

THE TOWNSHIP OF MANCHESTER

YORK COUNTY



PENNSYLVANIA

MANCHESTER TOWNSHIP PLANNING COMMISSION AGENDA

Wednesday – August 27, 2025 – 6:00 p.m.

CALL TO ORDER

APPROVAL OF MINUTES FROM JUNE 25, 2025

NEW BUSINESS:

- **RVW #2025-08 Rose Court LLC** – The applicant requests approval of a Preliminary/Final Land Development Plan for an accessory storage building in the Industrial District (I), at 120 Rose Court, tax parcel # 36-000-LH-0008.K0-00000.

OLD BUSINESS:

None

ADJOURNMENT

THE TOWNSHIP OF MANCHESTER

YORK COUNTY



PENNSYLVANIA

PLANNING COMMISSION MINUTES

June 25, 2025

MEETING

The Manchester Township Planning Commission held its regularly scheduled meeting on Wednesday, June 25, 2025, at the municipal building, located at 3200 Farmtrail Road, York, PA, 17406. Vice-Chairperson Kenneth Stoutzenberger called the meeting to order at 6:00 p.m.

ATTENDANCE *(A) = Absent

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

B.J. Treglia, Township Engineer
Rachel Vega, Zoning/Planning Officer
Larry Young, Solicitor (A)
Cory McCoy, CS Davidson Engineer (A)
Harry Long, Supervisor

APPROVAL OF MINUTES

Upon a motion by Mr. Spies seconded by Mr. Salsgiver, the planning commission approved the April 30, 2025, minutes as presented. Motion carried 3-0.

NEW BUSINESS

- **RVW #2025-06 Nathan & Caitlynn Edwards** – The applicant requests approval of a Final Subdivision Plan for a two-lot subdivision in the Residential Low District (RL) at 3160 Lewisberry Road, tax parcel # 36-000-LH-0079.E0. Upon a motion by Mr. Salsgiver, seconded by Mr. Spies, the planning commission recommended approval of RVW #2025-06, Nathan & Caitlynn Edwards final subdivision plan with the condition that items 3, 6, 9, 10, 13, 14, and general comment items 5, 6, and 7 in the C.S. Davidson review letter dated May 28, 2025, are addressed. The planning commission also recommended approval of waivers from §22-203 requiring preliminary plan approval, §22-703.2 requiring concrete curbing along the public road, and §22-709.1 requiring concrete sidewalk along the public road. Motion carried 3-0.
- **RVW #2025-04 FXG Parking Lot Expansion** – The applicant requests approval of a Final Land Development Plan for a parking lot expansion in the Industrial District (I) at 505 Farmbrook Lane, tax parcel # 36-000-27-0005.00. Upon a motion by Mr. Salsgiver, seconded by Mr. Stoutzenberger, the planning commission recommended approval of RVW #2025-04, FXG Parking Lot Expansion final land development plan with the condition that zoning ordinance item 1, subdivision and land development ordinance items 6, 8, 9, 15, 19, 26, 27, and 30 are addressed. The planning commission also recommended approval of waivers from §22-703.2 and 709.3 requiring concrete curb and sidewalk at access driveway and along frontage, and §22-1501.2 requiring parking spaces not less than 1- feet wide by 18 feet long. Proposed parking is 9' x 18'.

OLD BUSINESS

ADJOURNMENT

With no additional business on the agenda, Mr. Stoutzenberger adjourned the meeting at 6:24 p.m.

Respectfully submitted,

Rachel Vega
Zoning/Planning Officer

DRAFT

The Township
YORK COUNTY



of Manchester
PENNSYLVANIA

3200 FARMTRAIL ROAD
YORK, PENNSYLVANIA 17406-5699
www.mantwp.com
Telephone: 717-764-4646 / Fax: 717-767-1400

Review No 2025-08
Date Submitted 6/20/25

94

Name of Development: Proposed Accessory Storage Building for "Rose Ct LLC"

Minor Subdivision: _____ Major Subdivision: _____ Land Development: X
Sketch Plan _____ Preliminary Plan X Final Plan X

GENERAL INFORMATION

Owner: Rose Ct LLC (c/o Mark Nardontonia, mark@securityesi.com)
Address: 120 Rose Ct, York, PA 17406 Telephone No (717) 843-9955
Applicant (if other than owner) Mark Nardontonia
Address: _____ Telephone No ()
Plan preparer: Site Design Concepts, Inc. (c/o Neal J. Metzger, nmetzger@sitedc.com)
Address: 127 W Market St, Ste 200, York PA 17401 Telephone No (717) 714-8100

DEVELOPMENT DATA

Location: 120 Rose Ct, York, PA 17406
Existing Zoning I, Industrial Existing Use Contractors Offices
Proposed Use Contractors Offices
Number of Existing Lots 1 Number of Proposed Lots 1
Total Acreage 2.854 Net Minimum Lot Size 2.854 Net Minimum Lot Width 361 ft.
Lineal Feet of New Street None
Water Supply : Public X Private _____ <100 GPD
Sewerage System Public X Private _____ Gallons per day (no increase expected)

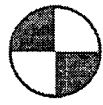
CHECK IF SUBMITTED WITH PLAN

Storm Water Management Calculations X Maintenance Agreement On Plan Separate
Traffic Study _____ Traffic Agreement _____ DEP Modules _____

FILING FEE PAYMENT

To Township Ck# 1024 Amount \$510.00 To YCPC Ck# 1026 Amount \$500.00

Engineer fee \$2,120.00 Ck 1025



C.S. DAVIDSON, INC.
ENGINEERING A BETTER COMMUNITY

August 1, 2025

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

Re: Rose Ct. LLC
Preliminary/Final Land Development Plan
Manchester Township Plan #2025-08
Engineer's Project No. 0841.3.18.83

Dear Rachel:

We have reviewed the above-referenced Preliminary/Final Land Development Plan, submitted by Site Design Concepts, dated June 30, 2025. We offer the following comments:

Waiver Requests:

1. §22-303 - To allow the submission of a Preliminary/Final Plan
2. §22-709 - To not require the installation of sidewalk along Rose Ct.

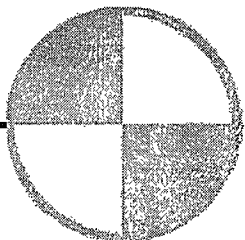
Subdivision and Land Development Ordinance:

1. Provide the original planning module number and a new planning exemption module number. (§22-406.3.20)
2. Label available and required safe stopping distances in both directions (with approach grade & speed limit) at both access drives. (§22-406.4.30)
3. Show and dimension clear sight triangles at both access drives. (§22-406.4.31)
4. Provide proof of Soil Erosion and Sedimentation Control plan approval from York County Conservation District. (§22-407.5.1)
5. Act 57 sanitary sewer fees shall be posted prior to unconditional plan approval. (§22-407.5.4)
6. A statement of ownership, acknowledgment of the plan, and offer of dedication shall be provided on the coversheet of the plans and the owner's notarized signature shall be added (§22-406.1.2).
7. The responsible professional's signature block, along with seal and dated signature shall be added to the cover sheet. (§22-406.1.4)
8. The Carbonate Geology Certification statement shall be executed.

ENGINEERING A BETTER COMMUNITY

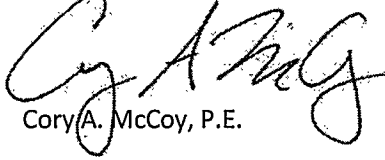
38 N. Duke Street • York, PA 17401 • 717.846.4805
50 W. Middle Street • Gettysburg, PA 17325 • 717.337.3021
315 W. James Street, Suite 102 • Lancaster, PA 17603 • 717.481.2991

CSDavidson.com



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

Sincerely,

A handwritten signature in black ink, appearing to read 'Cory A. McCoy'.

Cory A. McCoy, P.E.

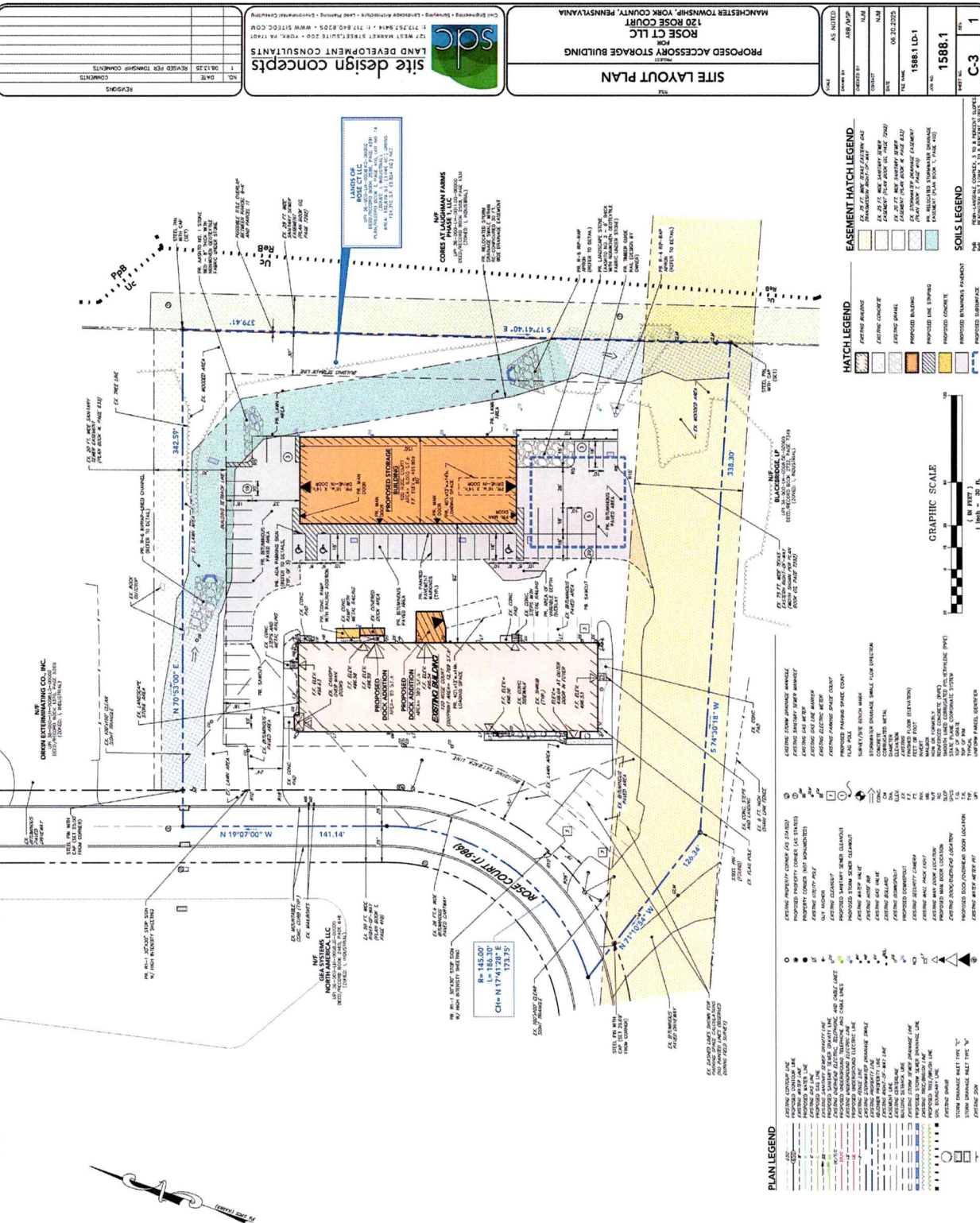
CAM/AJS/dmg

Copy: File

B. J. Treglia, P.E. Manchester Township, via email: b.treglia@mantwp.com

Neal Metzger, Site Design Concepts LLC, via email: nmetzger@sitedc.com



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VIOLATION	SUBJECT	MAX. FINE \$20	MAX. FINE \$100
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SITE DETAILS AND

ROSE CT LLC
FOR
120 ROSE COURT
MANCHESTER TOWNSHIP, YORK COUNTY, PENNSYLVANIA

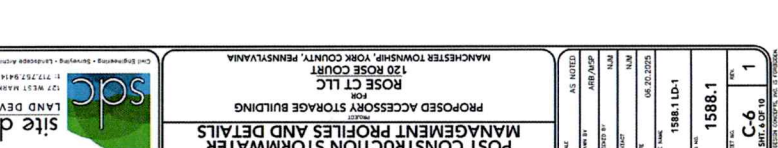
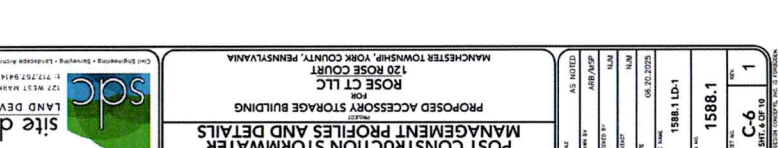
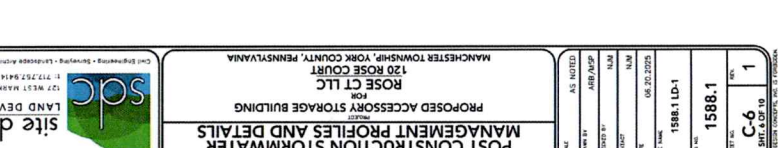
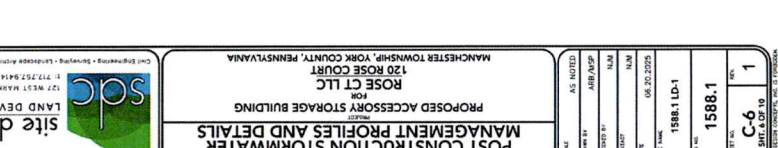
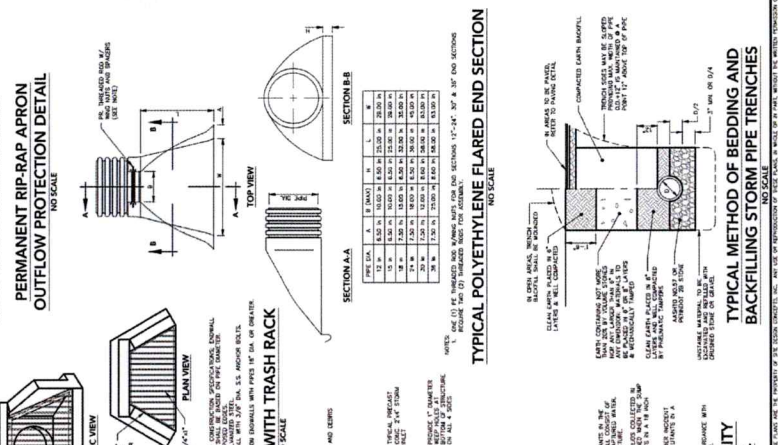
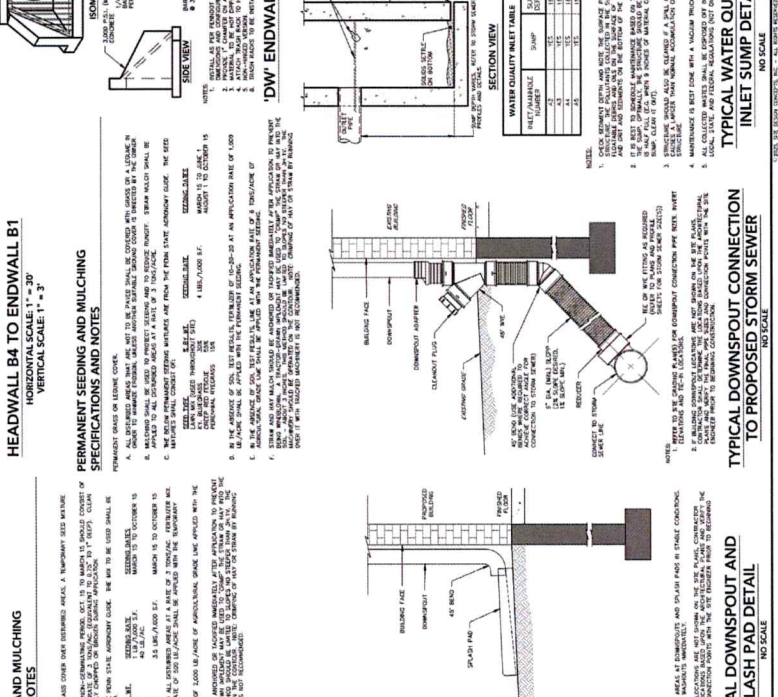
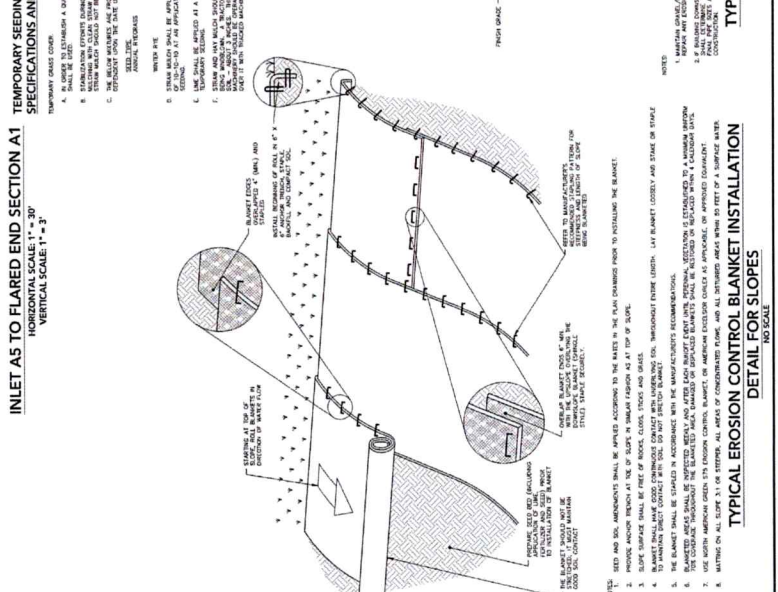
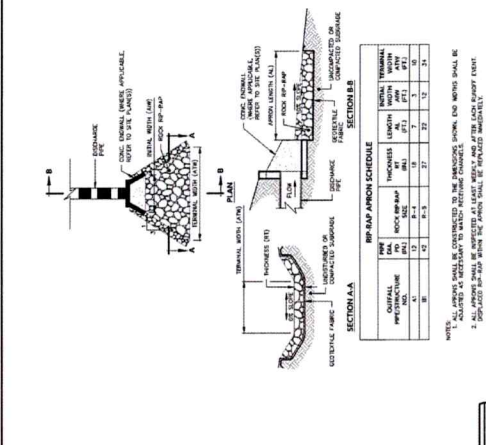
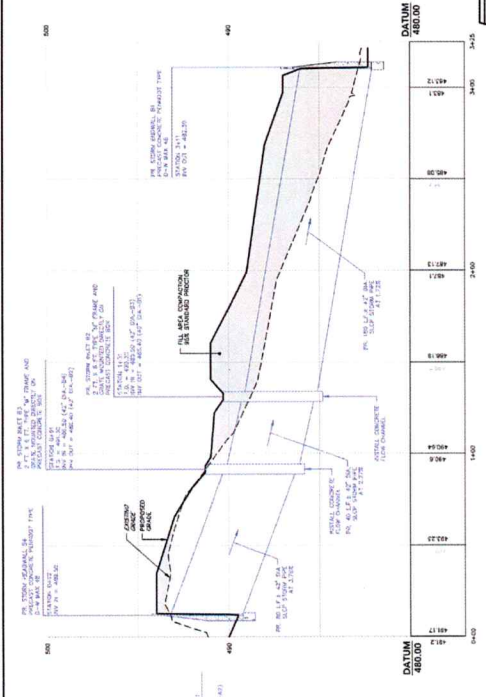
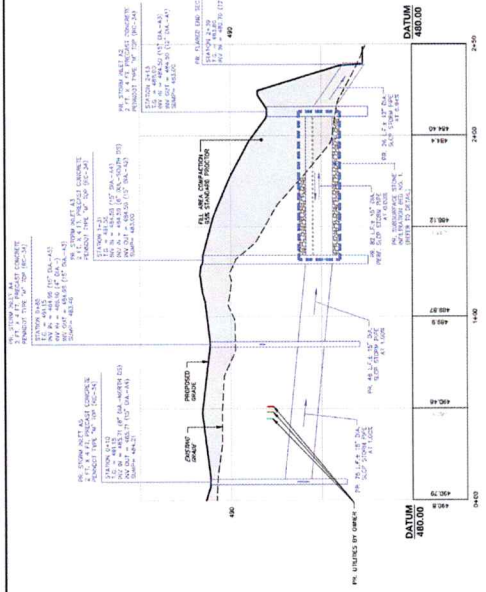
NAME	AS NOTED
WORK BY	ARB/MGP
DATE BY	NJM
TIME	NJM
DATE	06.20.2025
NAME	1588.1 LD-1
NO.	1588.1

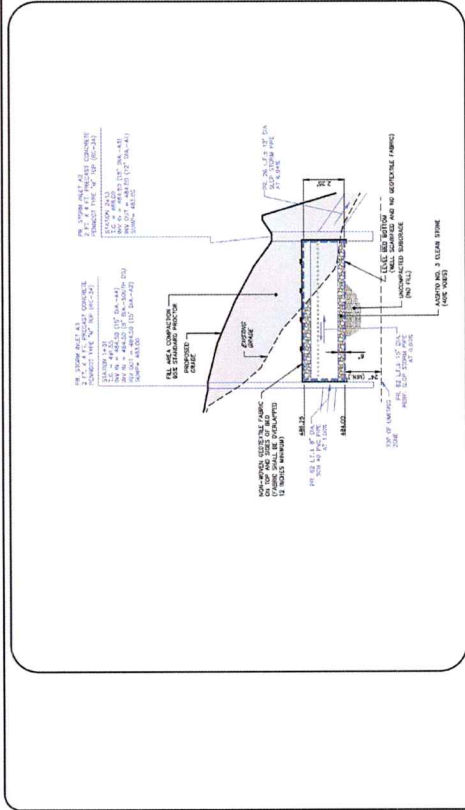
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site design concepts
LAND DEVELOPMENT CONSULTANTS

127 WEST MARKET STREET, SUITE 200 • YORK, PA 17401
TEL: 717.257.9414 • FAX: 717.840.8205 • WWW.SITCDC.COM

Land Engineering • Surveying • Landscape Architecture • Land Planning • Environmental Consulting

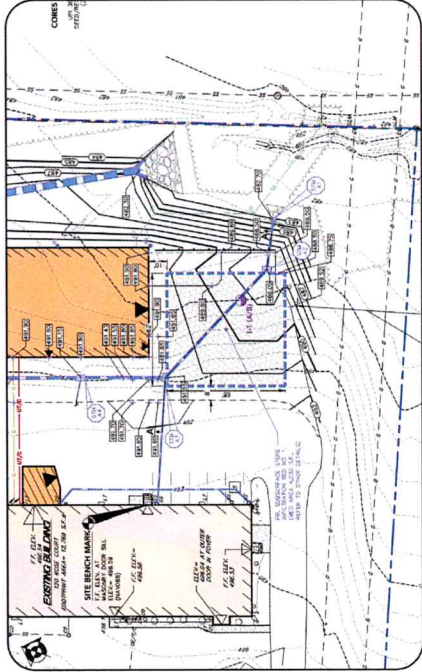




SUBSURFACE STONE INFILTRATION BED NO. 1 SECTION A-A VIEW

VERTICAL SCALE: 1" = 3'

HORIZONTAL SCALE: 1" = 30'

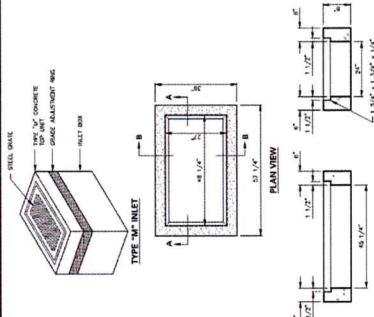


SUBSURFACE STONE INFILTRATION BED NO. 1 PLAN VIEW

SCALE: 1" = 30'

VERTICAL SCALE: 1" = 3'

HORIZONTAL SCALE: 1" = 30'



TYPICAL STORM INLET

SCALE: 1" = 3'

HORIZONTAL SCALE: 1" = 30'



CHANNEL SCHEDULE

SCALE: 1" = 3'

HORIZONTAL SCALE: 1" = 30'

VERTICAL SCALE: 1" = 3'

SECTION A-A

SECTION B-B

SECTION C-C

SECTION D-D

SECTION E-E

SECTION F-F

SECTION G-G

SECTION H-H

SECTION I-I

SECTION J-J

SECTION K-K

SECTION L-L

SECTION M-M

SECTION N-N

SECTION O-O

SECTION P-P

SECTION Q-Q

SECTION R-R

SECTION S-S

SECTION T-T

SECTION U-U

SECTION V-V

SECTION W-W

SECTION X-X

SECTION Y-Y

SECTION Z-Z

NO.	DATE	REVISIONS
1	08/12/23	REVISED PER TOWNSHIP COMMENTS

site design concepts

LAND DEVELOPMENT CONSULTANTS

127 WEST MARKET STREET, SUITE 200 • YORK, PA 17403
 P: 717.372.9414 • F: 717.463.2755 • WWW.SITECD.COM

CD: Engineering • Surveying • Landscape Architecture • Land Planning • Environmental Consulting

POST MANAGEMENT DETAILS

PROPOSED ACCESSORY STORAGE BUILDING

ROSE CT LLC

120 ROSE CT

MANCHESTER TOWNSHIP, YORK COUNTY, PENNSYLVANIA

NO.	DATE	REVISIONS
1	08/12/23	REVISED PER TOWNSHIP COMMENTS
2	08/12/23	REVISED PER TOWNSHIP COMMENTS
3	08/12/23	REVISED PER TOWNSHIP COMMENTS
4	08/12/23	REVISED PER TOWNSHIP COMMENTS
5	08/12/23	REVISED PER TOWNSHIP COMMENTS

POST MANAGEMENT DETAILS

PROPOSED ACCESSORY STORAGE BUILDING

ROSE CT LLC

120 ROSE CT

MANCHESTER TOWNSHIP, YORK COUNTY, PENNSYLVANIA



NOTES

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STABILIZED ROCK CONSTRUCTION IN HILLSIDE
AND PUBLIC RIGHT-OF-WAY

WATERFORD
SP - SPECIAL
WATERFORD

- TEMPORARY STABILIZED ROCK

CONSTRUCTION ENTRANCE DETAIL

12

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7. THE ABOVE INFORMATION IS TRUE AND CORRECT AND THE SIGNATURE IS THE SIGNATURE OF THE PERSON WHO HAS BEEN AUTHORIZED TO SIGN THE SAME.

QUITE LOW PROTECTION DETAIL

2" X 2" X 36" WOOD STAKES PLACED 5' O.C.

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6. MATING ON ALL SLOPE 3:1 OR STEEPER, ALL AREAS OF CONCENTRATED FLOWS, AND ALL DISTURBED AREAS WITHIN 50 FEET OF A SURFACE

DETAIL FOR SLOPES