

THE TOWNSHIP OF MANCHESTER

YORK COUNTY



PENNSYLVANIA

MANCHESTER TOWNSHIP PLANNING COMMISSION AGENDA

Wednesday – March 26, 2025 – 6:00 PM

CALL TO ORDER

APPROVAL OF MINUTES FROM JANUARY 29, 2025

NEW BUSINESS:

- **RVW #2025-01 Marianne Drive Preliminary/Final Land Development Plan** – The applicant requests approval of a Preliminary/Final Land Development Plan for a 5,100-sf contractor's office in the Industrial (I) District, 1 Marianne Drive, tax parcel #36-000-LH-0014.U0-00000.

OLD BUSINESS:

Review of Manchester Township Draft Comprehensive Plan
Commission member comments attached

ADJOURNMENT

THE TOWNSHIP OF MANCHESTER

YORK COUNTY



PENNSYLVANIA

PLANNING COMMISSION MINUTES

January 29, 2025

MEETING

The Manchester Township Planning Commission held its regularly scheduled meeting on Wednesday, January 29, 2025, at the municipal building, located at 3200 Farmtrail Road, York, PA, 17406. Chairperson Nicholas Hauck called the meeting to order at 6:00 PM.

ATTENDANCE *(A) = Absent

Nicholas Hauck, Chairperson
Kenneth Stoutzenberger, Vice-Chair
Brian Salsgiver, Member
Scott Ettien, Member
Daniel Spies, Member

B.J. Treglia, Township Engineer
Rachel Vega, Zoning/Planning Officer
Marita McVey, Zoning/Planning (A)
Mark Henise, ELA Group (A)
Larry Young, Solicitor (A)
Cory McCoy, CS Davidson Engineer (A)

REORGANIZATION

Upon a motion by Mr. Stoutzenberger, seconded by Mr. Spies, the Planning Commission appointed Mr. Hauck as Chairman. Motion carried 4-0, with Mr. Hauck abstaining.

Upon a motion by Mr. Hauck, seconded by Mr. Spies, the Planning Commission appointed Mr. Stoutzenberger as Vice-Chairman. Motion carried 4-0, with Mr. Stoutzenberger abstaining.

APPROVAL OF MINUTES

Upon a motion by Mr. Hauck, seconded by Mr. Stoutzenberger, the Planning Commission approved the December 18, 2024, minutes with the omission of one sentence. Motion carried unanimously.

NEW BUSINESS

RVW #2024-02 Ardent Mills Preliminary/Final Land Development Plan – The applicant requests approval of a Preliminary/Final Land Development Plan for a 76' x 50' accessory maintenance building/break room and related uses in the Industrial (I) District, 2800 Black Bridge Road, Tax Parcel #36-000-KI-0215.00-00000. Upon a motion by Mr. Stoutzenberger, seconded by Mr. Hauck, the Planning Commission recommends approval of RVW #2024-02, Ardent Mills Preliminary/Final Land Development Plan, with the condition that items 2, 3, and 5 are addressed under the Zoning Ordinance section; items 1, 2, 4, 5, 9, and 13 under the Subdivision and Land Development Ordinance section are addressed; and item 4 under the general comments section is addressed of the CS Davidson review letter dated December 3, 2024. Motion carried unanimously.

OLD BUSINESS

Review Manchester Township Draft Comprehensive Plan

The commission members continued their discussion of the draft comprehensive plan.

- Ms. Vega began the conversation, mentioning that a property owner would like to have three properties in the Industrial District considered for residential zoning. The properties are located near North Point Drive and Toronita Street. These properties were previously considered for a retirement home. Residential-High would be the most logical zoning.
- There was a lengthy discussion on how the Comprehensive Plan process works.
- The plan is slanted to contractors and developers who are trying to get higher densities and more rentals in the township. They do not like the idea of having a density bonus or higher densities in the township. Mr. Ettien would like the township to stay the way it is. Higher density housing will make the township feel more like a city. They would like the culture of the township to stay the way it has been for the past 30 years.
- The commissioners are not comfortable making a recommendation on this plan as there are several items they feel need to be addressed.
 - The plan does not address infrastructure.
 - A detailed analysis needs to be done to study the profit/loss and tax benefits.
 - How will higher density housing affect the schools?
 - What additional services such as fire and police are needed if we have higher density housing?
 - A transportation/infrastructure plan is needed as the township cannot handle additional traffic.
 - There are reservations about having a historic village as the roads are older and cannot accommodate increased traffic.
 - Page 44 should focus on housing with accurate percentages.
 - The plan needs a definitions page.
 - How will accessory dwelling units be enforced?
 - Focus on Manchester Township instead of working with the other municipalities. Our township is very different than Conewago Township and North York Borough.
- The Planning Commission has agreed to come up with a list of concerns that will be discussed at the next meeting. They will present their list to the board of supervisors.

2024 PLANNING COMMISSION ANNUAL REPORT

Upon a motion by Mr. Hauck, seconded by Mr. Stoutzenberger, the Planning Commission accepts the 2024 Planning Commission Annual Report as presented. Motion carried unanimously.

ADJOURNMENT

With no additional business on the agenda, Mr. Hauck adjourned the meeting at 7:19 PM.

Respectfully submitted,

Rachel Vega
Zoning/Planning Officer



C.S. DAVIDSON, INC.

ENGINEERING A BETTER COMMUNITY

January 23, 2025

Rachel Vega, Zoning Officer
Manchester Township
3200 Farmtrail Road
York, PA 17406

Re: Waltersdorff, Michael J. – Marianne Drive Contractor's Office
Final Land Development Plan
Manchester Township, York County, PA
Township Review No. 2025-01
Engineer's Project No. 0841.3.23.67

Dear Rachel:

We have reviewed the Final Subdivision Plan, submitted by Landworks Civil Design, LLC, dated January 6, 2024. We offer the following comments:

Waiver Requests:

1. §22-303 – To allow the submission of a Preliminary/Final Plan

Zoning Ordinance

1. The following comments are related to site landscaping and buffer yards:

- a. Provide a landscaping plan showing conformance with sections 907 and 1105.

- ~~b. The exterior 50 feet of the buffer strip shall be planted with grass seed, sod, or screen plantings. (§27-1105)~~

Discussion c. When required by the planning commission; dense screen plantings shall be provided in the buffer yard, in accordance with section 1105.1.C.

- ~~d. Buffer yards shall be free of structures (§27-105).~~

2. The site data table shall include the use and any calculations associated with the required parking spaces and list the proposed parking spaces (handicap, loading, and standard). Parking requirements for "office" use is 1 space per 200 SF (§27-1502.C). This may be open to interpretation, since a contractors office structure typically has areas in addition to office for storage of equipment, materials, etc.

Subdivision and Land Development Ordinance

- ~~1. The plan title shall be revised to be a "Preliminary/Final Land Development Plan" upon approval of the waiver for section 303 (§22-406.1.1.A). Include the street address in the title of the plan.~~

- ~~2. The address of the project shall be listed on the plans (§22-406.1.1.E). The applicant should contact the Zoning Officer to arrange an address assignment.~~

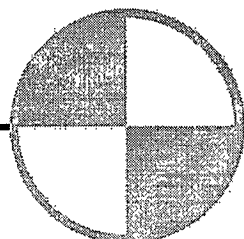
- ~~3. Indicate plan pages to be recorded (§22-406.1.10.A).~~

4. The format of the UPI's shall be corrected to ##-###-XX-####.X#-##### (§22-406.1.11).

ENGINEERING A BETTER COMMUNITY

38 N. Duke Street • York, PA 17401 • 717.846.4805
50 W. Middle Street • Gettysburg, PA 17325 • 717.337.3021
315 W. James Street, Suite 102 • Lancaster, PA 17603 • 717.481.2991%

CSDavidson.com



- ~~5. List the net and gross lot area in the site data table (§22-406.3.1).~~
6. Provide the deed reference number and UPI in the Site Data table (§22-406.3.17 and 18).
or add UPI table to Cover sheet
- Regulatory 7. Provide and reference an approved planning module number and date on the plans or provide an exemption for the on-lot septic system (§22-406.3.19). in process
- Regulatory 8. The Township's SEO must inspect and approve the design and installation of each on-site sewage disposal system. (§22-714.2.D)
9. Denote all areas, existing and proposed, with slopes greater than 15%. (§22-406.4.16.A)
10. Show property owner information for the properties across Board Rd. and Marianne Dr. (§22-406.4.18)
- ~~11. Dimension the access drive and parking aisle width on the plans. (§22-406.4.21.A)~~
12. Dimension the right-of-way and cartway widths on Marianne Drive and the cartway on Board Road. (§22-406.4.24)
- ~~13. Label the required and proposed safe stopping sight distance for both access drives. Provide the speed limit and approach grade with this label. (§22-406.4.30)~~
- ~~14. Label the proposed traffic signage. (§22-406.4.35)~~
- ~~15. Provide a profile of the proposed sanitary sewer. (§22-406.4.42)~~

Waiver 16. Curb shall conform to Manchester Township construction & material specification standards. Revise the curb to have 8" reveal.

17. Label location of any infiltration tests for the proposed SWM BMP. (§22-406.4.11.B)
18. A public improvements security estimate shall be provided for review. (§22-407.14) Advisory comment
19. The owner's notarized signature block shall be executed. (§22-406.1.2)
20. The seal, registration number, date, and signature of the professional engineer or land surveyor, responsible for preparation of the plans shall be added to the plan. (§22-406.1.4)

Waiver 21. Curb and sidewalk shall be constructed in all subdivision or land developments (§22-703.2 & §22-709). A grant of such a waiver shall be recorded in the minutes of the Board of Supervisors and shall require that the following language be shown on the final plan:

~~"The owners, heirs, assigns or successors in the title agree that they shall install at the owners' expense, concrete curbing, concrete sidewalk, or both concrete curbing and sidewalk, and any necessary road widening to accompany the curbing to Township and/or State specifications within six months from the receipt of certified notification from the Township."~~

Regulatory 22. Any access drive intersection with a State-owned road shall be required to obtain a Pennsylvania Department of Transportation (PennDOT) permit (§22-705.3).

- ~~a. The following notation shall be placed on all plans for property that is adjacent to a State highway:
"A highway occupancy permit is required pursuant to § 420 of the Act of June 1, 1945, (P.L. 1242, No.~~

~~428) known as the "State Highway Law" before any driveway access to a State highway is permitted.
Access to the State highway shall be authorized by a highway occupancy permit and the Board of
Supervisors approval of this plan does not imply that a permit can be acquired."~~

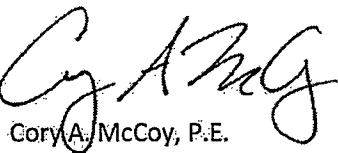
23. Approval of the stormwater management plan shall be obtained prior to plan approval.

General Plan Comments

- ~~1. The 519 contour south of the basin does not tie in.~~
2. We recommend providing vertical curb at the parking island at the south end of the eastern half of the parking lot to protect the proposed septic tank. Advisory comment
- ~~3. Township notes 10 and 21 are the same notes as General notes 32 and 33. Delete the general notes.~~
- ~~4. Provide a detail for slant to vertical curb transition.~~
- ~~5. Provide dimensions and cumulative totals for all existing and proposed impervious on the site.~~
- ~~6. Provide a typical street cross-section showing the location of future curb and sidewalk, if required in the future.~~

If you have questions related to the enclosed information or require any clarification, please feel free to contact me directly at (717) 814-4501 or via email CAM@csdavidson.com.

Sincerely,



Cory A. McCoy, P.E.

CAM/AJS/dmg

Copy: B.J. Treglia, P.E. Manchester Township via email: b.treglia@mantwp.com
Joshua C. George, P.E., Landworks Civil Design, LLC (jgeorge@landworkscd.com)
File

PROPOSED USE	CONTRACTOR'S OFFICE
ZONING REQUIREMENT	INDUSTRIAL ESTABLISHMENT
PARKING REQUIREMENT	ONE (1) SPACE FOR EACH EMPLOYEE ON THE TWO LARGEST FLOORS. 1,000 FT. OF GRADED FLOOR AREA, WHEREVER IS GREATER.
SPACES REQUIRED:	FIFTEEN (15) EMPLOYEES = 15 SPACES 5,000 SQ. FT. BUILDING = 5.1 SPACES
SPACES PROVIDED	22 (21) STANDARD, 1 ADA ACCESSIBLE AND 1 LOADING SPACE

PROJECT NO. 24-0121-002
DATE: 02/16/2025
SCALE: 1" = 20'
SHEET: 5 OF 9
GU 4.0

NO.	DATE	REVISION
1	02/16/2025	REVISED PER MUNICIPAL ENGINEER COMMENTS
2		
3		
4		
5		
6		
7		
8		
9		
10		

LANDWORKS
CIVIL DESIGN, LLC
land development consultants
227 N. LEXINGTON ST., SUITE 118
HARRISBURG, PA 17104
www.landworksllc.com



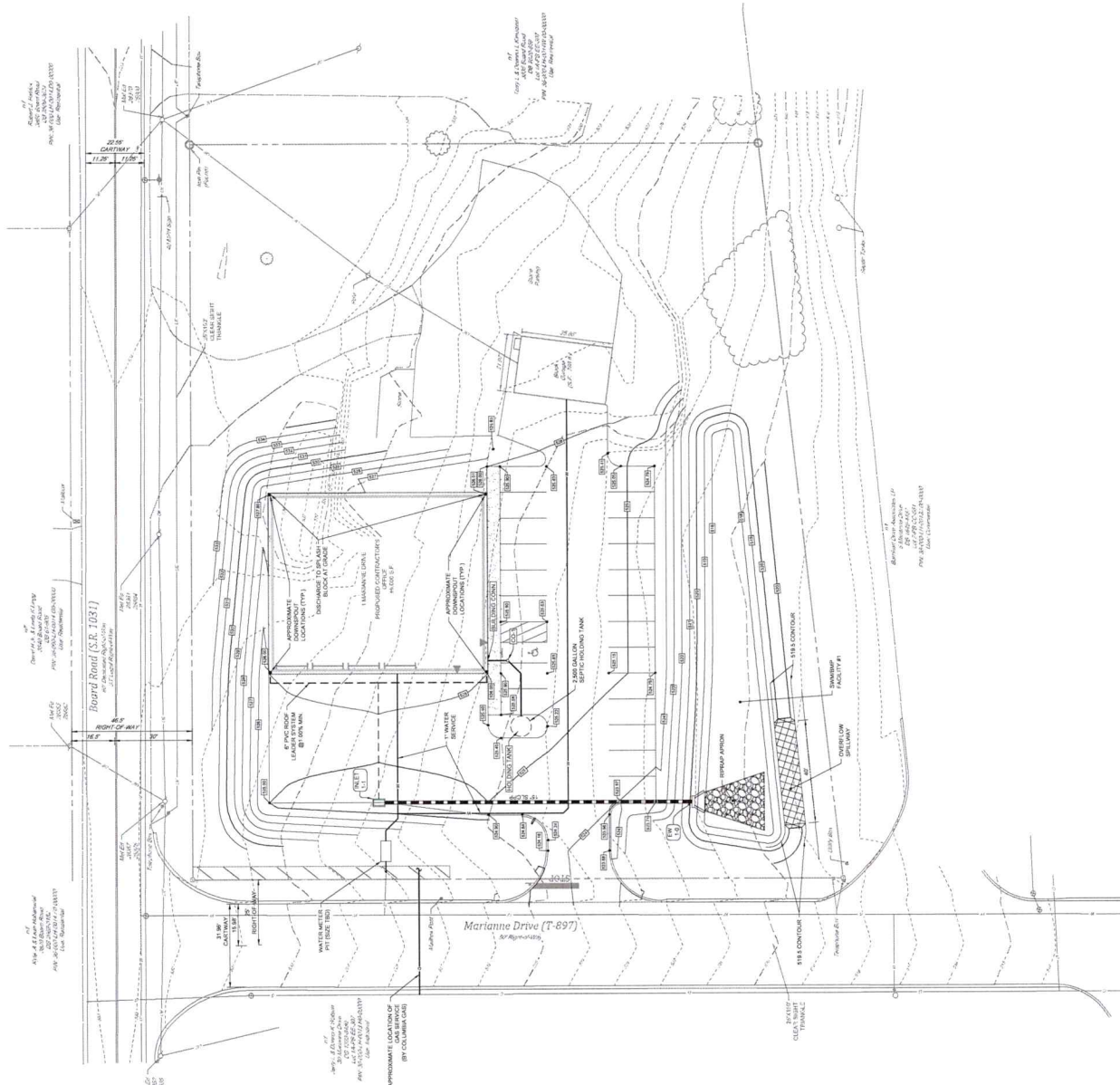
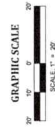
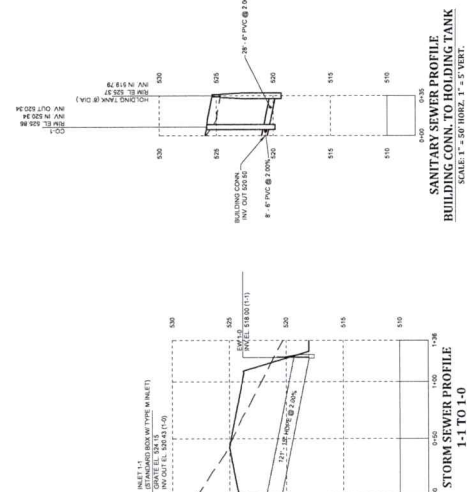
GRADING & UTILITY PLAN
FOR
MARIANNE DRIVE PARCEL
FOR
MICHAEL J. WALTERSDORFF
YORK COUNTY, PENNSYLVANIA

PROJECT NO. 24-0121-002
DATE: 02/16/2025
SCALE: 1" = 20'
SHEET: 5 OF 9
GU 4.0



LEGEND

EXISTING LOT BOUNDARY LINE	EXISTING LOT BOUNDARY LINE
EXISTING CURB	EXISTING CURB
EXISTING DRIVEWAY	EXISTING DRIVEWAY
EXISTING CONTOUR LINE	EXISTING CONTOUR LINE
EXISTING ELEVATION	EXISTING ELEVATION
PROPOSED SPOT ELEVATION	PROPOSED SPOT ELEVATION
EXISTING UTILITY POLE	EXISTING UTILITY POLE
EXISTING UNDERGROUND ELECTRIC LINE	EXISTING UNDERGROUND ELECTRIC LINE
EXISTING UNDERGROUND TELEPHONE LINE	EXISTING UNDERGROUND TELEPHONE LINE
EXISTING GAS LINE	EXISTING GAS LINE
EXISTING WATER VALVE	EXISTING WATER VALVE
PROPOSED FIRE HYDRANT	PROPOSED FIRE HYDRANT
EXISTING SANITARY SEWER MANHOLE	EXISTING SANITARY SEWER MANHOLE
PROPOSED SANITARY SEWER MANHOLE	PROPOSED SANITARY SEWER MANHOLE
EXISTING SANITARY SEWER LINE	EXISTING SANITARY SEWER LINE
PROPOSED SANITARY SEWER LINE	PROPOSED SANITARY SEWER LINE
EXISTING STORM MANHOLE	EXISTING STORM MANHOLE
PROPOSED STORM MANHOLE	PROPOSED STORM MANHOLE
EXISTING STORM LINE	EXISTING STORM LINE
PROPOSED STORM LINE	PROPOSED STORM LINE
EXISTING STORM HEADWALL/ENDWALL	EXISTING STORM HEADWALL/ENDWALL
PROPOSED STORM HEADWALL/ENDWALL	PROPOSED STORM HEADWALL/ENDWALL
PROPOSED PIPE GULCH PROTECTION	PROPOSED PIPE GULCH PROTECTION
EXISTING STORM PIPE	EXISTING STORM PIPE
PROPOSED STORM PIPE	PROPOSED STORM PIPE
PROPOSED STORM STRUCTURE LABEL	PROPOSED STORM STRUCTURE LABEL



DESIGN -	JAC
CHECKED -	JAC
DATE -	2/4/21

NO.	DATE	REVISION
1	02/02/2021	REVISED PER MUNICIPAL REVIEW COMMENTS

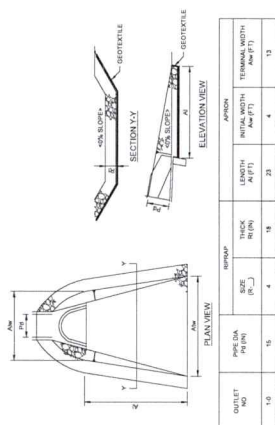
LANDWORKS
Civil Design, LLC
land development consultants
222 W. 9th Street, Suite 118
York, PA 17403
www.landworksllc.com



EROSION & SEDIMENTATION CONTROL PLAN
FOR
MARIANNE DRIVE PARCEL
FOR
MICHAEL J. WALTERSDORFF
YORK COUNTY, PENNSYLVANIA

PROJECT NO. 24-0171-002
DATE: 02/02/2021
SCALE: 1" = 20'
SHEET 6 OF 9
ES 5.0



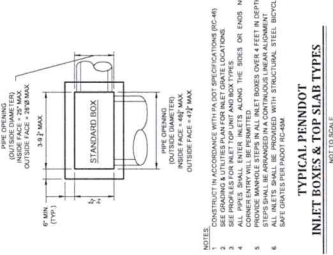
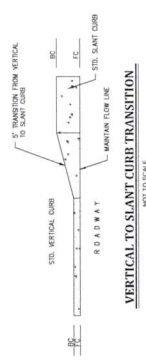
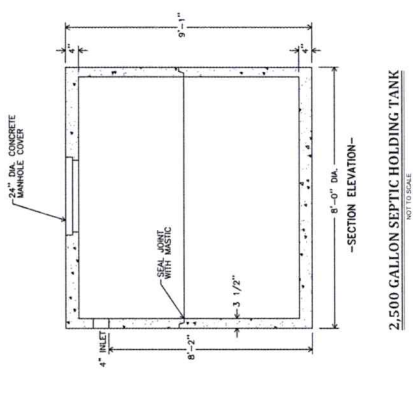


1. ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL NOTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.

2. ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH BUFFOUT EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

**RIPRAP APRON AT
PIPE OUTLET WITH ENDWALL**

(NOT TO SCALE)

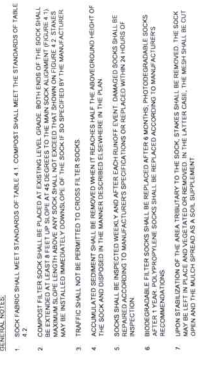
[illegible]

[illegible]

VEGETATIVE STABILIZATION. EROSION CONTROL, STABILIZATION, AND WAVE PROTECTION CATEGORIES. ALL DESIGN SHOULD BE STABILIZED WITH VEGETATION. THIS INCLUDES GRAZED AREAS WHERE IT IS ANTICIPATED THAT FUTURE EROSION WILL TAKE PLACE WITHIN THE COMING YEAR. AREAS THAT WILL BE SUBJECT TO ANTHROPOGENIC EROSION SHOULD BE STABILIZED WITH VEGETATION IMMEDIATELY. AREAS THAT WILL BE SUBJECT TO FUTURE EROSION SHOULD BE STABILIZED WITH PERMANENT, SELF-REPAIRING, PREPREFERENTIALLY PERENNIAL, GRASSES. WHEN THE EROSION IS NOT ANTICIPATED TO OCCUR FOR MORE THAN ONE YEAR, ANNUAL GRASSES MAY BE USED. A MINIMUM ONE FOOT (0.305 M) VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES HAS BEEN ACHIEVED.

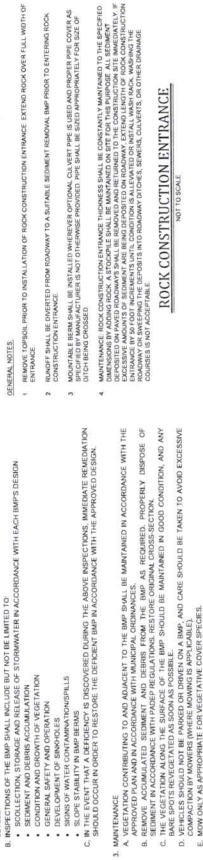
AS DISTURBED AREAS WITH A PROJECT APPROACH FINAL GRADE, PREPARATIONS SHOULD BE MADE FOR SEEDING AND MULCHING TO BEGIN. WAITING UNTIL THE PROJECT APPROACH FINAL GRADE IS COMPLETE BEFORE MAKING PREPARATIONS FOR

FILL SLOPE: FILL SLOPES SHOULD BE MAINTAINED WITH REGULAR VERTICAL INCREMENTS (15-20% MAXIMUM) AS THE FILL IS BEING CONSTRUCTED. THIS WILL ALLOW THE BOTTOM OF THE TBL TO PROGRESS TOWARD A FINALIZATION OF THE DESIGN. THE TBL SHALL BE MAINTAINED AT A MINIMUM 18" ABOVE THE FILL SURFACE AND SHALL NOT BE ALLOWED TO MAKE ANY CONTACTS OR BUFFERING AT THE BOTTOM OF THE SLOPE.



COMPOST STANDARDS	
ORGANIC MATTER CONTENT	25% - 100% (DRY WEIGHT BASIS)
ORGANIC PORTION	FIBROUS AND ELONGATED
PH	5.5 - 8.5
MOISTURE CONTENT	30% - 60%
PARTICLE SIZE	30% 5/16" PASSES THROUGH 3/8" SIEVE
SOLUBLE SAL. CONCENTRATION	5.0 (500) (MAGNESIUM) MAXIMUM

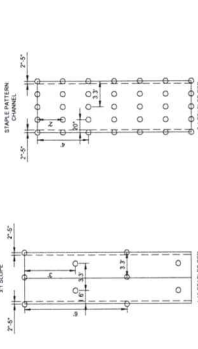
ORGANIC MATTER CONTENT	25% - 100% (DRY WEIGHT BASIS)
ORGANIC PORTION	FIBROUS AND ELONGATED
PH	5.5 - 8.5
MOISTURE CONTENT	30% - 60%
PARTICLE SIZE	30% 50µ PASS THROUGH 38" SIEVE
SOLUBLE SALT CONCENTRATION	8.0 DIAM (MMHOSCOM) MAXIMUM



NOT TO SCALE



NOT TO SCALE



NOT TO SCALE





THE TOWNSHIP OF MANCHESTER

YORK COUNTY PENNSYLVANIA

3200 Farmtrail Road York, PA 17406

Telephone: (717) 764-4646 Fax: (717) 767-1400

www.mantwp.com

At the March 26, 2025, meeting, the planning commission reviewed the Draft Comprehensive Plan and offer the following recommendations and comments:

- Provide a transportation plan showing proposed changes and/or additions to support development with a corresponding summary page; address the additional traffic generated by the warehouses and Freedom Square project; address the traffic congestion in Emigsville. This plan should also address the future exit 26 project.
- Mention the Susquehanna Trail widening and upgrades as well as the new bridge over the Conewago Creek including timelines.
- Provide one summary of the meetings held by HRG in a single section instead of scattered throughout the plan.
- Provide one summary of the goals and objectives instead of scattered throughout the plan.
- Don't designate Emigsville as a historic area, doing so could make development in the area more challenging.
- Discuss costs related to the goals and objectives.
- Provide information regarding sewer capacity for future development.
- Discuss the impacts of higher density housing on schools, police, fire department, and sewer capacity. Mention in what area higher density housing would make the most sense. The plan puts an abundance of focus on higher density housing but should look at 55 and older communities as they would place less of a burden on public services.
- Permitted uses should be mentioned when adding new zoning districts. Elaborate on the Rt. 30 corridor.
- The commission prefers a comprehensive plan focused only on Manchester Township instead of a multi-municipal plan.
- The future land use chart should be re-visited as the percentages do not appear to be accurate.
- The planning commission opposes regional projects like parks and trail systems unless it benefits Manchester Township.
- Focus on industrial growth over high density housing as it will enhance tax revenue and provide more job opportunities.

- The plan should address the financial health of the township and include a financial assessment of future revenue and infrastructure expenses.
- Add a definitions page to the plan.

Upon a motion by X, seconded by Y, the planning commission offers these comments and recommendations regarding the draft comprehensive plan to the board of supervisors. Motion carries XX.

DRAFT



Herbert, Rowland & Grubic, Inc.
369 East Park Drive
Harrisburg, PA 17111
717.564.1121
www.hrg-inc.com

March 20, 2025

Manchester Township Planning Commission
3200 Farmtrail Road
York, PA 17404

Re: Edits to the Manchester Township, Conewago Township, and
North York Borough Multi-Municipal Comprehensive Plan

Dear Planning Commission:

I have prepared a list of possible edits to the Manchester Township, Conewago Township, and North York Borough Multi-Municipal Comprehensive Plan (Plan) which I believe addresses the questions and concerns expressed by the Township Planning Commission. Since the last Steering Committee meeting, I have made several minor revisions to the Plan in the form of spelling corrections, plan information corrections, and map edits but have not made any substantive changes to the draft that the Steering Committee approved. The following recommended Plan edits is my attempt to summarize the Township Planning Commission's concerns, and possible edits to address those concerns. The final decision on whether the Plan and any recommended edits are adopted will be made by the Township Board of Supervisors.

HOUSING CHAPTER

Goal 1

Provide opportunities for the development of a range of housing types and price points.

Objective 2:

Provide density bonuses and streamlined development approval processes for proposals that include below-market or moderately priced units.

Specify that these provisions would only apply in the High-Density Residential and Route 30 Redevelopment Corridor land use categories.

Objective 3

Create zoning and permitting incentives to facilitate affordable housing units for infill development, rehabilitation, and adaptive reuse of non-residential properties. For instance, infill properties could be permitted to provide some of its required parking spaces nearby if the developer provides an agreement indicating that dedicated parking will be provided at the off-site location, and that the parking location is within walking distance. Another example is increasing the permitted lot coverage requirements for redevelopment of existing non-residential properties. Because these buildings were developed originally as industrial more commercial properties, their existing lot coverages are often greater than would be allowed for residential development.

Specify that these provisions would only apply in the High-Density Residential land use category. Adaptive reuse of non-residential properties may be permitted in the Commercial land use category.

FUTURE LAND USE AND DESIGNATED GROWTH AREAS MAP

- Revise the areas on the Future Land Use and Designated Growth Areas Map (FLU Map) that are designated Low-Density Residential but are zoned Residential Medium Density (Open Space). Designate these areas on the FLU Map as Medium-Density Residential.
- Revise the areas on the FLU Map that are designated as Low-Density Residential or Commercial but are currently zoned Office. Create the Office land use designation and change the land use classification to Office.
- Revise the Industrial land use designation to be consistent with the Industrial and Heavy Industrial zoning districts.
- Rename the Emigsville Historic Village land use designation to the Emigsville Village land use designation. Alternatively, remove the Emigsville Historic Village land use designation and designate this area as High Density Residential, consistent with the zoning map.
- Revise all land use category color designations to be consistent with the zoning map.

Note that Herbert, Rowland and Grubic, Inc. (HRG) also recommends two land use designations on the FLU map that differ from the zoning map:

- Designate the area of the Township west of Greenbriar Road currently zoned Agricultural as Low-Density Residential, consistent with existing land use.
- Revise the areas on the zoning map designated as Previously Approved Planned Residential Development to Low-Density Residential.

GENERAL COMMENTS

Finally, the Plan has been developed as a multi-municipal comprehensive plan involving all three municipalities. The Steering Committee requested that the Plan, to the greatest extent possible, provide supporting information, goals, objectives, and implementation actions specific to each municipality. In some cases, the recommendations apply to more than one municipality, or to the region as a whole. Additionally, all plan maps have been broken out for each specific municipality. The plan structure should allow each governing body clear direction on next steps for their municipality after the adoption of the Plan.

Sincerely,

Herbert, Rowland & Grubic, Inc.


Dean S. Severson
Senior Project Manager

DSD/alc
009848.0425

P:\0098\009848_0425\Admin\Report\2025.03.19 - Comp Plan Edits Memo.docx

Enclosures

c: [Name, Company]

Rachel Vega

From: Kenneth Stoutzenberger <Kstoutz@outlook.com>
Sent: Thursday, February 13, 2025 9:56 AM
To: Rachel Vega
Subject: Comprehensive Plan

Good Morning Rachel, a few thoughts on the comp plan prepared by HRG.

1. I would like to see a Transportation Plan showing proposed changes and/or additions to support development with a corresponding summary page typical of our current comp plan.
2. I would like to see the widening and upgrades to Susquehanna Trail along with new bridge over the Conewago Creek mentioned including timelines.
3. I would like to see a summary of the meetings held by HRG in one section in lieu of scattered throughout.
4. I would also like to see the goals and objectives in one section in lieu of scattered throughout.
5. I don't think Emigsville should be designated as "historic" area.
6. Not sure if the Comp plan is the place to mention costs to do any of the goals or objectives but it should be mentioned.

Thank you, Ken

Get [Outlook for iOS](#)

Manchester Township Comprehensive Plan – 2025

Planning Commission

The purpose of this document is to summarize my thoughts on the Manchester Township, Conewago Township and North York Borough Multi-Municipal Comprehensive Plan.

To begin, the key points of my response are as follows:

- Manchester Township's planning should remain independent from other townships or boroughs to avoid being obligated to align with statistical goals related to housing types or other factors that may not serve our best interests. We should maintain autonomy in our planning, which includes removing references to Conewago Township and North York Borough.
- York County was ranked #7 in U.S. News and World Report's list of best places to retire, a story highlighted by the York Daily Record in November 2023. The ranking was based on factors such as housing affordability, quality healthcare, happiness, favorable weather, and a cost of living below the national average. Manchester Township is recognized as a desirable destination, and preserving our charm, infrastructure, schools, lifestyle, and public safety should be key considerations in any growth plan.
- The proposed plan by HRG seems overly focused on high-density and rental housing for Manchester Township.
- Manchester Township is a sought-after destination for individuals and families. We should resist pressures from neighboring townships to overdevelop or modify our vision based on their dynamics and needs.
- Manchester Township's financial stability and access to financing should also be factored into our plans.

In support of these points, I have outlined additional items for further consideration.

Plan Independence

- I understand the overlap of shared services such as schools, police, fire, water, and sewer, with funding for these services managed independently by each location. However, beyond these shared services, it is crucial that we maintain the independence of our planning. Therefore, references to other locations should either be removed or accompanied by a clear disclaimer that Manchester Township is not tied to these locations for other aspects of the plan.
- Page 28 speaks about indoor recreation facilities as well as setting a goal for a regional trail and greenway system.
 - I'm not aware of the plans for the old Central High School location. I feel that indoor facilities should be funded and provided by private entities. Spooky Nook is a good example of these types of facilities and Manchester Township should defer to these private entities for financial, legal and human resource reasons.
 - A proposed/suggested regional trail system ties the three jurisdictions together for this project. The goals specifically speak about John Rudy and Gifford Pinchot parks as well as water trails and walking trails on the Conewago and Little Conewago Creeks. All of these

projects fall outside of Manchester Township. Funding these projects should be isolated to those specific jurisdictions to enhance the quality and attraction of their region. Did Conewago Township and North Borough contribute to the enhancements made at Cousler Park over the years?

- The plan calls for a Manchester Township to initiate a parks facility and a programming study with Springettsbury Township, CYSD, and the indoor sports facility in North York.
 - Is the indoor sports facility in place and is it privately owned?
 - Are we blending township funds with private funding?
- While I understand that parks are used by residents from various areas, I believe that decisions regarding improvements or new facilities should be made and funded solely by the specific jurisdiction where they are located. This plan should not include joint commitments to new parks based on needs from other townships. The maintenance and development of these facilities should be focused on enhancing the appeal of the individual jurisdictions, without being linked to the requirements of other areas.
 - CYSD may be an outlier to this statement given that it serves multiple jurisdictions. Improvements to CYSD facilities should, therefore, run through the current channels that manage these plans.

Retirement Destination

- York, PA is increasingly being recognized by various outlets as a top retirement destination, with Manchester Township standing out as one of the most preferred areas within York County—what I consider to be the true gem of the region.
- Our community planning should take this trend into account, focusing on providing a range of options for retirees. Doing so could have several positive effects on our township:
 - It creates an attractive and familiar environment for retirees.
 - Encourages families to stay close, as many children and extended family members tend to remain near their parents.
 - Helps maintain a quiet, low-crime community.
 - Supports the local tax base, contributing to school and property taxes that benefit our community and schools.
 - Frees up existing single-family homes for younger families, reducing the demand for new housing developments.

High Density Housing

- With the recent development of high-density housing on Susquehanna Trail and the planned Highway Redevelopment zoning district, which also includes high-density housing, it's important that we establish a thoughtful target percentage for this type of housing in our township.
- The Future Land Use Chart on Page 42 could be updated to outline the various types of housing, so we can better understand the current percentage of high-density housing and set a clear goal for the future.
 - High-density housing can increase demand on our shared services, such as schools, roads, and other township infrastructure.
- Outside of the Highway Redevelopment zoning district, prioritizing retirement or over-55 communities would be a more appropriate approach when considering high-density growth in our township.

- Page 58 of the plan discusses funding opportunities. I would like to better understand the obligations, restrictions, and potential demands this could place on the township, particularly with regard to high-density or low-income housing. While financial assistance can be beneficial, it often comes with conditions that may not align with our long-term vision for the township.
- Page 57 mentions the possible adoption of a Transfer of Development Rights program in Manchester Township, which encourages higher-density development. I believe it would be preferable to restrict such developments to retirement communities.
 - It is important that we fully understand how this program works, who benefits, and the implications for our community.
- The plan also mentions the potential adoption of the Residential Universal Design Building Code.
 - Could we obtain more information on the fundamentals of this code and review a copy to better assess its fit for our township?

Destination Goal

- While I appreciate the vision of connecting multiple communities in a forward-looking plan for our region, I also value the qualities that initially drew my family to Manchester Township. The excellent schools, athletic association, Cousler Park, small-town charm, low crime, strong financial foundation, and ample job opportunities are attributes I hope to preserve for future generations.
- Neighboring communities provide a variety of housing options with easy access to Manchester Township. I believe our township should remain a desirable destination for families, much like it was for us. Our focus should be on fostering and maintaining a high standard of living while balancing industrial growth to enhance tax revenue and create job opportunities.
- Our geographic location is strategically positioned for continued investment from large distribution and manufacturing companies. York, PA, can reach 130 million Americans, or 40% of the population, within a five-hour drive. With land costs lower than in New Jersey or Philadelphia, York—and specifically Manchester Township—stands to attract considerable interest. It's essential to be thoughtful about this growth to preserve a high quality of life for both current and future residents.
- When considering development options, if given a choice between high-density housing or industrial expansion through warehouse sites, I would lean toward industrial investment. Neighboring communities offer a range of housing options at prices below the national average, allowing us to focus on industrial growth while preserving residential quality in Manchester Township.

Financial Health – Manchester Township

- This report does not address the financial health of Manchester Township or the other two jurisdictions mentioned. It is crucial that the Planning Commission has a clear understanding of our township's financial standing and the potential impact any forward-looking plan may have on our budget and financial outlook.
- Before granting any approvals, it is essential to have a detailed financial proforma outlining the projected revenue impact from future tax receipts, as well as anticipated expenses. This should include assessments of whether we will need additional services such as police, fire, and road maintenance, to ensure we are making informed decisions that protect our financial stability.

Scott Ettien
February 8, 2025

All,

In advance of our next meeting and with a goal to advance our discussions on the Comprehensive Plan with final submission to the Township Supervisors, I want to share a summary of our collective thoughts on the DRAFT plan provided by HRG.

In lieu of having Dean at HRG attend our next meeting, I feel it may be better to provide this summary, along with our earlier detailed responses, to HRG so that they can present a revised plan for our consideration. I have not seen any other comments from the planning board since Tim's email below. Ideally, we can receive the updated DRAFT before our next meeting on March 26th so that we can discuss and recommend acceptance by the supervisors.

Here is my summary of the key points that we would like to have addressed in the revised DRAFT:

☐ Independence in Planning:

- Manchester Township should maintain autonomy and avoid obligations related to other townships' goals, especially regarding housing, by removing references to Conewago Township and North York Borough. While we understand why the three locations were coupled together in the plan, it will be important to spell out our autonomy in the document with a statement that our plan is not contingent on the decisions made by these other two jurisdictions.

☐ High-Density Housing:

- The proposed plan focuses too heavily on high-density and rental housing. A more thoughtful approach is needed, prioritizing retirement and/or over-55 communities. The plan should also address the impact of higher-density housing on schools, police, fire, roads, and overall infrastructure.

☐ Future Land Use

- The below chart was extracted from the DRAFT Comprehensive Plan; Manchester Township has been isolated for our purpose. We'd like to see the percentages expanded as the current chart has zeros for three categories, which we don't believe is accurate. We need to discuss the target percentage for each of these and ensure that these align with the feedback provided by the township residents over the past 24 months.

Land Type	Manchester Township
Agriculture	15.0%
Commercial	6.0%

Industrial	14.0%
Industrial - Government	5.0%
Industrial - Other	3.0%
Mixed Use	0.0%
Private Open Space	8.0%
Recreation/Parks/Open Space	2.0%
Residential - Mobile Home	0.0%
Residential - Multi-Family or Apartments	0.0%
Residential - Single Family - Attached	1.0%
Residential - Single Family - Detached	30.0%
Undeveloped	12.0%
Utilities	2.0%
Total Acres	9,638.5

Shared Services:

- While shared services like schools and utilities are understood for Conewago Township and North York-Borough, Manchester Township should not commit to regional projects, like parks and trail systems, with neighboring areas unless it directly benefits Manchester Township.

Community and Growth:

- Manchester Township should focus on maintaining its strong quality of life, good schools, low crime, and financial health. Industrial growth should be prioritized over high-density residential development to enhance tax revenue and job opportunities.
- Emigsville should not be labeled as historic as this may infringe on potential development and structural changes to this village.

Retirement Destination:

- York County is recognized as a top retirement destination. Manchester Township should preserve its charm, lifestyle, and infrastructure to attract retirees and maintain its appeal for families.

Financial Health:

- Manchester Township's financial stability is key. Any growth plan and future development should include a detailed financial proforma assessing projected revenue and infrastructure expenses, including the potential need for additional services like police, fire,

and road maintenance. The plan should mention costs related to achieving the goals and objectives.

7 Industrial vs. Residential Growth:

- Industrial development, such as warehouses, should be prioritized over high-density housing to generate tax revenue and job opportunities. Traffic impacts from surrounding township developments should be considered, particularly those from the Freedom Square project.
- Traffic patterns, regardless of what type of development is ultimately approved, need to be studied in more detail prior to acceptance of any specific project.
- Future Exit 26 references should be qualified with the comments that this will take FHA approval. We should also reference if we have started the process to add this exit and provide an estimate on if/when this would happen.

7 Parks and Recreation:

- Private recreational facilities should be privately funded with no financial help from Manchester Township. Prior to approval of these facilities, we need an impact assessment on parking, traffic patterns, etc.

Please review and let me know if there is anything you want to add to this summary. Once we have the summary, we can send this to Dean at HRG to supplement the minutes he received which have our more detailed thoughts on the above. Let me know if you have any questions.

Regards,

Scott

Lack of information about Infrastructure needs.

Sewer capacity (specifically any new development that will go to Dover).

We've heard multiple times about Dover's limited capacity, but nothing has ever been quantified. How many EDU's are available?

Roads/Traffic

There was mention about the Susquehanna tr. I don't believe there was much more than that. We have a couple million sq ft of warehouse that hasn't gone live yet and a couple million that is proposed in surrounding townships. The surrounding township development is the most concerning to me due to the fact that most of their truck traffic is going to dump into our township to get to 83.

Additionally, the freedom square project is going to have a significant impact on Manchester township's traffic. This plan does not address those needs.

Higher density development.

The plan talks about the need for higher density (more affordable) housing, but it doesn't address the impact on schools, police, fire dept., the general P&L over the township, sewer capacity.

New zoning districts

It talks about creating new ones, but it doesn't make any recommendation as to what is permitted in them. I like the concept of what they are talking about with the Rt. 30 area, but I think there needs to be more thought put into the Emigsville concept. I believe putting "historic" into the name could make future development much more difficult. I believe there needs to be some kind of plan in place to address the bottleneck with traffic through that area.

The plan talks about the need for higher density residential development (more affordable housing) but it does not make any recommendations as to where they think it would make the most sense.

Multi-township representation

I believe this plan should be solely focused on Manchester Township. Our needs do not align with the surrounding townships.

Rachel Vega

From: Severson, Dean <dseverson@hrq-inc.com>
Sent: Friday, February 14, 2025 11:29 AM
To: Benedict Treglia
Cc: Rachel Vega; Tim James
Subject: RE: Multi-Municipal Comprehensive Plan
Attachments: FLU-DGA Insets 24x36_Manchester.pdf

ZONING MAP

Good morning B.J.- I've been reviewing and comparing the proposed Future Land Use/Designated Growth Area map to the existing zoning map. I have the following recommendations for possible changes to address the Planning Commission's comments:

1. I can change all of the conflicting designations to be consistent with the Zoning Map- for instance, change Low Density Residential to Residential Low Density (Open Space)
2. I would recommend that the area of the Township zoned Agricultural that is generally south and west of Greenbriar Road be designated as Residential Low Density (Open Space). Most of it is already developed.
3. The areas on the zoning map identified as Previously Approved Planned Residential Development be changed to Residential Low Density (Open Space). The PRD section of the Ordinance has been repealed.
4. I have combined the Office zoning designation into the Commercial land use designation. I can split these out into two separate land use designations if the Township wishes.
5. Similarly, I have combined the Industrial and Heavy Industrial zoning districts into one Industrial land use designation. I can split these out as well.
6. The other two areas where the DGA/FLU map differs from the zoning map is the proposed Route 30 Redevelopment Corridor and the Emigsville Historic Village. I can also change this name to just Emigsville Village to avoid any confusion that we are proposing Historic District regulations or National Historic District designation.

If you could pass these recommendations on to the Planning Commission I would appreciate it. If you have any questions, please let me know. Thanks- Dean

Dean Severson, AICP
Senior Project Manager
Herbert, Rowland & Grubic, Inc.
96 South George Street, Suite 300
York, PA 17401
717.893.2636 (o) | 717.572.6935 (c)
[vCard](#) | [hrq-inc.com](#) | [LinkedIn](#) | [Facebook](#)

