

East Manchester Township
PLANNING COMMISSION MINUTES
September 27, 2022

At a regular meeting held at the Township Building, the following members were present: Blaine Rentzel, Robert Nace, Edward Hewitt, Mike McCowan, Mike Scarborough, Troy Rentzel, and Herb Nix. Also present: Engineer Laymon Mortorff, Zoning Officer Kelly Helsel, Recording Secretary, and nine citizens.

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

How about if the PC meetings in November and December (if held) start at 6 p.m.? Sure.

Minutes

Motion by B. Rentzel, second by Nace, to approve the minutes of the meeting of August 23, 2022. All members voted aye; motion carried.

Plans

**A. East Manchester Township, 5080 North Sherman Street Extended;
Preliminary/Final plans for additions and renovations.**

Waivers requested: Section 208-21(A), preliminary plan;
Section 208-47, curbs and sidewalks

Andy Levine, Operations Manager, Civil Engineering, Barry Isett & Associates, Inc., was present on behalf of the applicant. The driveway entrance will be adjusted to accommodate the expansion of the building. HOP permit submitted. PennDOT comments received and addressed. New water service to the building. No earth-moving except the driveway relocation. Four parking spots on the south side of the building will be enlarged to 10'x 20' to comply with ordinance. The main construction is on already impervious surfaces. Lighting was brought up and Mr. Levine said that photometrics were not included on plan.

Gordon L. Brown's letter dated September 9, 2022, was reviewed. There are no open items.

YCPC letter dated September 16, 2022, was also reviewed, with only one open item, item 1B, dated signature and seal of the engineer (Section 208-34.B.18).

Chairman McCowan asked about the lighting that will be installed on the building. There will be wall packs, per Mr. Levine. He said that the light will end at the edge of the parking lot.

Blaine Rentzel feels that the Township shouldn't be granted the waiver request for the curbs and sidewalks because the Township makes other applicants install them.

Mike Kistler, Director/Sr. Project Manager with Lobar Associates, asked if there's a third option for this issue. Is there a way to only eliminate the curbing? Mr. Levine suggested the typical six-month note option. Discussion was held on how curbing directs and affects stormwater runoff. Adding sidewalk area would increase the amount of impervious area for this plan. Not by much, but an increase, nonetheless. Curbing and sidewalks might warrant road widening, too. Could the sidewalks be located right at the edge of the parking area? Probably not because of the ROW line. Could there be sidewalks but not curbing, because of the stormwater issue? Not far down the road, an applicant was permitted to install sidewalks but not curbing because of runoff management. If the six-month note were applied, who would say when it's time to install? Would the Board of Supervisors "call" the note on themselves?

Motion by Nace, second by Hewitt, to recommend APPROVAL of the Preliminary/Final plans for East Manchester Township, contingent upon the following being satisfactorily resolved: (1) Item 1B on the YCPC letter, “Certification of Legal Ownership and Acknowledgement” statement signed by owner(s) and notarized (Section 208-34.B.17); and (2) Item 4E on GLBA’s letter, waiver request for the provision of curbs and sidewalks along Sherman Street (Section 208-47). All members voted aye; motion carried.

The applicant will amend the waiver request to separate curbs and sidewalks.

Motion by Hewitt, second by Scarborough, to recommend APPROVAL of the waiver request for Section 208-21(A), preliminary plan and Section 208-47.A, *curbs only*. All members voted aye; motion carried.

B. Core5 Industrial Partners, LLC, 560 Busser Road; final land development plan for Core5 at Codorus Creek, Phase III (Building/Lot 4)

No waivers requested

Josh Hoffman, P.E., Snyder, Secary & Associates, a division of Pennoni, was present on behalf of the applicant. Building 1 is done; buildings 2 and 3 are under construction. Building 4 (Lot 4), is before the Planning Commission tonight. This plan/phase will encompass more of the loop road around the development. A new traffic study will be submitted at the completion and occupancy of the fourth building.

Gordon L. Brown’s letter dated September 9, 2022, was reviewed. Outstanding comments: 1, stormwater management plan comments (Section 208-34.C.10); 2, any updates or revisions to the Owner’s Association documents, private road maintenance agreement, or any other documents or agreements (Section 208-34.C.11 and 13); 3, the previously executed Development and Financial Security Agreement requires that the internal loop road be completed with this building. Therefore, this should be shown to the extent of this phase, and it should be noted that the remainder is concurrently being approved by Manchester Township as Phase 4 and will be constructed prior to building occupation; and 5, as a condition of approval, it should be acknowledged that Note 38 on Sheet SP 3.0 requires that an updated traffic impact study be provided to East Manchester Township within 90 days of the completion of the building in either phase 3 or phase 4.

YCPC letter dated September 16, 2022 was also reviewed with the following open items: 2A, “Certificate of Legal Ownership, Acknowledgement of Plan, and Offer of Dedication” statement should be signed by the owner and notarized (Section 208-34.B.17); and 3, provide an amended copy of the private street maintenance agreement and any property owner’s association documents.

Motion by Scarborough, second by B. Rentzel, to recommend APPROVAL of The Core5 Industrial Partners, LLC, final land development plan for Building/Lot 4, Phase 3, subject to the satisfactory resolution of the following open items from the letters referred to above: GLBA, 1, 2, 3, and 5; YCPC 2A, 3. All members voted aye; motion carried.

C. NorthPoint Development, Canal and Bear Roads (future proposed Regional Way), preliminary subdivision and land development plans for Manchester Commerce Center

Waivers requested:

Section 208-47, curbs and sidewalks
Section 208-31(A)(1)(a), plan scale and sheet size
Section 208-31(A)(3)(a)(3), plans and profiles for Regional Way (contingent on Township Manager's request that a plan sheet be provided to show the new intersection)
Section 199-15(R), stormwater 4:1 slope

All waivers were recommended for approval by the Planning Commission at its regularly scheduled meeting on August 23, 2022.

Shannon Buster and Ryan Overly, representing NorthPoint Development along with John Seitz, Stacy MacNeal, Esquire, of Barley Snyder, and Josh George, LandWorks Civil Design were present on behalf of the applicant. Ms. Buster gave an overview of the company and of the project. Only a small portion of this project is in East Manchester Township, at the intersection of Canal and Bear Roads. The applicant will work with those involved with the Canal Road Betterment Project. Manchester Township will maintain the new road, Regional Way, as well as the stormwater facilities associated with that intersection. An additional lane will be added to the I-83 southbound off ramp at Exit 28 (Strinestown). This project will be phased to permit Bear Road to remain open until Regional Way is connected and open to the public to Canal Road. A small section of Bear Road will require a bit of maintenance before too many winters occur. Agreements are in process. There was a discussion of lane configuration at the Regional Way/Canal Road intersection.

Will the applicant do a traffic study after the buildings are in use? Absolutely. Not a problem. Mr. Hewitt is convinced that truck traffic is going to take the easiest route, even if it means backing up or turning around. Concern noted. Also from Mr. Hewitt, how soon and how long might the road be closed or interrupted? Maybe a year? So hard to anticipate.

Open items from Gordon L. Brown's letter dated 8/5/22 and the 8/10/22 letter from YCPC:

SD PLAN:

GLBA letter 8/5/22, items: **3**, Manchester Township responsible for Regional Way and associated stormwater management facilities. This is in the developer's agreement, and there's a note on the plan; and **5**, extent and manner of access by Powder Mill Corporation property onto Regional Way (Section 208-31A.2.a.12). (*BOTH items are now satisfied.*)

YCPC letter 8/10/22, open items: **2D**, "Statement of Ownership, Acknowledgement of the plan and Offer of Dedication" statement should be signed by the owner(s) and notarized (Section 208-31.A.2.a.3); **2G**, any required ROW dedication for Canal Road (will be in the agreement, which is part of the plan) (Section 208-31.A.3.a.13); and **3**, proposed street name must be approved by County 911 and the United States Postal Service.

LD PLAN:

GLBA letter dated 8/5/22, items: **2**, stormwater management comments (*closed*)

YCPC letter dated 8/10/22, open items: **2B**, proposed street name (Section 208-31.A.2.a.13); **2C**, "Statement of Ownership, Acknowledgement of the Plan and Offer of Dedication" statement should be signed by the owner(s) and notarized (Section 208-31.A.2.a.3); **2F**, any required ROW dedication for Canal Road; and **3**, proposed street name must be approved by County 911 and the United States Postal Service (USPS).

Blaine Rentzel suggested that the small part of this project that is in East Manchester Township is useless to EMT -- why not dedicate that area to Manchester Township and get out of the middle of this? Attorney MacNeal noted that this might only be permitted in certain

situations, and she will investigate the possibility, but historically, it's been a very long process and Laymon concurred. At this point, most of the issues have been worked out. Ms. Buster said that the applicant will consider whatever makes it easier and doesn't delay the project.

Motion by Scarborough, second by Hewitt, to recommend APPROVAL of the preliminary subdivision and land development plans for Manchester Commerce Center, subject to the satisfactory resolution of the following comments from YCPC's letter referred to above subdivision 2D, 2G, and 3, and land development 2B, 2C, 2F, 3, and ask that the Board of Supervisors consider Mr. Rentzel's idea. All members voted aye; motion carried.

Additional New Business

Nothing at this time.


Motion by B. Rentzel, second by Nace, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:28 p.m.

Respectfully submitted,

JULIE B. MAHER
Recording Secretary

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:

Date: September 30, 2022



Kelly Helsel, Zoning Officer

Date of Planning Commission Approval: Tuesday, December 20, 2022