

East Manchester Township
PLANNING COMMISSION MINUTES
February 28, 2023

At a regular meeting held at the Township building, the following members were present: Michael McCowan, Michael Scarborough, Edward Hewitt, Troy Rentzel, and Herbert Nix, Jr.. Also present: Township Engineer, Laymon Mortorff; Kelly Helsel, Zoning & Code Enforcement Officer; and one resident.

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

REORGANIZATION:

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

MINUTES:

Motion by Hewitt, second by Rentzel, to approve the Planning Commission Minutes of the meeting held on December 20, 2022. All members voted aye; motion carried.

PLAN(S):

MOLT, LLC

Plan:

Final Subdivision Plan for Lands of Molt, LLC
Property: 4044 North George Street Ext., Manchester, PA 17345
PIN: 26-000-LI-0034.00-00000
File No.: 22-015P/Plan No. 106.23

Presented by:

Terri Delo, Project Manager – Integrated Development Partners, Wormleysburg, PA
Eric Mountz, Regional Leader – Traffic Planning & Design, Inc., Pottstown, PA

Purpose: The purpose of this final subdivision plan is to depict the subdivision of a 3.0 acre (net) lot from Parcel 34 at the southwest corner of the Beshore School Road-North George Street intersection. The existing property is approximately 10.0 acres, zoned Commercial and is served by public water and sewer. An existing automotive service center is on the property. No development is proposed with this plan.

Comment Letters:

Gordon L. Brown and Associates, Inc. (“GLBA”):

While the following comments are considered “open items,” they are comments that will be addressed in the corresponding land development phase, which is currently in process with the Township. Therefore, the comments are being mentioned here for formality since the comment letter was submitted as part of this plan, however, no action under this final subdivision plan shall be required on the part of the Planning Commission or Board of Supervisors:

January 9, 2023 – Comment Letter:

The following comments relate to a Traffic Impact Study scoping meeting held on August 29, 2022 and subsequent Meeting Summary distributed to the participants:

- *2.a: “Items 5.b and c. indicate that the access to the entire property should be evaluated in the Traffic Study. It may be concluded that a shared access is necessary from George Street to Lots 1 and 2. If this is necessary, a proposed easement should be shown on this plan to make this possible (§208-48).”*

- 2.b: “Item 5.f indicates Lot 1 will have future access to Beshore School Road. A note should be provided on the plan to address this (§208-45.A and C).”

February 20, 2023 – Letter of Awareness:

Letter from GLBA to PennDOT not inferring approval or disapproval of this plan, but rather a recommendation to PennDOT on behalf of East Manchester Township:

- 1: The Township has concerns regarding the proposed northern most entrance along SR-181/North George Street Extended. While the proposed entrance aligns with existing Brickyard Road, the proposed ingress and egress is also within the proposed turning lanes for the existing traffic light. PennDOT and the applicant should consider that this access be right turn in/out only or move the entrance further to the south.

York County Planning Commission (“YCPC”) – January 20, 2023

Open items:

- 1.C: Proof the “waiver modification requests” were granted (§208-34.C.12) (*To be addressed at monthly meeting of Board of Supervisors.*)

MPL Law Firm – January 30, 2023

Open items:

- 1: Concern was raised that proposed Residual Lot 1 does not have road access. The developer has submitted to PennDOT a Traffic Impact Study Determination and Scoping Meeting Application. The application proposed a development in two phases with access as follows:
 - Phase I: Construct one full-movement driveway to SR-181/North George Street Extended opposite Brickyard Road; construct one full-movement driveway to Beshore School Road approximately 300 feet west of the centerline of SR-181/North George Street Extended; provide a future shared access and associated easement in the southwest corner of Lot 2.
 - Phase II: Construct one full-movement driveway to SR-181/North George Street Extended opposite the private driveway that serves the property located at 3995 North George Street Extended; construct the connection to the shared access in the southwest corner of Lot 2.
- 2: Since there will be a shared access to Beshore School Road, the developer must prepare a driveway maintenance agreement for review and approval by the Township solicitor prior to execution.
- 3: Recordable confirmatory deeds for Lots 1 and 2 must be prepared by the developer and approved by the Township solicitor.

Waivers:

- **Motion by Scarborough, second by Rentzel, to recommend approval to waive §208.21-Minor Subdivision or Land Development Plans (Preliminary Plan Requirements). All members voted aye; motion carried.**
- **Motion by Scarborough, second by Rentzel, to recommend approval to waive §208-47.A-Curbs. All members voted aye; motion carried.**
- **Motion by Scarborough, second by Rentzel, to recommend approval to waive §208-47.B-Sidewalks. All members voted aye; motion carried.**
- **Motion by Scarborough, second by Rentzel, to recommend approval to waive §208-61.A-Monuments Delineating Lots and Boundaries. All members voted aye; motion carried.**
- **Motion by Scarborough, second by Rentzel, to recommend approval to waive §208-49.B-Recreation Areas and Fees. All members voted aye; motion carried.**

Discussion:

- Northeastern York County Sewer Authority letter dated February 13, 2023 confirmed that the Authority has the capacity to provide eleven (11) EDUs for the proposed project.
- Nix opened the floor for discussion about the recommendation of waivers. Scarborough explained to Nix the reason behind recommending approval of waivers and how it has to do with not “putting the cart before the horse” because the waived items will be deferred to and handled in the land development phase.
- Rentzel noted a concern about traffic in this area. Mountz explained that the proposed northeast entrance (*Beshore School Road*) is the best egress/ingress location because it pushes access the access furthest away from the traffic signal at SR-181/North George Street Extended.
- Rentzel also noted concern about tractor-trailer truck traffic. Both Delo and Mountz commented that Sheetz, the intended tenant here, does not cater to tractor-trailer trucks and noted that the “low-flow diesel pumps” that would be installed here would not be appropriate to fuel tractor-trailer trucks.
- Discussed minimum standard distance between traffic lights is 1,000 feet so to have a second traffic light for egress/ingress would not be possible.
- What will happen to the existing Sheetz further north on SR-181/North George Street Extended? Delo said that they don’t know this answer, at the moment, but they will learn this information during the staff meeting, on the land development plan, on Thursday, March 2, 2023 at the township.

Motion by Scarborough, second by Hewitt, to recommend APPROVAL for the Final Subdivision Plan for the Lands of Molt, LLC. All members voted aye; motion carried.

NEW BUSINESS:

McCowan briefly mentioned that the NorthPoint Development plans will be coming down the pipeline soon, again, for final approval.

QUESTIONS/COMMENTS:

McCowan opened the floor for questions or comments. No questions or comments were received from the public.

ADJOURNMENT:

Motion by Scarborough, second by Nix, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:43 P.M.

Respectfully submitted,



KELLY HELSEL
Zoning & Code Enforcement Officer
(Acting 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: March 8, 2023

Date of Planning Commission Approval:

March 28, 2023