

MINUTES  
WEST MANCHESTER TOWNSHIP  
PLANNING COMMISSION  
DATE: July 12, 2016

The meeting was called to order by Patrick Hein at 7:00 P.M. Members present: Ronald Ruman, Ron Stare, and alternate, Brenda Brown. Others present: Monica Love, Township Zoning Officer and Zane Williams, Township MS4 Coordinator and Stormwater Inspector.

**Approval of Minutes:**

MOTION by: Ron Stare to approve the June 14, 2016 meeting minutes as submitted.

SECONDED by: Ron Ruman

MOTION PASSED: Unanimously (3-0)

**MS4 PRESENTATION**

In accordance with our current NPDES Permit, the presentation and update of the Municipal Separate Storm Sewer System was made by Zane Williams (copy attached). Zane discussed the six (6) MCM (Minimum Control Measures) that the Township is required to meet and report on, along with how the measures are met and what ideas are being reviewed for future programs. The Planning Commission members were invited to the September 14<sup>th</sup> seminar "DIY Rain Barrels" The members thanked Zane for the information.

**NEW BUSINESS**

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

Scott Hoofnagle presented 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.

The following four (4) waivers were discussed:

1. **§121.14.C.1** - Requires existing contours to be shown on the plan.
2. **§121.14.C.3** - Requires all existing features within 200' of the property to be shown on the plan.
3. **§121-23.C(1)** All existing streets at the perimeter and/or through the development shall be improved according to the Township specifications.
4. **§121-25** Sidewalks and Curbs - Sidewalks and curbs shall be provided along the frontage of the entire property unless a waiver is granted.

MOTION by: Ron Ruman to recommend approval of the waivers

SECOND by: Ron Stare

MOTION PASSED: Unanimously (3-0)

Outstanding comments were reviewed by Patrick Hein

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 (invoices, surety, Operation & Maintenance Agreement, etc.).
3. All final plans as recorded shall be submitted in electronic format (i.e. PDF)

MOTION by: Patrick Hein to recommend approval by the Board with acknowledgement of the outstanding comments

SECOND by: Ron Stare

MOTION PASSED: Unanimously (3-0)

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

It was noted that the hospital plans were tabled by the applicants.

T-826 Trillium CNG Fueling Station, 415 Zarfoss Drive, Final Land Development Plan (Briefing)

Bradley Aurand of Larson Design group presented the project, reminding the members that there was a Special Exception approved for the Compressed Natural Gas in May. There have been no changes to the plan previously submitted.

Mr. Aurand briefly reviewed the four (4) waivers they have requested, but noted that the waivers and comments would be more fully reviewed at the August meeting. Also noted, is the fact that this is not a 'public' fueling station, but a contracted user station. It is estimated that ten (10) vehicles per day will utilize the station. PennDOT is putting up the money to construct 29 stations across Pennsylvania in an effort to get more CNG users.

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

Approval of the Sewage Planning Module for Anstine Subdivision was discussed, and a motion made to authorize the module be signed.

MOTION by: Ron Stare

SECOND by: Ron Ruman

MOTION PASSED: Unanimously (3-0)

Meeting adjourned at 7:40 pm