

THE TOWNSHIP OF MANCHESTER

YORK COUNTY



PENNSYLVANIA

MANCHESTER TOWNSHIP PLANNING COMMISSION AGENDA

Wednesday – February 25, 2026 – 6:00 PM

CALL TO ORDER

APPROVAL OF MINUTES FROM JANUARY 28, 2026

NEW BUSINESS:

- **RVW #2025-18 Zimmerman & Lieu Subdivision Plan** – The applicant requests approval of a Final Subdivision Plan to subdivide lot 2 and add to lot 1 in the Open Space Residential-Agricultural (A) District, 3535 N Susquehanna Trail, tax parcel #36-000-MH-0027.B0-00000 and 3830 N Susquehanna Trail, tax parcel #36-000-MH-0066.00-00000.

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OLD BUSINESS:

ADJOURNMENT

THE TOWNSHIP OF MANCHESTER

YORK COUNTY



PENNSYLVANIA

PLANNING COMMISSION MINUTES January 28, 2026

MEETING

The Manchester Township Planning Commission held its regularly scheduled meeting on Wednesday, January 28, 2026, 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
Kenneth Stoutzenberger, Vice-Chair
Tim Bieber, Member (A)
Cory McCoy, C.S. Davidson Engineer (A)
Mark Henise, Traffic Engineer (A)
Christy Davis, Permit Clerk (A)

B.J. Treglia, Township Engineer
Brian Salsgiver, Member
Larry Young, Solicitor
Daniel Spies, Member
Marita McVey, Asst. Zoning Officer

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. Spies, the planning commission approved the November 19, 2025, and December 17, 2025, minutes as presented. Motion carried 3-0.

NEW BUSINESS

- **RVW #2025-19 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. Upon a motion by Mr. Stoutzenberger, seconded by Mr. Salsgiver, the planning commission recommended approval of RVW #2025-19, Kyna J. Hauck Subdivision Plan, with the condition that items 2 and 3 in the C.S. Davidson review letter dated January 27, 2026, are addressed. The planning commission also

recommended approval of waivers §22-703.2.A requiring curbing, §22-709.1 requiring sidewalks, and §22-403.1.A requiring a preliminary plan. Mr. Hauck abstained.

OLD BUSINESS

None

ADJOURNMENT

With no additional business on the agenda, Mr. Hauck adjourned the meeting at 6:09 p.m.

Respectfully submitted,

Marita McVey
Assistant Zoning Officer



January 27, 2026

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

Re: Zimmerman & Lieu – 3830/3835 Susquehanna Trail
Final Subdivision Plan
Manchester Township Plan #2025-19
Engineer's Project No. 0841.3.26.09

Dear Marita:

We have reviewed the above-referenced Final Subdivision Plan, created by Shaw Surveying, Inc., dated October 20, 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.

Variances Granted on 12/3/2025

1. §27-305 – For lot 2: To allow a lot width of 97 ft. when 150 ft. is required.
2. §27-305 – For lot 2: To allow a lot area of 32,670 sq. ft. when 47,500 sq. ft. is required.

Zoning Ordinance

1. The minimum lot area is 47,500 sq. ft. Revise the Zoning Requirements note accordingly. (27-305.3)

Subdivision and Land Development Ordinance

1. The following shall be provided on the plans (§22-404.1, 3 & 4):
 - a. A table for the UPI numbers for each proposed lot.
 - b. Show the building setback lines along the NW and SW of Ex. Lot 2A/Pr. Lot 1.
 - c. Label contours.
 - d. Shade easements (Columbia Gas, drainage easement, and riparian buffer).
 - e. Dimension existing structures and existing impervious parking areas.
 - f. Label the required/available safe stopping sight distance, speed limit, and approach grade for both directions at the existing driveways.
 - g. Dimension the clear sight triangles. Any portion of the clear sight triangle located outside of the public right-of-way shall be denoted as a clear sight triangle easement.
 - h. Provide a cross-section of Susquehanna Trail including required sidewalk and curb.
 - i. Show the existing sewer lateral on lot 1.
 - j. Label the size and location of the existing driveway culvert on lot 1.

ENGINEERING A BETTER COMMUNITY

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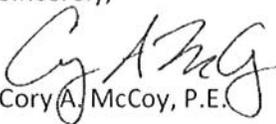


2. It is suggested that the Add-On Lot Note be changed to "Lot 2A (3.5 acres gross) is to be combined with parcel 27B (3835 Susquehanna Trail) and may not be separated therefrom without further approval by Manchester Township" and that the second sentence be eliminated.
3. If no gravel driveway exists on Lot 2, a driveway will need to be constructed to Township standards.
4. The project title (with date), type of plan, name of project, name of municipality and county and address of the project shall be provided on the plans. A cover sheet will likely be needed based on the items to be added to the plan. (§22-404.1.1)
5. A signature block (5 lines) and date showing that the plan was reviewed by the Township Planning Commission shall be provided on the plan. (§22-404.1.5)
6. A signature block (5 lines) and date showing that the plan was approved by the Township Board of Supervisors shall be provided on the plan. (§22-404.1.6)
7. A Plan Index that indicates the plans to be recorded shall be provided on the plan. (§22-404.1.10A)
8. The net and gross area for each lot shall be listed in square feet, in tabular form, in the zoning requirements table. (§22-404.3.1)
9. The graphical scale and written scale do not match (§22-404-2.6)]
10. The minimum lot depth (required/proposed) shall be listed in tabular form. (§22-404.3.12)
11. Add information for the adjacent property owner to the southwest. (§22-404.3.18)
12. The zoning boundary line shall be clearly depicted with a different line-type. (§22-404.3.19A)
13. The number of parking spaces (required/proposed) for a residential lot shall be listed in tabular form. (§22-404.3.22)
14. A datum reference (USGS or other and conversion factor if required) shall be listed in tabular form. (§22-404.3.25)
15. Show the defined wetlands on the plan. (§22-404.4.17A)
16. Dimension full and half-widths of existing streets. (§22-404.4.24)
17. The existing sanitary sewer force main shall be shown on the plans. (§22-404.4.27)
18. Add the dimension width and radii of driveways/access drives on adjacent properties. (§22-404.4.34)
19. Show existing traffic control devices (type/size). (§22-404.4.35)
20. Show existing water lines and fire hydrant locations. (§22-404.4.37)

21. Location of on-lot septic systems shall be identified. (§22-404.4.38)
22. For the waiver requests listed on the plans: Provide the correct ordinance sections (as listed within this letter) and a brief explanation for the waiver requests (for example: "To not require installation of curb and sidewalk along Susquehanna Trail at this time"). A summary of the approved variances shall also be provided along with any conditions imposed by the Zoning Hearing Board. Both variances listed on the plans refer to lot width and shall be revised accordingly. The notation referring to both waiver requests and variance requests shall be revised to reference Manchester Township. (§22-407.3.13)
23. Remove "Waiver" from plan notes 1 & 2 and delete plan notes 2, 9, 16, 17, and 18. (§22-408)
24. 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)
25. The registered professional responsible for the creation of the plans shall sign, seal, and date the plans. (§22-404.1.4)
26. The York County parcel map shows a differing existing lot layout. Confirm the accuracy of the property line proposed to be extinguished.
27. A riparian buffer easement shall be identified on the plans, which is to be delineated as the greater of the limit of the 100-yr. floodplain or a minimum of 35 feet from the top of streambank.
28. Right-of-way width to be offered for dedication shall be 30' from the centerline of Susquehanna Trail.
29. Sanitary sewer laterals shall be identified.
30. A separate waiver should be listed for the curbing and sidewalk. Change the wording to say "Manchester Township."

If you have questions related to the enclosed information or require any clarification, please feel free to contact me at the York office number or via email CAM@CSDavidson.com.

Sincerely,



Cory A. McCoy, P.E.

CAM/AJS/dmg

Copy: File

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

Josh Myers, Shaw Surveying, Inc. via email: joshmyers@shawsurveying.com

