

MANCHESTER TOWNSHIP BOARD OF SUPERVISORS
SPECIAL MEETING
PROPOSED ZONING MAP AMENDMENT
SIX PARCELS IN THE VICINITY OF BEAR/CANAL/OLD MILL ROADS

November 1, 2021

MEETING

The Manchester Township Board of Supervisors held a special and duly advertised meeting for a proposed zoning text amendment for collective properties located in the Bear, Canal and Old Mill Roads area, at the Manchester Township Municipal Services Complex, 3200 Farmtrail Road, York, Pennsylvania, 17406 on Monday, November 1, 2021, which was called to order at 6:30 p.m. by Supervisor Inch.

PARTIES PRESENT

Lisa D. Wingert, Chairperson (virtual)	Timothy R. James, Manager/Sec.
Rodney Brandstedter, Vice-Chair (virtual)	Danelle L. Goodwin, Asst. Secretary
Beth Brennan, Supervisor	Lawrence V. Young, Solicitor
John Inch, Jr., Supervisor	David Unger, Zoning/Planning Officer
Debra K. McCune, Supervisor	Tonya Shuck, Asst. Zoning/Planning

PROPOSED ZONING MAP AMENDMENT

Brent Miles of Northpoint Development and Attorney Stacey MacNeal (Barley Snyder Law) representing Northpoint Development were present to present a proposal for a zoning map change for six (6) parcels located on Bear and Old Mill Roads totaling 203.8 acres, from the current zoned Agricultural (A) to Industrial (I). Mr. Miles provided background on Northpoint Development and previous development projects in Pennsylvania. Attorney MacNeal provided a description of the process of the zoning ordinance amendment petition submission and the multiple steps that would occur if a rezoning was approved.

Mr. Miles presented a conceptual site plan for reference. Mr. Miles stated that if approved this development project would be approximately a \$200 million capital investment. Mr. Miles stated the proposed development would be a job creator. Attorney MacNeal stated a neighborhood meeting was held to provide and receive feedback from the neighbors. Attorney MacNeal also reported discussions with PennDOT regarding traffic impact and improvements. Mr. Miles indicated Northpoint's desire to be good neighbors and invest in the local community in a variety of ways. Mr. Miles reported if the proposed rezoning was approved an estimated construction start could be first quarter of 2023.

BOARD OF SUPERVISORS COMMENTS

Mr. Inch requested questions and comments from the board of supervisors.

Mr. Inch questioned Northpoint Development's investment in the community. Mr. Miles explained previous community investment such as job training in cooperation with community colleges; school district Chromebook purchases and school security systems to name a few examples.

RECOGNITION OF PUBLIC PRESENT

In accordance with Act 93 of 1998 (Sunshine Law), Mr. Inch recognized any members of the audience who wished to address the board.

David Emery, 3985 Bear Road, expressed concerns with the potential impact on real estate values, property tax impact and road improvement needs. Attorney MacNeal stated it is difficult to anticipate the fair market value impact on properties; no impact on property tax and road improvements will be reviewed during the land development phases.

Susan Lehman, 69 Old Mill Road, questioned the feasibility of public sewer connection for residents and the ability to contact Northpoint if questions arise in the future. Mr. Miles stated they would review infrastructure upgrades at that appropriate time and that Northpoint will be available to neighbors with questions.

Matt Weir, 3840 Bear Road, commented he believes this project is placing the cart before the horse in relation to the York County Planning Commission's proposed Exit 26 regional planning effort. Mr. Weir expressed concern with traffic and would not want to see another Board Road situation on Susquehanna Trail. Mr. Weir questioned the long-term plan for truck traffic and road improvements.

Darlene Weir, 3840 Bear Road, expressed appreciation with Northpoint's efforts with reaching out to neighbors, but indicated no one had contacted her. Ms. Weir expressed concern with the impact of the proposed development on nature and her family's backyard impact. Ms. Weir expressed concern with light pollution and noise. Ms. Weir provided photos of the current area and expressed the right of opinions to be heard. Ms. Weir requested protection of the area as it is today and remain quiet and peaceful area free of trucks.

John Rambler, 80 Old Mill Road, expressed concern of the current employment environment and the impact warehouse positions have on the current manufacturing environment in York County. Mr. Rambler also expressed concern with the impact of development on the current infrastructure.

Chris Mackison, 3895 Bear Road, commented that this area will not stay agricultural open space and believes there are benefits the township could receive from a change in zoning. Ms. Mackison stated she would prefer a warehouse development to potentially 150 homes.

Will Clark, York County Planning Commission, reported that the York County Planning Commission recommended the rezoning request be denied as it does not fit the current township comprehensive plan which states the area be considered zoned Industrial when Interstate 83 Exit 26 interchange is constructed. Mr. Clark stated that the York County Planning Commission is currently in the process over a regional planning effort for the proposed Exit 26 interchange which would place the area in question in an Industrial zone. Mr. Clark explained the York Area Metropolitan Planning Organization (YAMPO) is developing funding priorities for various road improvement projects throughout York County and the proposed Exit 26 could be considered in 2033 at the earliest. Mr. Clark stated if the rezoning request was changed prior to the interchange

he would recommend to YAMPO not funding the Exit 26 project. Ms. McCune questioned 2033 timeline. Mr. Clark reported a point of access study is in process and should be a six-month review at the Federal Highway Administration. Mr. Clark also stated that funding would most likely be an issue as other improvements on Interstate 83 would be the priority.

Mr. Brandstedter stated his dismay for Mr. Clark's threat for York County to not fund a project due to a rezoning decision. Ms. Wingert also expressed frustration with the comment from Mr. Clark as the Exit 26 project has been long discussed and of interest of Governor Wolf for years.

Mr. Clark apologized for any confusion with his comment, but there is a cause and effect with this rezoning consideration and as a staff member of York County Planning Commission the limited funding source could force the Exit 26 project to be considered for local funding.

As prompted by the audience, Mr. Inch provided a brief review of the development projects in the area including those proposed in Conewago and East Manchester Townships.

Tim Rutter, 2100 N. George Street, stated that the rezoning request is consistent with the contiguous zoning in the area. Mr. Rutter also stated any developer would be on the hook for improving roads in the immediate area.

John Rambler also stated there was conversation with a proposed Exit 26 when Starbucks was constructed in East Manchester Township.

Collin Cross, 75 Canal Road Extended, questioned the impact on traffic on Canal Road and Conewago Township. Jon Seitz, Traffic Engineer with TRG, Inc. provided input on the current Canal Road Betterment Group and the private/public effort to improve Canal Road (and others).

Darlene Weir also added concerns with traffic, specifically truck traffic, on Susquehanna Trail and Canal Road.

Mr. Inch stated industrial development is both a benefit and curse for the township. Mr. Inch stated traffic impact is a concern.

John Mackison, 3895 Bear Road, questioned the improvements on Canal Road. Jon Seitz provided additional information regarding the Canal Road Betterment Group and the improvements that have been made at Exit 24 associated with the DHL Complex. Mr. Seitz stated that actual traffic data is showing less trip generation impact versus book values for like development projects with Northpoint.

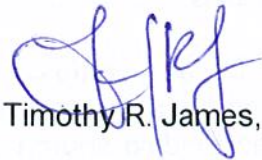
Dave Emery, reiterated concern with traffic and impact truck traffic has had on the basement.

ADJOURNMENT

Mr. Inch thanked the audience for their comments and stated that the board of supervisors will consider the proposed zoning map amendment at the November 9, 2021, Board of Supervisors meeting.

Being no further discussion that was held the hearing was adjourned at 7:44 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'T. James', is written over the printed name.

Timothy R. James, Secretary

TRJ/jas