

East Manchester Township
PLANNING COMMISSION MINUTES
December 20, 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, Herb Nix, and Troy Rentzel. Also present: Engineer Laymon Mortorff, Zoning Officer Kelly Helsel, Recording Secretary, and eight citizens.

Chairman McCowan called the meeting to order at 7:03 p.m.

Minutes

Motion by B. Rentzel, second by Nace, to approve the minutes of the meeting of September 27, 2022. All members voted aye; motion carried.

Plans

A. Rentzel Estate Subdivision Plan, 5380 Board Road; final subdivision plan.

Planning Commission member, Troy Rentzel recused himself from this plan as he is a benefiting party in this subdivision. Patti Fisher, James Holley & Associates, and Attorney John Garber, executor of the Robert Rentzel Estate, were present on this plan.

This proposal involves four different properties to be divided and added onto to settle the Estate of Robert Rentzel.

One existing Robert Rentzel property (Parcel No. 113), totaling 11.73 net acres, includes a house, garage, and two pole sheds at 5380 Board Road; this is to be subdivided off and become Lot 1 totaling 0.62 gross acres with the residual becoming Lot 5 totaling 11.16 gross acres.

An adjoining Robert Rentzel panhandle lot with frontage on Board Road (Parcel No. 113E) is to be divided with a 0.41 gross acres being attached to the adjoining Trevor and Jodi Rentzel property/Lot 4 (Parcel No. 113A), and Lot 6 remainder, totaling 0.45 gross acres, is to be attached to the residual Lot 5.

Finally, the combined Lots 5 and 6, with a combined area of 11.61 gross acres, are to be attached to the adjoining Troy and Lisa Rentzel property/Lot 2 (Parcel No. 113F) for a total of 12.35 gross acres. Per Attorney Garber, this moving around of parcels, etc. was directed in Robert Rentzel's Last Will and Testament.. There are no proposed improvements or development on any lot.

GLBA's letter dated December 2, 2022, was reviewed. Outstanding comments: 1, a fully executed agreement to accomplish Note 16 should be provided to the Township and the recording information should be provided in Note 16 (Section 208-34.B.15);

YCPC letter dated December 8, 2022, was reviewed. Outstanding comments: 1A, signed and notarized statements of ownership from the owners (Lots 2 and 4) (Section 208-34-B.24); 1C, dedicated ROW for Board Road (Section 208-34.B.9; waiver requested); 1D, proof that the waivers were granted (Section 208-34.C.12); and 2, the existing Lot 2 is shown as two parcels (113F and 113G) on the York County Tax Map (Section 208-34.B.23).

Waivers requested:

- Section 208-46(B)(2), 60' ROW on Board Road
- Section 208-46(C)(2, 3), cul-de-sac
- Section 208-47 (A), curbs
- Section 208-47(B) sidewalks
- Section 208-49(B)(1)(a), recreation fees

Discussion was held on the 300' of road frontage, attaching part to the residential lot, with residential use, which doesn't require 300' of road frontage. If that part of the lot were to stand alone, then it would indeed need 300' of road frontage. Mr. Mortorff explained to everyone's satisfaction.

From Mr. Nace, Notes 13 and 14 on the plan were discussed. Ms. Fisher and Mr. Mortorff agreed that Solicitor Andrew Miller provided the language in these notes.

Motion by B. Rentzel, second by Hewitt, to recommend approval of the waivers as requested (listed above). All members voted aye; motion carried.

With the approval of the waiver for Section 208-46.B.2, YCPC's open items 1C and 1D are satisfied. Therefore, the only open items are 1A and 2.

Motion by Nace, second by B. Rentzel, to recommend approval of the Final Subdivision Plan of the Estate of Robert Rentzel, subject to the satisfactory resolution of the following open items: YCPC 1A and 2; and GLB item 1, as referred to above. All members voted aye; motion carried.

Troy Rentzel returned to the Planning Commission.

B. Starbucks Land Development Plan, 2900-3000 Espresso Way; final land development plan

Chris Hoover and Rick DeWolf were present on this minor addition (2000SF) to the existing building. Existing utilities to be relocated. No major stormwater revisions.

YCPC's letter dated December 8, 2022, was reviewed. Outstanding items: 1A (engineer's signature (Section 208-34.B.18); and 2, any waiver requests to be granted should be noted on the plan (Section 208-34.C.12).

GLBA's letter dated December 2, 2022, was reviewed. Outstanding: 1, building area in the site data is the same on the previously approved Land Development Plan and should be updated, along with any other affected notes; 2, stormwater management plan comments (Section 208-34.C.10). General Note 18 will need to be revised since the 20,000SF exemption is based upon cumulative impervious area and not new impervious area.

Waivers requested:

- Section 208-21, preliminary plan,
- Section 208-46(B), 60' ROW
- Section 208-46(F)(5), 150' clear sight triangle
- Section 208-47(A), curbs
- Section 208-47(B), sidewalks

Motion by B. Rentzel, second by Hewitt, to recommend approval of the waivers as requested (listed above). All members voted aye; motion carried.

The above motion takes care of YCPC 2.

Motion by Scarborough, second by Hewitt, to recommend approval of the Final Subdivision Plan of Starbucks, subject to the satisfactory resolution of the following open items from the letters referred to above: YCPC 1A; GLBA 2. All members voted aye; motion carried.

Additional New Business

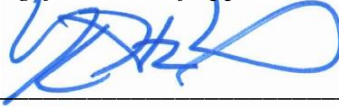
Nothing at this time. Except ... Blaine Rentzel and Robert Nace are retiring from service on the Planning Commission after 40 and 30+ years respectively. Tonight's their last meeting. Kudos for a job well done for many years, and best of everything to both!

Motion by B. Rentzel, second by Nace, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:56 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:



Kelly Helsel, Zoning Officer

Date: December 27, 2022

Date of Planning Commission Approval: February 28, 2023