

# THE TOWNSHIP OF MANCHESTER

YORK COUNTY



PENNSYLVANIA

## MANCHESTER TOWNSHIP PLANNING COMMISSION AGENDA

Wednesday – January 28, 2026 – 6:00 PM

CALL TO ORDER

REORGANIZATION

APPROVAL OF MINUTES FROM DECEMBER 17, 2025

NEW BUSINESS:

- **RVW #2025-18 Kyna J. Hauck Subdivision Plan** – The applicant requests approval of a Minor Subdivision Plan to join lot 6 and lot 7 in the Residential Low (RL) District, 3020 Lewisberry Road, tax parcel #36-000-LH-0181.D0-00000 and tax parcel #36-000-LH-0079.D0-00000. The applicant also requests approval to subdivide a lot from the combined lots (6 and 7) to add to lot 2 in the Residential Low (RL) District, 757 Sinking Springs Lane, tax parcel #36-000LH-0079.C0-00000.

OLD BUSINESS:

ADJOURNMENT

# THE TOWNSHIP OF MANCHESTER

YORK COUNTY



PENNSYLVANIA

## PLANNING COMMISSION MINUTES

December 17, 2025

### MEETING

The Manchester Township Planning Commission held its regularly scheduled meeting on Wednesday, December 17, 2025, at the municipal building located at 3200 Farmtrail Road, York, PA, 17406. Chairman Hauck called the meeting to order at 6:00 p.m.

### ATTENDANCE \*(A) = Absent

Nicholas Hauck, Chairperson	B.J. Treglia, Township Engineer
Kenneth Stoutzenberger, Vice-Chair	Brian Salsgiver, Member (A)
Scott Ettien, Member (A)	Larry Young, Solicitor (A)
Cory McCoy, C.S. Davidson Engineer (A)	Daniel Spies, Member
Mark, Traffic Engineer	Marita McVey, Asst. Zoning Officer
Christy Davis, Permit Clerk	

### APPROVAL OF MINUTES

Mr. Hauck noted that the minutes of the November 19, 2025, meeting were not provided to the Board (Commission?) and therefore motioned to table approval of those minutes. Motion carried 3-0.

### NEW BUSINESS

- **RVW #2025-16 – Stehman/MAIT/Met-Ed FSD** – The applicant requests approval of a Preliminary/Final Subdivision Plan to subdivide one lot for improvements to an existing substation in the Agricultural District at 3530 Raintree Road, 36-000-LH-0097.00-00000. With the condition that the open items in numbers 2, 3 and 5 in the Subdivision Land Development Ordinance section of the C.S. Davidson review letter dated November 25, 2025, are addressed, Mr. Hauck made a motion, seconded by Mr. Spies, to grant the requested waivers and recommended approval of RVW #2025-16. Motion carried 3-0.
- **RVW #2025-14 – Penn Avenue Residential FSD** – The applicant requests approval of a Final Subdivision Plan for 83 single-family dwelling lots and 2 open space lots in the Residential Low (RL) District, UPI 36-000-JH-0070.C0-00000. Mr. Hauck made a motion, seconded by Mr. Stoutzenberger, to grant approval of RVW #2025-24. Mr. Spies abstained. Motion carried 2-1.

### OLD BUSINESS

None

**ADJOURNMENT**

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

Respectfully submitted,

Marita McVey  
Assistant Zoning Officer



January 20, 2026

Manchester Township  
3200 Farmtrail Road  
York, PA 17406

Attention: Marita McVey

Reference: Kyna Hauck  
Final Subdivision Plan

Dear Marita,

The following revisions were made to the subdivision plan for Kyna Hauck, per the Staff Review of January 19, 2026. Items **bolded** remain outstanding.

#### Waivers

1. **Waiver for requirement to install concrete curbs.**
2. **Waiver for requirement to install concrete sidewalks.**

#### **Zoning Ordinance**

1. Building setback lines have been revised.
2. The minimum lot area has been revised to 43,560 S.F.

#### SALDO Ordinance

1. **A request to waive the Preliminary Plan requirement** has been added to waiver requests on Sheet 1. The title block has been revised to read Final Subdivision Plan
2. **N/A**
3. Net areas for Lot 2 & Lot 2 Joined with Lot 8 has been added to the table on Sheet 2.
4. **UPI table shall be completed once the plan is recorded and UPI numbers are issued.**
5. The zoning boundary at the Northwest corner of the plan has been labeled on Sheet 1.
6. The height of the existing dwellings has been added to the site data on Sheet 2.
7. Dimensions have been added to existing parking areas & driveways shown on the plan.
8. Safe stopping/site distances have been added to all existing driveways.
9. A 75 foot clear sight triangle has been added to the intersection of Lewisberry Road & Sinking Springs Lane. The area outside the right-of-way has been hatched and called out as an easement.
10. Typical cross sections of Lewisberry Road & Sinking Springs Road have been added to Sheet 2.
11. **N/A**

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12. The statement of ownership on the cover sheet shall be signed & notarized prior to the Board of Supervisors meeting.
13. The Registered Surveyor & P.E. shall sign seal, & date the plan prior to the Board of Supervisors meeting.

**General Comments**

1. The T number has been revised to T-808 on plans.
2. Note 3 has been corrected.
3. Information for Site Data has been rearranged so less confusing.
4. Lot width for Lot 2 along Lewisberry Road has been removed.
5. Spelling of Lewisberry Road on the existing lots to be joined has been corrected.
6. Ex. water main & sanitary sewer have been added to Sinking Springs Lane.  
The well & septic area have been removed from Lot 2 and the existing sewer lateral & water service has been added to the plan as provided by the owner.

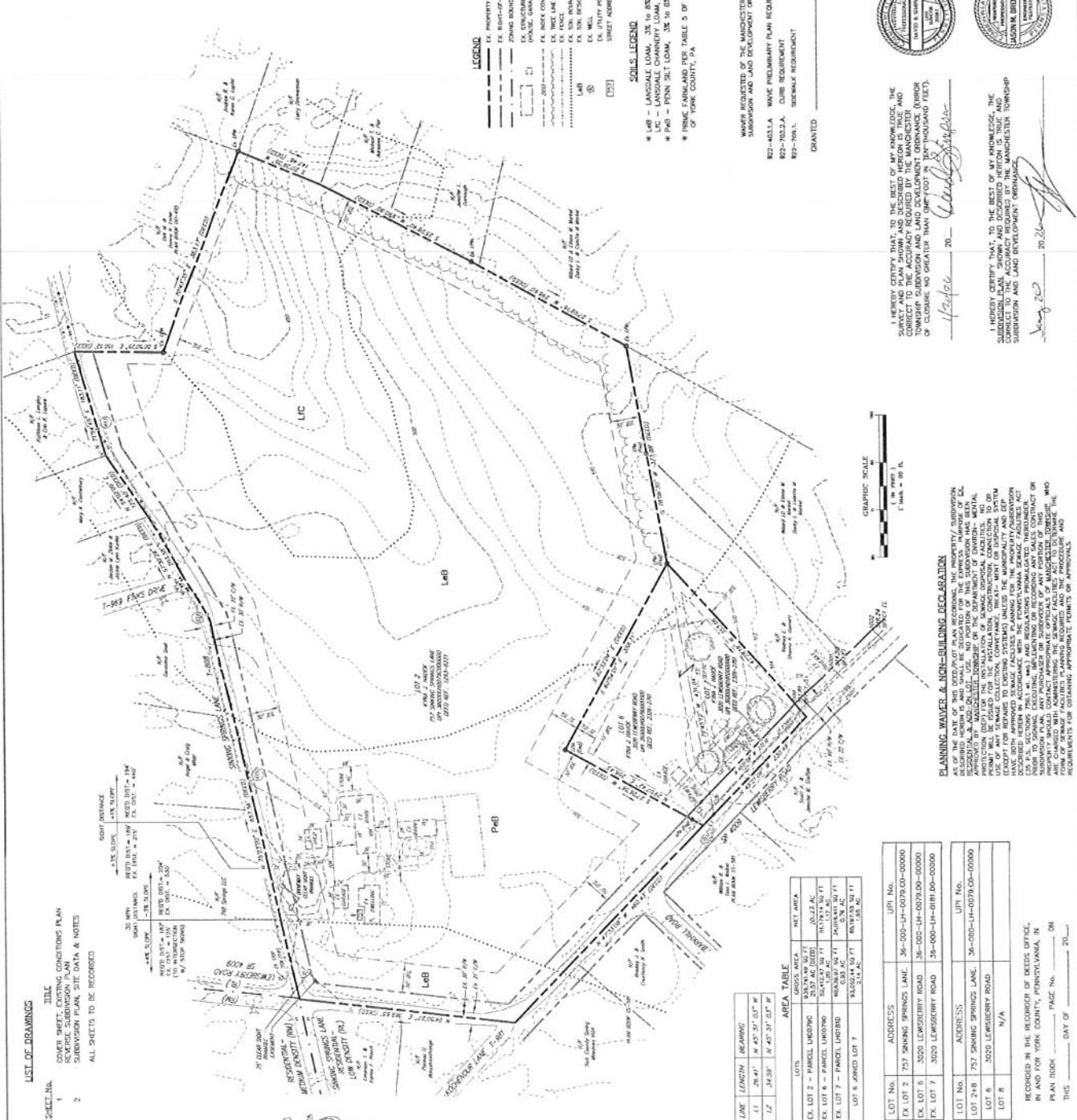
Very truly yours,  
JAMES R. HOLLEY & ASSOCIATES, INC.

Patti A. Fisher.  
Project Designer

ENGINEERS - PLANNERS - SURVEYORS

18 South George Street, Suite 300 - York, Pennsylvania 17401 - Telephone (717) 846-4373 - Fax (717) 893-7124

<p>BEFORE YOU DO ANYTHING CONTACT: PA. OFFICIAL SYSTEM 8-1 OR 1-800-242-1776 Design Stage Notification Date: _____ Serie No. _____</p> <p>REVERSE SUBDIVISION PLAN COVER SHEET &amp; EXISTING CONDITIONS PLAN MANUFACTURER: TURNER 2003 James Heigl &amp; Associates, Inc. 18 S. Main Street, Suite 100 • P.O. Box 17401 717-663-4273 • FAX 717-663-7124 • Email: <a href="mailto:717@jha.com">717@jha.com</a></p> <p>ENDORSERS • PLANNERS • SURVEYORS James R. Holley Associates, Inc.</p> <p>REVISIONS DATE: 1/12/2003 DESIGNER: J.R. HOLLOWAY FOR FINAL SUBDIVISION PLAN 3020 LEMBERRY ROAD Kyna J. Holley MANUFACTURER TURNER 2003 James Heigl &amp; Associates, Inc. 18 S. Main Street, Suite 100 • P.O. Box 17401 717-663-4273 • FAX 717-663-7124 • Email: <a href="mailto:717@jha.com">717@jha.com</a></p> <p>APPROVED BY THE MANCHESTER TOWNSHIP BOARD OF SUPERVISORS DATE: _____ CHARMAN: _____ _____</p> <p>REVIEWED BY THE MANCHESTER TOWNSHIP ENGINEER DATE: _____ _____</p> <p>FORWARDED BY THE YORK COUNTY PLANNING COMMISSION DATE: _____ _____</p> <p>OWNER: Kyna J. Holley 707 Spring Springs Lane York, PA 17404 STREET(S) AS SHOWN HEREIN ARE OFFICED FOR APPROVAL AND THE SUBDIVISION IS HEREBY APPROVED BY THE OWNER: _____</p> <p>Kyna J. Holley, OWNER MANUFACTURER: TURNER 2003 James Heigl &amp; Associates, Inc. 18 S. Main Street, Suite 100 • P.O. Box 17401 717-663-4273 • FAX 717-663-7124 • Email: <a href="mailto:717@jha.com">717@jha.com</a></p> <p>DATE: 12/23/2003 SIGNED AT: <u>PA</u> ECONOMIC &amp; ENV. PROJECT NO: 2515004 SHEET NO: 1 OF 2</p>	
<p>APPROVED BY THE MANCHESTER TOWNSHIP BOARD OF SUPERVISORS DATE: _____ CHARMAN: _____ _____</p> <p>REVIEWED BY THE MANCHESTER TOWNSHIP ENGINEER DATE: _____ _____</p> <p>FORWARDED BY THE YORK COUNTY PLANNING COMMISSION DATE: _____ _____</p> <p>OWNER: Kyna J. Holley 707 Spring Springs Lane York, PA 17404 STREET(S) AS SHOWN HEREIN ARE OFFICED FOR APPROVAL AND THE SUBDIVISION IS HEREBY APPROVED BY THE OWNER: _____</p> <p>Kyna J. Holley, OWNER MANUFACTURER: TURNER 2003 James Heigl &amp; Associates, Inc. 18 S. Main Street, Suite 100 • P.O. Box 17401 717-663-4273 • FAX 717-663-7124 • Email: <a href="mailto:717@jha.com">717@jha.com</a></p> <p>DATE: 12/23/2003 SIGNED AT: <u>PA</u> ECONOMIC &amp; ENV. PROJECT NO: 2515004 SHEET NO: 1 OF 2</p>	







January 22, 2026

Marita McVey, Assistant Zoning/Planning Officer  
Manchester Township  
3200 Farmtrail Road  
York, PA 17406

Re: Hauck, Kyna J. - 3020 Lewisberry Road  
Final Subdivision Plan  
Manchester Township Plan #2025-18  
Engineer's Project No. 0841.3.08.78

Dear Marita:

We have reviewed the above-referenced Final Subdivision Plan submitted by James R. Holley & Associates, Inc., dated December 2025. We offer the following comments:

#### **Waiver Requests**

1. §22-703.2.A – To not require the installation of concrete curb at this time.
2. §22-709.1 – To not require the installation of concrete sidewalk at this time.

#### **Zoning Ordinance**

1. As defined and depicted in §27-105 (Definitions), Corner Lots shall have two front yards, a rear yard opposite the street of address and a side yard. Rear setbacks shall be located from the Iron Pin found at the southeast corner of lot 6 to the existing iron pin at the northwest corner of the "N/F Larry Zimmerman" property.
2. The minimum lot area for a single family detached dwelling use (with no public water or sewer) is 1 acre (43,560 sq. ft). Update the site data table accordingly. (§27-405.1)

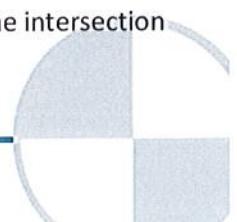
#### **Subdivision Land Development Ordinance**

1. A waiver of Preliminary plan approval should be requested and the plan title revised from "Minor Subdivision Plan" to "Final Subdivision Plan". (§22-404.1.1.A)
2. In the respective tables on sheets 1 and 2, list the net area for existing lot 2 and the proposed lot 8 joined with lot 2. (§22-404.3.1.B)
3. Upon issuance of a Parcel ID number, complete the UPI table for proposed lot 6. (§22-404.3.18)
4. Show and label the zoning boundary at the Northwest corner of the plans. (§22-404.4.19)
5. In the site data table, list the height of existing structures. (§22-404.4.28)
6. Dimension the required parking areas on the plans. (§22-404.4.28.A)
7. Label the required and available safe stopping sight distance, speed limit, and approach grade at the intersection of all driveways within proposed lots 2 and 6. (§22-404.4.30)

**ENGINEERING A BETTER COMMUNITY**

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50 W. Middle Street • Gettysburg, PA 17325 • 717.337.3021  
322 N. Arch Street, Floor 3 • Lancaster, PA 17603 • 717.481.2991

**CSDavidson.com**



8. Provide, dimension, and hatch clear sight triangles at the existing driveways along Sinking Springs Lane and at the intersections of Lewisberry Road and Sinking Springs Lane. Portions of the clear sight triangles outside of a public right-of-way shall be designated as easements. (§22-404.4.31)
9. Provide a typical cross-section for the abutting streets showing existing conditions and any required improvements (right-of-way width, cartway width, curb, and sidewalk). (§22-404.4.32)
10. 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. (§22-404.1.2)
11. The registered professional responsible for the creation of the plans shall sign, seal, and date the plans. (§22-404.1.4)

#### General Comments

1. Sinking Springs Lane is labeled T-839 on the plans however, the township route number for Sinking Springs Lane is T-808; revise accordingly.
2. Note 3 appears to incorrectly reference the lot numbers. Revise accordingly.
3. Clarify that the last paragraph in the site data table is for all existing and proposed lots.
4. Lot frontage shall be measured along the street of address, remove the lot frontage measurement listed for Lewisberry Road in the site data table.
5. Township standard note #15 related to property corners shall be added to the plan notes.
6. Existing sanitary sewer and water main shall be shown within Sinking Springs Lane on the plans.

If you have questions related to the enclosed information or require any clarification, please feel free to contact me at our York office number or via email [CAM@csdavidson.com](mailto: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](mailto:b.treglia@mantwp.com)  
Patti Fisher, James R. Holley & Associates, Inc. via email: [pfisher@jrholley.com](mailto:pfisher@jrholley.com)

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