to bypass the Preliminary/Final Subdivision Plan process and present Common Ownership Merger plan to Board of Supervisors. All members voted aye; motion carried.**

**Motion by Scarborough, second by Hewitt, to adjourn. All members voted aye; motion carried. The meeting adjourned at 9:18 P.M.**

Respectfully submitted,



Kelly Helsel  
Zoning & Code Enforcement Officer  
Date: August 23, 2022