

East Manchester Township
PLANNING COMMISSION MINUTES
September 23, 2025

At a regular meeting held at the Township Building, the following members were present: Edward Hewitt, Mike McCowan, Mike Scarborough, Herb Nix, and Troy Rentzel. Also present: Engineer Laymon Mortorff, Zoning Officer Kate Snyder, Recording Secretary, and six citizens. Chairman McCowan called the meeting to order at 6:03 p.m.

Minutes

Motion by Nix, second by Hewitt, to approve the minutes of the meeting of August 26, 2025. All members voted aye; motion carried.

Plan

Trade Center 83 East, Phase II, Preliminary Subdivision and Land Development Plan
Chris Fencel, Hillwood, was present on behalf of the applicant. Also present: Josh Hoffman, Attorney Charlie Suhr, and Jon Seitz.

Mr. Fencel noted that there is no end user for the site just yet. Designing with an eye for the future, a variety of users. Three buildings of varying sizes. No action requested tonight.

Mr. Hoffman, Pennoni, presented the plan. Four existing parcels, three on Zions View Road, and one on Manchester Street. Total acreage is 239 acres. Consolidating into three development parcels on one side of Musser Run; two residual parcels on the other side of Musser Run. Currently, there's a communications tower with access on one of the parcels. Other current uses on the parcels include a feed store, residential, agricultural. Lot 1 will house Building 1 with frontage on Zions View Road; Lot 2 will house Building 2 with frontage on Zions View Road; Lot 3 fronts on Manchester Street. Two residual parcels. Three buildings will total over 1M SF. There are some wetlands, a pond, and a stream on the property.

It was suggested that any noise-making equipment should be facing the adjacent DHL property and be as far as possible from any residences. Mr. Fencel is aware of the desire to protect the residents from noise, and the applicant will deal with that as the process proceeds.

Private driveway, with improvements along Zions View Road. Will extend Bartlett Drive to Zions View Road. All northbound truck traffic will turn right out of driveway; southbound trucks will proceed to Bartlett. Public water and sewer available to the site. Already in contact with the Sewer Authority. All utilities provided 'will serve' letters for this project.

Waivers requested:

Section 208-34A, plan sheet size

Section 208-44F, minimum distance to graded slope and fencing (partial waiver)

Section 208-46B(1), street widening (partial frontage Zions View, partial Manchester Street; standard six-month note)

Section 208-46J, private driveways serving multiple properties

Section 208-47, curbs and sidewalks (partial waiver; curbs and sidewalks Zions View only; standard six-month note)

Section 208-64, underground utility lines (partial waiver; existing cell tower remains; electrical service on poles)

The intersection was discussed. It's to be a private, medium-volume driveway; four-way stop sign to govern the intersection. The applicants want to prevent trucks from turning left to Manchester Borough. The applicants want to minimize the radii. Is there any way to totally block trucks from turning onto Manchester Street? Could the applicant and DHL possibly share the emergency access?

Comments received from the Township Engineer and YCPC. The applicant has responded to those comments, addressing the open items.

Mr. Hewitt urged the applicants to put themselves into the residents' positions of dealing with tractor trailer traffic and property damage. Mr. Seitz, TRG, spoke, noting that his company is doing an exhaustive and extensive traffic study for this project. He also noted that there should be no reason for their traffic to go onto Manchester Street except in case of an emergency. The applicants are aware of the property owner on the corner who is sustaining property damage from trucks, and the applicants are designing this project to prevent this from happening again. That is why the design looks like it does, with not widening the roadway, to make it unattractive or near impossible for truck traffic to turn/proceed. Unfortunately, trucks are misbehaving now, before this project even exists; it's scary to think that the situation might worsen with the improvements, even with the best intentions and design by the applicants. Unfortunately, per Mr. Seitz, these are PennDOT roadways, and there are no guarantees as to what will be permitted to prevent trucks from turning.

From the audience, Mike Grotehouse complained about the noise associated with the DHL site. Will there be truck noise from the applicants' project? Can't guarantee that there will not be any noise. The proposed buildings will sit a little lower than the DHL building. And how about the lighting? He would like to make sure that the new lighting will not shine onto his property. He noted that it took DHL about a year to satisfactorily deal with the lighting issue. Mr. Hoffman showed Mr. Grotehouse the proposed lighting and landscaping plan. Also from Mr. Grotehouse, there were wetlands behind the pond on the property that were covered up years ago. Mr. Hoffman noted that there's a whole permitting process that's going on to discover all the wetlands on the property. The pond will be removed, but no drainage pipes will be removed/repared; water will be directed to the site's stormwater pond.

From Mr. Hewitt, how about when it's time to blast, how will the applicant deal with blasting damage and possible water loss to the residents? The applicant will follow all regulations and permitting requirements for sure. If there's something further that the Planning Commission wishes to discuss, we can talk. The shared driveway was discussed.

Mr. Hoffman reported that the applicant discussed the proposal with fire chief Stevens and have addressed his concerns.

From Mr. Mortorff, please add another drawing from the northern corner of the building towards Canal Road to show the impact of the building toward the DHL site to encompass the line of sight for the residents in the area. Will do.

A sound study will be part of the developer's agreement.

Additional New Business

Nothing at this time.

Motion by Scarborough, second by Hewitt, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:54 p.m.

Respectfully submitted,

Julie B. Maher, Recording Secretary