

East Manchester Township  
PLANNING COMMISSION MINUTES  
August 23, 2022

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At a regular meeting held at the Township building, the following members were present: Herb Nix, Troy Rentzel (“T.Rentzel”), Blaine Rentzel (“B.Rentzel”), Robert Nace, Edward Hewitt, Mike McCowan, and Mike Scarborough. Also present: Engineer, Laymon Mortorff; Zoning Officer, Kelly Helsel; Recording Secretary; and two citizens.

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

**Minutes –**

**Motion by Hewitt, second by B.Rentzel, to approve the Planning Commission Minutes of the meeting held on May 24, 2022. All members voted aye; motion carried.**

**Plans –**

1. NORTHPOINT DEVELOPMENT

*[Plan 1 of 2]*

**Plan:** Preliminary Subdivision Plan for Bear Road at Canal (and future Regional Way) (Manchester Commerce Center)

**Presented by:** Stacey MacNeal, Esquire, Barley Snyder on behalf of NorthPoint Development represented by Shannon Buster, Brian Stahl, and Ryan Oberle

**Engineer:** Joshua George, Landworks Civil Design, LLC

**Purpose:** The purpose of this plan is to combine eight existing parcels of land into one parcel and then subdivide the result into four lots totaling about 239 acres. Most of the acreage is in Manchester Township. The combined properties include the Susquehanna Trail, Canal Road, and I-83 as a portion of its boundary. A small portion of the property along Canal Road between Board Road the Little Conewago Creek is in East Manchester Township (1.56 acres). The plan proposes abandonment of Bear Road and the creation of a new road, Regional Way, connecting the Susquehanna Trail with Canal Road.

Comment Letters:

Gordon L. Brown and Associates, Inc. (“GLBA”) – August 5, 2022

Open items: 3: note indicating that Manchester Township/Landowner will be responsible for the maintenance and inspection of Regional Way and associated stormwater facilities on the plan; 5: extent and manner of access for Powder Mill Corporation property onto Regional Way shown on plan, also to allow access to southern billboards (§208-31. A.2.a.12)

York County Planning Commission (“YCPC”) – August 10, 2022

Open items: 2D: “Statement of Ownership, Acknowledgement of the Plan and Offer of Dedication” signed by owners and notarized (§208-31. A.2.a.3); 2G: right-of-way dedication for Canal Road (§208-31. A.3.a.13); 3: York County 911 and United States Postal Service approval of proposed street name.

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*[Plan 2 of 2]*

**Plan:** Preliminary Land Development Plan for Bear Road at Canal (and future Regional Way) (Manchester Commerce Center)

**Presented by:** Stacey MacNeal, Esquire, Barley Snyder on behalf of developer, NorthPoint Development represented by Shannon Buster, Brian Stahl, and Ryan Oberle

**Engineer:** Joshua George, Landworks Civil Design, LLC

**Purpose:** The purpose of this plan is to develop the four recently created lots on this property. Three lots will contain distribution facilities that will contain 2,611,100 square feet and one lot will contain a public use facility. None of the proposed development is within East Manchester Township. Only the access onto Canal Road from Regional Way and a small stormwater management facility are within East Manchester Township.

Comment Letters:

Gordon L. Brown and Associates, Inc. (“GLBA”) – August 5, 2022

Open item: 2: Stormwater management comments to be provided by a separate letter (§208-31. A.3.a.4)

York County Planning Commission (“YCPC”) – August 10, 2022

Open items: 2B: proposed street name (§208-31. A.2.a.13); 2C: “Statement of Ownership, Acknowledgement of the Plan and Offer of Dedication” signed by owners and notarized (§208-31. A.2.a.3); 2F: right-of-way dedication for Canal Road (§208-31. A.3.a.13); 3: York County 911 and United States Postal Service approval of proposed street name.

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Discussion:

Chairman McCowan asked about traffic impact effects. It was stated that a traffic impact study was done and is currently under review by both Manchester and East Manchester Townships. The first goal is to meet PennDOT’s threshold for requiring a traffic signal. The second goal is to connect to Canal Road after the completion of the Canal Road betterment project.

Discussion was held about large trucks making a right-hand turn on Regional Way, which would result in additional traffic into East Manchester Township. Sharper radiuses and a “no right hand turn” sign for tractor-trailers was suggested. An added concern was the statement from the traffic impact study that the current traffic flow is operating at a service level “F” at Espresso Way and Canal Road. NorthPoint Development proposed conducting future traffic counts, once developed, to see if the development results in enough traffic to warrant a traffic signal by PennDOT. As far as a “no right hand turn” sign for trucks, the developer is willing to look into that, but wants to make sure it would only be for tractor-trailers and not regular vehicles.

A citizen expressed concern that GPS could route tractor-trailer traffic from Regional Way to Susquehanna Trail via Canal Road, which is a safety concern due to the topography of Canal Road.

Another concern, by the same citizen, is Manchester Township’s desire to abandon Bear Road. NorthPoint Development would like Manchester and East Manchester Townships to discuss a mutually agreeable option.

Lastly, the developer asked that all questions regarding the traffic impact study be sent, in writing, the traffic engineers, who could not be present at tonight’s meeting.

Waivers:

**Motion by M. Scarborough, second by B. Rentzel, to recommend approval to waive §208-47-Curbs and sidewalk. All members voted aye; motion carried.**

**Motion by M. Scarborough, second by R. Nace, to recommend approval to waive §208-31(A)(1)(a)-Plan scale and sheet size. All members voted aye; motion carried.**

**Motion by M. Scarborough, second by E. Hewitt, to recommend contingent approval to waive §208-31(A)(3)(a)(3)-Plans and profiles for Regional Way except the plan sheet be provided showing the intersection as per Manager request. All members voted aye; motion carried.**

**Motion by M. Scarborough, second by R. Nace, to recommend approval to waive §199-15 (R)- Stormwater Side Slope. All members voted aye; motion carried.**

The applicant requested that the plan be tabled until further discussion between both townships can take place to try and resolve multiple issues with the traffic pattern.

**New Business:**

No new business.

**Motion by E. Hewitt, M. Scarborough second by, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:18 p.m.**

Respectfully submitted,

KATINA WAGNER  
Recording Secretary

KELLY HELSEL  
Zoning Officer

*I, along with the Township Engineer above, have reviewed these minutes and recommend forwarding to the Planning Commission, at the next scheduled meeting, for a vote of approval:*



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*Kelly Helsel, Zoning Officer*

*Date: September 9, 2022*

*Date of Planning Commission Approval: September 27, 2022*