

East Manchester Township  
PLANNING COMMISSION MINUTES  
March 28, 2023

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

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

### Minutes

Corrections to the minutes of February 28, 2023: Michael Scarborough made the Motions, not Michael McCowan.

**Motion by Hewitt, second by Rentzel, to approve the minutes of the meeting of February 28, 2023, with the above corrections. All members voted aye; motion carried.**

### Plans

- A. Molt, LLC; Final Land Development Plan for proposed Sheetz Store #233 Relocation  
Bob Frank, Sheetz and Terri Delo, Integrated Development Partners were present on behalf of the applicant. This is a three-acre parcel (lot 2) will hold a 6139 sf Sheetz store with 10 fueling positions; 30' wide private drive. Access is proposed on Beshore School Road and North George Street Ext. Stormwater discharges to an existing stormwater easement. All public utilities.

Waivers requested:

- §208-21.A, preliminary plan
- §208-44.A, minimum 2% slopes
- §208-44.F, minimum separation between top/bottom edge of slopes and property ROW lines
- §208-46.G.4, minimum curb radii
- §208-47.A.2, curbing
- §208-49.E.1, shade trees (count reduction)

Ms. Delo explained that the reason for the request for the waiver for the reduction in the number of shade trees is because of the sewer easements. Gordon L. Brown's comment letter requests that the trees that cannot be installed in the front be installed elsewhere on the site.

Eric Mountz, Traffic Planning Design, reported that the traffic study has been completed and submitted to the Township and PennDOT. This study considers the overall subdivision and development of this entire site, not just the proposed Sheetz store. The proposed access was discussed at last month's staff meeting and Mr. Mountz presented the concept of the improvements to the access including left and right turn lanes and a bicycle lane as required. He noted that Sheetz owns its own trucks and tankers and uses those specific templates in its site design to assure ease of movement within the site. PennDOT typically takes 30 days to review a

traffic study. Also, at the signalized intersection, Mr. Mountz anticipates improvements to accommodate pedestrian traffic and wheelchair access. From Mr. Rentzel, how many vehicles are anticipated in and out of this site? Mr. Mountz explained that the study used the more conservative estimates that were available. The study provides for 2,150 vehicle trips (in and out) in 24 hours.

From Mr. Scarborough, the right turn out heading south on SR-181, he recommends striping the area instead of installing rumble strips. Mr. Mountz agrees, but said that PennDOT isn't convinced of this option. The applicant will note the recommendation and will try to work with PennDOT on this. As for the left-turn only lane, it seems that the lane is short. Mr. Mountz noted that the applicant has indeed lengthened the lane.

From Mr. Hewitt, regarding the entrance/exit onto Beshore School Road, is there enough sight distance and safety? Yes, and this is detailed in the traffic study.

How about the wetlands? Ms. Delo reported that the wetlands are actually stormwater features. Documentation from DEP and the U.S. Army Corps of Engineers will be submitted to the Township.

On the waivers, Bob Franks noted that the 1% slope is typical.

Discussion was held on the proposed retaining wall and the need for some sort of barrier in case a motorist's vehicle slides on some ice. The applicant will consider and look at options.

From the audience, Mike Grotehouse noted that very often drivers will line up to make a left onto Brickyard Road and other drivers pass on the right. Mr. Mountz explained how the applicant will deal with this. There will be a widened right lane area, for bicycle traffic, where people can do this, even though it's discouraged. The stop area on the parking lot will not project into this right lane area. Mr. Mortorff voiced some concerns about traffic backing up to the intersection; Mr. Mountz said that his observations and Mr. Haugh's observations did not indicate that this occurs.

From the audience, Dean Kohr asked if left hand turns will be permitted onto George Street. Yes. PennDOT has preliminarily approved this option. Will the applicant repeat the traffic study after the store is open for business? Likely not, as the original study allows for some increases, but the applicant can keep that door open.

From Mr. Scarborough, some Sheetz stores push the driveways way back so that drivers have to drive all the way around the store to get to the entrance. From Mr. Franks, that's not a great way to handle the traffic, and the stores that offer that option typically don't do as well as other stores. The applicant would not support that option.

No engineering comments were addressed because of the number of open items. This applicant will make revisions and resubmit to the Planning Commission.

#### B. NorthPoint Development/Canal/Bear Roads (future proposed Regional Way), Final Subdivision and Land Development Plans for Manchester Commerce Center

Josh George was present on behalf of the applicant. Only 1.5 acres of this over 200-acre plan is within the Township.

Waivers requested on *Subdivision Plan*:

- §208-31.A.1.a, plan size
- §208-47, curbs and sidewalks on Canal Road
- §208-31.A.3.a.3, profile drawings
- §208-31.A.2.a.6, contour intervals

Open items from GLBA's letter dated February 7, 2023: 1, waivers will need to be approved by the Board of Supervisors; 2 b, owner's signature (§208-34.B.17), d, erosion and sedimentation control plan approval (§208-34.C.9); e, executed Tri-Party Agreement (§208-34.C.13); and 3, the permit number for the Regional Way intersection with Canal Road is required on the plan, if known (§208-34.B.8). Township staff was informed that the access to Canal Road along with the access from the Kinsley property on the north side of Canal Road is being provided for with the HOP for the Canal Road Betterment Program. In December 2022, the Township staff learned that the Preliminary Point of Access study for Exit 26 was approved on April 14, 2022, by the FHWA. Four alternatives were considered and two were recommended as most feasible. All four alternatives conflict with the proposed intersection of Regional Way with Canal Road. The developer indicated at the staff meeting that they are in support of Exit 26 and will evaluate alternative access to consider the Point of Access Study. This process should be completed before the plan now being considered by the Township is finally approved (§208-28.E and §209.45).

YCPC letter dated February 7, 2023 was reviewed. Open items: 1A, contour intervals (waiver requested tonight; see waiver list above); B, proof of waiver request approval (§208-34.C.12); D, owner's notarized signatures, etc. (§208-31.A.2.a.3); and 3, Proposed Exit 26 interchange: PennDOT and FHWA gave preliminary approval to a Conceptual Point of Access (CPOA) study dated March 18, 2022, for a proposed interchange on Interstate 83 at Canal Road (PA 921) in York County. Several contingencies must be met before FHWA gives final approval to the Point of Access (POA) study. The CPOA does not preclude the development of the Manchester Commerce Center as currently proposed in the final subdivision and final land development plans.

Shannon Buster, NorthPoint Development, noted that they are agreeable to dedicating future ROW space, if needed, as they are in full support of the Exit 26 proposal.

**Motion by Scarborough, second by Rentzel, to recommend approval of the waivers as requested for §208.31.A.1, §208.47, 208.31.A.3.a.3, and [added tonight] §208.31.a.2.a.6. All members voted aye; motion carried.**

**Motion by Scarborough, second by Hewitt, to recommend approval of the final subdivision plan of Northpoint Development, Manchester Commerce Center, subject to the satisfactory resolution of the following open items from the GLB letter referred to above: 1, 2b, d, e, and 3; and YCPC open items 1a, b, d, and 3. All members voted aye; motion carried.**

Waivers requested on *Land Development Plan*

§208-31.A.1.a, plan size

§208-47, curbs and sidewalks

GLBA letter dated February 7, 2023 was reviewed; open item is 3, owner's signature (§208-34.B.17). YCPC letter dated February 7, 2023 has the following open items: 1B, owner's signature, etc., (§208.31.A.2.a.3); and C, erosion and sedimentation control plan approval (§208.31.A.3.a.13).

**Motion by Hewitt, second by Rentzel, to recommend approval of the waiver requests for the following sections as presented §208-31.A.1.a, plan size; and §208-47, curbs and sidewalks on Canal Road. All members voted aye; motion carried.**

**Motion by Scarborough, second by Hewitt, to recommend approval of the NorthPoint Development final land development plan subject to the satisfactory resolution of the following open items from the GLBA letter referred to above: 3; and the YCPC letter referred to above: 1B and C. All members voted aye; motion carried.**

#### **New Business**

Nothing at this time. The Orchard Business Park Phase II Lot 2 will be forthcoming, but it is too early to tell, at this point, whether that will be in April 2023 or later.

#### **Questions/Comments**

From Dean Kohr, what's going on with the balance of the Sheetz parcel? Unknown for certain. Stand by.

**Motion by McCowan, second by Hewitt, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:20 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: March 28, 2023

Date of Planning Commission Approval:

TBD

March 28, 2023