

MINUTES
WEST MANCHESTER TOWNSHIP
PLANNING COMMISSION
DATE: June 14, 2016

The meeting was called to order by Patrick Hein at 7:00 P.M. Members present: Fred Walters, Ronald Ruman, Rich Gordon, Ron Stare, and alternate, Brenda Brown. Others present: Monica Love, Township Zoning Officer and Craig Wilson, P.E. Dawood, Township Engineer.

Approval of Minutes:

MOTION by: Ron Stare to approve the May 10, 2016 meeting minutes as submitted.

SECONDED by: Fred Walters

MOTION PASSED: Unanimously (5-0)

ZONING HEARING BOARD CASES

ZHB Case 06-11 – 1887 Andrew Street, York PA, Variance of Section 150-229.A to permit a pool and associated fence, six (6) feet high within the front yard

Todd and Brienna Mundy are the owners of the property – Todd reviewed the application and explained that in the R-5 zone, a swimming pool is permitted within the front yard, however the fence may not be higher than three (3) feet. The request is to permit a six (6) feet high fence. PA UCC Requires a minimum four (4) feet high fence surrounding a swimming pool.

MOTION by: Rich Gordon to recommend approval by the Zoning Hearing Board to allow the six (6) feet high fence.

SECOND by: Ron Ruman

MOTION PASSED: unanimously (5-0)

ZHB Case 16-12 – 3010 Ridings Way, York PA, Variance of Section 150-57(B) to permit an accessory structure (garage/storage building) to be twenty (20) feet high. Mr. Tobin Zech presented the application for his building. The size of the building 26' x 50', the narrowness of the lot, and the situation of the existing buildings prevent this structure from being attached to the house, which removes the fifteen (15) foot limitation. The size of the structure, the pitch of the roof, and the snowloads that the roof must be designed for, make the twenty' (20) height necessary.

MOTION by: Ron Ruman to recommend the variance request be approved by the Zoning Hearing Board

SECOND by: Fred Walters

MOTION PASSED: Unanimously (5-0)

ZHB Case 16-13 – Zarfoss Road, Parcel 51000IG0052S000000, Special Exception to permit Trailer storage in the I-3, General Industrial District, under Section 150-9 Uses not specifically permitted. Jerry Stahlman of Stahlman Engineering reviewed the request, noting that nearly 50% of the property is within the 50 year floodplain, and will remain in its natural state. There are no permanent structures proposed, and no utilities needed. The trailer portion of tractor-trailers will be stored on site, and while this use is similar to a truck or motor freight terminal, that use also requires a special exception in the I-3 Zone.

Mr. Stahlman reviewed the requirements, and how they will be met, under Section 150-302.D

MOTION by: Ron Ruman to recommend the special exception be approved by the Zoning Hearing Board

SECOND by: Ron Stare

MOTION PASSED Unanimously (5-0)

NEW BUSINESS

T-822 Dale & Rochelle Anstine, Final Subdivision Plan, 2505 Taxville Road, 4 Lot Subdivision Plan.

Jim Barnes of J.R. Holley & Associates presented the Anstine plan, which will create 3 new residential building lots in the Rural Residential district. Public sewer is located adjacent to the lots, and on-lot water is proposed. There are horses on one lot, which has been addressed by a note on the plan, regarding the need for a special exception or use by right receiving a certificate of use.

Two waivers were requested

§121-23.C(1) All existing streets at the perimeter and/or through the development shall be improved according to the Township specifications.

Justification: The existing cartway is of sufficient width to accommodate the existing traffic and vehicle trips. The six (6) month notification note is included on the plan.

§121-25 Sidewalks and Curbs - Sidewalks and curbs shall be provided along the frontage of the entire property unless a waiver is granted.

Justification: Based upon the rural character of the neighborhood and the excessive lot widths, curb and sidewalks are not warranted at this time. The six (6) month notification note is included on the plan.

MOTION by: Patrick Hein to recommend approval of the waivers

SECOND by: Rich Gordon

MOTION PASSED 4-0 with Fred Walters abstaining

Outstanding comments were reviewed by Monica Love

1. All comments from the Township Engineer shall be addressed prior to recording of the plan.
2. All administrative items shall be addressed prior to plan recording (surety, Operation & Maintenance Agreement, etc.).
3. §121-15.E /121-34.A Provide notice from PA DEP that the Sewer Facilities Plan Revision or (planning module exemption) has been approved
4. §121-36.B(1) Local Recreation Sites Per Resolution 06-06 the current Recreation fee in lieu of dedication is \$650/lot or dwelling unit. The fee in lieu of dedication must be paid prior to recording of the plan.
5. All final plans as recorded shall be submitted in electronic format (i.e. PDF)

MOTION by: Ron Stare to recommend approval by the board

SECOND by: Ron Ruman

MOTION PASSED 4 – 0 with Fred Walters abstaining

T-823 Albert & Helen Diehl, 1493 & 1499 Leonard Street Final Subdivision Plan (no new lots) (Briefing)

Grant Anderson of Site Design Concepts represented Albert Diehl in the Final Subdivision plan, which is little more than a lot line adjustment. There is an existing residence on five (5) tracts of land, and a personal storage building/garage on a separate lot. The purpose of the subdivision is to combine all of the tracts, and move the line between the house and garage, to make a larger side yard by adding land to the lot containing the garage.

This being a briefing, waivers and comments will be reviewed at the July meeting.

T-825 Memorial Hospital Campus 1605 Loucks Road/Roosevelt Avenue (briefing) and T-824 Memorial Hospital Final Land Development – 1701 Old memorial Way (Briefing)

Rich Kresge of Quad 3, Jack Parker from Littlejohn and Greg Davis of Saul Ewing LLP, attorney for the project, and Eric Mountz of TPD, traffic engineer, discussed the final land development plans. There are outstanding comments and the project is not expected to be acted upon this evening. TPD has finalized the design for Loucks Road, and Quad 3 is currently working on the grading and stormwater design for that area. The design for Roosevelt is not finished as yet. There are no specific changes to the campus design.

The hospital building has been raised 2.5 feet in order to help mitigate the amount of spoil material that has to be removed from the site. In raising the building pad, one access drive now cannot meet the required maximum 10% slope, therefore a waiver is being requested.

Greg Davis brought to discussion the desire for the hospital to begin construction of the building (vertical construction) prior to the unconditional approval of the Final Land Development Plan. To wit, the PennDOT highway occupancy permit (HOP) is expected to be received in December of 2016, but the site-work is expected to be finished in September 2016. If the contractors are let go from the site in September, the work for them to construct the building will have to be re-bid, resulting in delays and added cost to the overall project. The applicant is requesting that when the Final Land Development Plan is approved, and the only outstanding condition is the HOP, that the Township issue the building permit, and allow vertical construction to begin. This is not in accordance with the Township policies. All outside agency permits must have been issued prior to recording of the plan; the recording of the plan being the requirement for the building permit to be issued.

MOTION by: Patrick Hein to recommend approval of the waiver of Section 121-23.R and 42-9.I, to permit an access drive to exceed 10% slope.

SECONDED by: Ron Ruman

MOTION PASSED Unanimously (5-0)

Additional discussion ensued regarding the traffic study, traffic improvements, and the construction scheduling. Eric Mountz noted that PennDOT will not permit the use of the access drive until the construction is finished and inspected by PennDOT.

MOTION by: Patrick Hein to table the plans until the July meeting

SECONDED by: Fred Walters

MOTION PASSED Unanimously (5-0)

Meeting adjourned at 8:42pm