

**MANCHESTER TOWNSHIP PLANNING COMMISSION
MINUTES**

SEPTEMBER 30, 2020

MEETING

The Manchester Township Planning Commission held its regularly scheduled meeting at the township municipal building, 3200 Farmtrail Road, York, Pennsylvania, 17406, on Wednesday, September 30, 2020. Chairperson Michael Fahs called the meeting to order at 7:00 p.m.

ATTENDANCE

Michael Fahs, Chairperson
Kenneth Stoutzenberger, Vice Chairperson
Richard Halphin, Member
Nicholas Hauck, Member
Holly Gumke, Member

BJ Treglia, C. S. Davidson, Inc.
Stewart S. Olewiler, III, Zoning/Planning Officer
David J.Unger –Asst. Zoning/Planning Officer
Tonya L. Jackson – Planning /Zoning Secretary
Beth Brennan – BOS Liaison

APPROVAL OF MINUTES

Mr. Hauck made a motion, seconded by Mrs. Gumke; to approve the minutes of the August 26, 2020 Planning Commission meeting as presented.

Motion carried Ayes-5 Nays-0

RECOGNIZE STEWART S. OLEWILER'S RETIREMENT

Mr. Fahs stated that he wanted to commend Mr. Stewart S. Olewiler for his 27 ½ years of service to the Township. He stated the Planning Commission has enjoyed working with him and he will be missed. Mr. Olewiler stated he has appreciated working with all the members of the Planning Commission and Mr. David J. Unger will be replacing him.

PLAN REVIEW

FARMBROOKE MEADOWS – RVW# - 2020-08 – PRELIMINARY 69 lot OPEN SPACE residential subdivision of 49.399 net acres for 68 Residential Building Lots located along the west side of the 700 block of Farmbrook Lane in a Residential Low Density Open Space (RL) zoning district. (Gordon L Brown & Assoc., 2238 S. Queen St. York, PA 17402 – Attn: John Runge).

Mr. John Runge of Gordon L. Brown & Associates and the developer Greg Klimmer were present to review the plan. Mr. Runge stated this is a preliminary plan of 69 lot open space residential subdivision which will connect to Addington Reserve. Mr. Treglia reviewed the comment letter dated August 20, 2020.

There was a discussion regarding the proposed stormwater measures which will modify Lots 27, 28 and 65 due to the stormwater ponds being in close proximity to the homes on these lots. Mr. Runge stated that it is possible these lots would be built slab on grade so these homes would not have any issues with water in the basements. Mr. Treglia stated that the stormwater laterals shown on the property could be farther than 10 feet apart. Mr. Runge stated that the stormwater laterals can be 13 feet from the water

line in order to ensure the water and sewer lines are placed far enough apart. Mr. Treglia stated it is important they are not too close together in case either of them need excavated.

Mr. Fahs made a motion, seconded by Mr. Stoutzenberger to **TABLE** the plan for approval subject to the following comments from the CS Davidson, Inc. letter dated August 20, 2020 and the cursory review performed at the planning commission meeting.

Motion carried Ayes-5 Nays-0

The plan will be on the agenda for the next planning commission meeting for review at its **Wednesday October 28, 2020** starting at 7:00 p.m. if the above conditions have been satisfied.

1.	The DEP planning module exemption approval information should be provided in the notes, when available.(CSD-2)
2.	Existing wells and on-lot sewage systems should be shown on the Existing Conditions Plan (CSD-15)
3.	All proposed improvements to existing streets should be detailed in the Plan set (CSD – 19)
4.	The proposed fire hydrant locations, as recommended by the Manchester Township Fire Chief, should be provided on the Plan Sheets.(CSD-25)
5.	Proposed street design should be reviewed and approved by the Township Engineer (CSD-32)
6.	Evidence of soil erosion and sedimentation control plan (NPDES Permit) authorization by the YCCD should be provided to the Township.(CSD-34)
7.	Stormwater Management Comments: (CSD-36) <ul style="list-style-type: none"> • Prior to unconditional approval of the final plan, the property owner shall sign and have notarized an Operation and Maintenance (O&M) and Right-of-Way Agreement covering all stormwater control facilities that are to be privately owned. A written Operation and Maintenance Plan for the BMPs and the PCSM plan drawings shall be attached to this maintenance agreement (§26-162). These documents shall be provided to the Township. The agreement will then have to be executed by the Township Board of Supervisors. The agreement must then be recorded at the York County Recorder of Deeds office, along with the PCSM plan and O & M written plan. • The stormwater management plan approval should be obtained from the Township Engineer prior to unconditional approval of this plan.
8.	The traffic study should be reviewed and approved by the Township Traffic Consultant (CSD-38)
9.	Comments from the Township Traffic Consultant should be addressed (CSD-39)
10.	Sanitary sewer design approval should be obtained from the Manchester Township Municipal Authority Engineer (CSD-41)
11.	PA DEP regulatory permits for discharges to streams/wetlands, wetland encroachment, and stream crossings should be obtained and proof provided to the Township.(CSD-44)
12.	Some of the profiles are missing critical storm sewer information (CSD-46)
13.	It appears that the outfall of the existing stormwater basin along Hampshire Drive is not being conveyed (CSD-48)
14.	It is not clear how the stormwater is being conveyed between the two halves of the bisected basin along Biscayne Lane (CSD-49)
15.	How is the stormwater flow being conveyed once it outfalls from the culvert under Biscayne Lane (CSD-50)
16.	No sewer laterals are shown on the utility drawings. <i>Also show on layout sheets 4-8 (CSD-55 & new)</i>
17.	The water and storm sewer appear to be too close to each other. The suggested horizontal distance between water lines and sewer lines is 10' (CSD-56)
18.	The carbonate geology statement along with a sealed, dated signature should be added on the Cover Sheet – Must designate status (CSD-57)

The following waivers were also reviewed:

W1.	From Chapter 26, Section 26-131.11, the Manchester Township Storm Water Management Ordinance, for the requirement of storm water management facilities meeting building setback requirements. (CSD 23)
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These additional advisory comments were also offered:

A1.	Adjustments to the phasing plan are suggested to avoid the need for temporary cul-de-sac construction (CSD-29)
A2.	Recreation fee in-lieu-of providing recreation areas should be posted, at a rate of \$800 per residential lot prior to Final Plan Recording (CSD-28)
A3.	Adjustments to the phasing plan are suggested to avoid the need for temporary cul-de-sac construction (CSD-29)
A4.	Intersection fees will need to be paid at the time of final subdivision plan approval (CSD-33)
A5.	A storm water operation and maintenance and R/W agreement will be required at final plan stage, as well as, the posting of escrow funds for the 10-year maintenance and inspection fee for the storm water management facilities.(CSD-36)
A6.	Prior to unconditional approval of the final plan, the Act 57 sanitary sewer fees should be paid (CSD-37)
A7.	An Off Site Traffic Agreement may be needed for the percentage of impact to Farmbrook Lane and Susquehanna Trail (CSD-40)
A8.	As-built sanitary sewer plans will need to be submitted and approved by the Municipal Authority's Engineer prior to any connections being authorized (new)
A9.	Public improvements will need to be installed or security posted prior to the unconditional approval and recording of any final plan (new)

Mr. Runge asked the Planning Commission if they could help him out with the road connection to Addington since Keystone refused to allow them to be co-applicants for the NPDES permit application. He said once the county conservation signs off on the NPDES permit then they would be dealing with the Homeowners Association for road dedications.

REZONING REQUEST

INCH’S PROPERTIES, LLC – ZONING MAP CHANGE requested for approximately 10.7+/- acres involving 5 lots along the west side of the 2700 block Susquehanna Trail **from Residential Low Density (RL) to Residential Medium Density (RM)**. Review and make recommendation to the Board of Supervisors.

Mr. Christian Miller of MPL Law Firm, LLP and the applicant John Inch were present to introduce the request. Mr. Miller stated the property 11.6 acres located on the east side of Susquehanna Trail and southwest of Zirkle’s Garage for proposed 22 single family homes and need to rezone from RL (Residential Low Density District) to RM (Residential Medium Density District). Mr. Inch stated Zirkles Garage would be moving and the area is part of the 11.6 acres for the development. Mr. Olewiler stated the zoning classification is in the open space development and there is a need for smaller lot sizes which this could create 2 (two) homes per acre. Mr. Olewiler reviewed the points to address for a rezoning petition. He asked is the Planning Commission members a list of questions in order to make a recommendation to Board of Supervisors. The Planning Commission answered there would be no use change to the area, there would be adequate public school facilities and other public services available, there are no known plans in the vicinity, this would not affect the Comprehensive Plan and this development would not generate an excessive amount of traffic.

Mr. Fahs made a motion, seconded by Mr. Hauck; to recommend approval of the rezoning request from Residential Low Density (RL) to Residential Medium Density (RM) to the Board of Supervisors.

Motion carried Ayes-5 Nays-0

OTHER BUSINESS

There was no other business.

ADJOURNMENT

Mr. Fahs adjourned the meeting at 8:00 p.m. being no additional business, on a motion by Mr. Hauck.

Respectfully submitted,

David J. Unger, Recording Secretary