

East Manchester Township
PLANNING COMMISSION MINUTES
November 18, 2025

At a regular meeting held at the Township Building, the following members were present: Mike McCowan, Mike Scarborough, Herb Nix, and Troy Rentzel. Absent: Edward Hewitt. Also present: Engineer Byron Trout, Township Manager Kristie Masemer, Recording Secretary, and seven citizens.

Chairman McCowan called the meeting to order at 6:00 p.m.

Minutes

Motion by Nix, second by Rentzel, to approve the minutes of the meeting of September 23, 2025. All members voted aye; motion carried.

Plans

Beshore and Koller, Inc; rezoning from Industrial to Commercial District

Attorney Andy Herrold was present on behalf of the applicant. Just as a matter of full disclosure, he works with Attorney Andrew Miller, Solicitor for the Township and a Conflict Waiver has been signed by both parties.

This request is in regard to Parcel 26-000-MI-0120.X0-00000, a 3.4-acre section that the applicant has requested to be rezoned from Industrial to Commercial. Not all of that section will be paved. The parcel in question abuts an existing parking lot with vehicles sales as a use. Beshore and Koller is bisected by North George Street.

Rick Schaffner, company president, was also present. He requested the rezoning to permit him to expand the parking area. Currently, an EV charging station and an expansion of the parts department take up several parking spaces. The new area should hold about 30 parking spaces with access through the existing parking lot. The lot will be used for employee parking. No additional lighting required. Shouldn't be traffic congestion, as the same employees park in the area now. The applicant will need to submit a land development plan and a reverse subdivision to accomplish the rest of this request.

The reason for the rezoning request is that sales for vehicles is not a permitted use in the Industrial zone, but it is in a Commercial zone. This zoning change will permit a less intensive use than an industrial use might present.

No comment or questions from the audience members.

Motion by Nix, second by Rentzel, to recommend approval of the rezoning change request by Beshore and Koller from Industrial to Commercial. All members voted aye; motion carried.

Trade Center 83 East, Preliminary Subdivision and Land Development plan

Chris Fencel, Hillwood, was present on behalf of the applicant. This plan was before the Planning Commission in September. Plans have been revised. Many open items have been addressed, per the letters from YCPC and Laymon Mortorff. Two additional cross sections have been added, per a request from the Planning Commission meeting in September. Lighting and landscaping (visibility) were discussed.

Josh Hoffman, Pennoni, was also present on behalf of the applicant. Also present: Attorney Charles Suhr and John Seitz, TRG.

The applicant requested another waiver tonight, Section 208-31.A.2.a.21, sketch for street layout for the residual tracts.

Waivers requested:

Section 208-34A, plan size

Section 28-44.F, (partial waiver request) minimum distance to graded slope and fencing

Section 208-46.B.1, (partial waiver request) street widening (6-month note on plan)

Section 208-46.J, private driveways serving multiple properties

Section 208-47, (partial waiver) curbs and sidewalks (6-month note on plan)

Section 208-64, (partial waiver) underground utility lines

Mr. Trout reported that the public works director requested that a pipe on Musser Run be replaced. Other outstanding items are dependent on outside agencies. Mr. Hoffman noted that this plan proposal will reduce the flow to the pipe/culvert in question. However, per Mr. Trout, if the roadway typically floods during a 50-year storm, it would be better to replace the pipe now. Mr. Hoffman will give Mr. Trout calculations to aid in making that decision.

From the GLBA letter dated September 9, 2025, outstanding items: 2, stormwater management plan approval (Section 208-31.a.7.c); 3B, owners' signatures (Section 208-31.A.2.a.3); C, waiver for cartway width of Manchester Street (Section 208-46.B); D, traffic study (Section 208-31.A.3.a.13); E, draft of Covenants, Conditions, and Restrictions (Section 208-31.A.2.a.25); F, Sewer Authority signatures (Section 208-31.B.21); G, Erosion and Sedimentation Control Plan approval (Section 208-34.C.8); H, Planning Module Exemption approval (Section 208-31.A.3.a.6); I, draft developer's agreement (Section 208-34.C.13); and J, proposed improvements for Zions View Road (Section 208-31.A.2.a.13).

YCPC comments dated July 29, 2025, was reviewed. Outstanding: 3B, owners' signatures (Section 208-31.A.2.a.3); D, proof that the waivers are granted (Section 208-31.A); E, sewage facilities planning module approval (Section 208-31.A); and 6, "East Manchester Township should coordinate with the developer on how the warehouses will operate staging and accommodations for truck drivers if the pick-ups and drop-offs are by appointment only."

Traffic was discussed. The traffic study was completed. Mr. Seitz presented the recommendations and conclusions of the traffic study. A four-way stop is recommended for Bartlett Drive/proposed site driveway and Zions View Road. This was a Township suggestion, and Mr. Seitz agrees that it's a great idea. Truck traffic was discussed. This proposal provides for a reduction in the truck traffic to the east.

The letter from Grove Miller Engineering, Inc., dated November 13, 2025, was reviewed. Mr. Seitz noted that on the proposed four-way stop proposal, PennDOT might not approve that recommendation. The traffic volumes aren't high enough to warrant a traffic signal. From Mr. Scarborough, can't the proposal make it so that all trucks leaving the applicant's site must turn right, rather than giving truck drivers the option to go straight across the intersection? From Mr. Nix, can't the developer require that the truck drivers follow the rules, using cameras, etc.? Can't the tenant require truck drivers to obey the laws? After all the discussions about traffic, now's the time (planning phase) to deal with the situation, not just install it all and hope it works. After the truck driver leaves the applicant's site, the property owner can't really do anything. Mr. Fencel noted that perhaps the leasing agreements can include such language, but in his experience, that language is usually the first to be struck out of any agreement. It typically

doesn't work out too well, but the applicant is willing to talk about this with Attorney Miller. From Mrs. Masemer, maybe Bartlett is not the best option for this situation. Mr. Hoffman thinks that this proposal gives trucks an option to stop and then travel a more appropriate route, not going through the Borough.

Mr. Seitz reported that the traffic study has been submitted to PennDOT. Still waiting for their comments. He commented on the intersection of Church Road/I-83 and made some suggestions and stated that he recently observed and reported that a loop at that intersection is malfunctioning. Manchester Township is on it.

This proposed use could see 187 trucks in, 187 trucks out per day. There will likely be fewer trips, but this is what the proposal is.

Bottom line, Mr. Seitz will work with the Township's traffic engineer (Gregory Creasy) and Township Engineers to settle on a plan that will serve everyone adequately.

Mr. Scarborough requested some landscaping screening to soften the appearance of the wall that is proposed. Sure, they just need to be careful of any utility lines that are in the area.

From the audience, Kathy Smith requested that a solution be found to the issue of truck traffic. It was noted that this is subject to PennDOT's approval, so the Township doesn't have a lot of control. Ms. Smith appreciates the lengths that the Township is going to in the interest of protecting its residents.

Motion by Scarborough, second by Nix, to recommend approval of the waiver requests for Trade Center 83 as presented above. All members voted aye; motion carried.

Motion by Scarborough, second by Nix, to recommend approval of the Preliminary Subdivision and Land Development plan of Trade Center 83 East, subject to the satisfactory resolution of the open items from the letters referred to above: GLB 2, 3B, C, D, E, F, G, H, I, J; YCPC 3B, D, E and 6; AND any open items on the Grove Engineering letter dated November 13, 2025, AND any open items from the Memorandum from Attorney Andrew Miller dated August 4, 2025, AND that the Supervisors should work with Attorney Miller and the developer to find a self-imposed solution to the truck traffic issues, AND the applicant should add landscaping in front of the wall. All members voted aye; motion carried.

Additional New Business

Next month, at 5 p.m. at the Township building, there might be a plan for December 16th. After that business, there will be a joint meeting with the Board of Supervisors to discuss the data center ordinance and give Attorney Miller direction specifically to decide on the location of where a data center might be permitted. This is not a public hearing. Members of the public can attend; this room holds 82 people; if the crowd is larger, they will be invited to watch the livestream. A Public Hearing likely in a larger venue will occur at an unknown date and time.

Motion by Nix, second by Scarborough, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:20 p.m.

Respectfully submitted,

Julie B. Maher, Recording Secretary & Kristie Masemer, Township Manager

November 18, 2025