

MINUTES  
WEST MANCHESTER TOWNSHIP  
PLANNING COMMISSION  
DATE: September 13, 2016

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

**Approval of Minutes:**

MOTION by: Ron Ruman to approve the August 9, 2016 meeting minutes as submitted.

SECONDED by: Fred Walters

MOTION PASSED: Unanimously (4-0)

**NEW BUSINESS**

Chairman Patrick Hein changed the order of plans to begin with T-827 as it is the simplest of the three hospital plans.

**T-827 Memorial Hospital Final Subdivision Plan**

Greg Davis attorney representing the hospital, began the presentation to the members, noting that the Loucks Road and Roosevelt Avenue plans have now been submitted. The plans were delayed in August in order to more fully address all of the comments.

Rich Kresge of Quad 3 Engineering presented the Subdivision Plan, and noted that although there were several waivers granted with the Preliminary Land Development, there are three waivers that are requested specifically for the Subdivision:

§121-14.A & 121-15A Preliminary and Final Plan Drafting Standards: Drawing Scale

§121-14.C & 121-15.C Existing Features, site contours, cartways and utilities.

§121-14.C (2) & 121-15C Existing Features – Specifically the adjacent landowners

All existing features are shown on the Land Development Plans.

MOTION by: Rich Gordon to recommend approval of the three waivers

SECONDED by: Fred Walters

MOTION PASSED: Unanimously (4-0)

Outstanding Comments were reviewed by Monica Love:

1. 'Lightning strikes' shall be shown across the lots to be joined.
2. Parcel Identification numbers are noted on the Notes and Legend page, therefore, for clarification and ease of reading, individual parcels on the consolidation plan should be noted as Parcels 18A, 19, 19C, 19G, 20, 21, and 22.
3. +/- shall be removed from all lot areas.
4. Parcel 22 is incorrectly labelled.
5. The acreage of the Post-Consolidated Lot does not equal the sum of the areas of seven lots. Please clarify. Additionally, areas of right-of-way to be dedicated should be noted in

the consolidated area as Gross (adding the rights-of-way) and Net (subtracting the rights-of-way)

6. §121-14.A & 121-15.A The plan shall be drawn to a scale of 10, 20, 30, 40, 50, 60, 80 or 100 feet to the inch. A waiver shall be requested.
7. §121-14.C. & 121-15.C Requires all existing features (on-site contours, and street cartways and utilities within 200' of the property) be shown on the plan. A waiver shall be requested.
8. §121-14.D(12) Lot line markers and monuments shall be noted at all corners.
9. §121-14.B(2) & 121.15.B Municipal and zoning boundaries shall be noted on the plans.
10. §121-14.E(2) & 121-15.F Planning Module information for the Land Development shall be added to the plan.
11. §121-15.F All signatures and notarization of same is requested prior to the Board of Supervisors' meeting.
12. The Final Subdivision Plan is required to be approved and recorded prior to the Final Land Development Plan(s) being recorded.
13. All administrative items shall be addressed prior to plan recording (surety, Operation & Maintenance Agreement, etc.).
14. All plans as approved and recorded shall be submitted in electronic format (i.e. PDF)

MOTION by: Ron Ruman to recommend approval of the plan by the Board with the outstanding comments to be addressed

SECONDED by: Rich Gordon

MOTION PASSED: Unanimously (4-0)

### **T-824 Memorial Hospital Final Land Development – 1701 Old Memorial Way**

Jack parker from Littlejohn presented the 6<sup>th</sup> waiver they are requesting for the hospital development

§121-23.R & 42-9.I The vertical and horizontal alignments of access drives shall conform to the specifications for minor streets as stated in §121-23L of the SALDO. To exceed the vertical grade of 10%. One interior access road is 10.3%

MOTION by: Ron Ruman to recommend approval of the waivers by the Board

SECONDED by: Fred Walters

MOTION PASSED: Unanimously (4-0)

Monica Love brought up the question of an agreement between the hospital and Rabbittransit in order to add bus service to the hospital. John DeHass noted that they were in discussion with them to get service. Rich Kresge stated that they have the bus shelter details and will work with them.

The outstanding comments were briefly discussed.

1. The area of the parcel is 127.657 Acres per the Final Subdivision Plan. All references to the area of the lot across all plans shall coincide.

2. A Highway Occupancy Permit and final design of the proposed intersections and improvements to Roosevelt Avenue and Loucks Road are required to be approved and issued by PennDOT, prior to the recording of the plan.
3. §121-16 Financial security in accordance with §121-17 is required prior to the recording of the plan.
4. PA DEP Sewage Facilities Planning Module approval number and date are required to be placed on the plan.
5. §121-15.F All signatures and notarization of same is requested prior to the Board of Supervisors' meeting.
6. §121-19 A Maintenance guaranty shall be submitted prior to the recording of the plan.
7. As-built plans in accordance with Section 121-21 of the West Manchester Township Subdivision and Land Development Ordinance shall be submitted to the Township upon completion of all required improvements and prior to the issuance of occupancy permits. As-built plans shall show the location, dimension and elevation of all public improvements, grading, and drainage structures. This should be noted on the plans.
8. Approval of the Major Modification to the Erosion & Sediment Control Plans and NPDES Permit by the YCCD is required prior to recording of the plan.
9. The hospital should contact Richard Farr, Director of YATA and Rabbit Transit to coordinate bus service to the hospital and adjoining property.
10. Revised traffic plans from Traffic Planning and Design shall be forwarded to the Transportation Department of York County Planning Commission for review and comment.
11. All administrative items shall be addressed prior to plan recording (surety, Operation & Maintenance Agreement, etc.).
12. All comments from the Township Engineer including those regarding §113 Stormwater Management Ordinance shall be addressed prior to recording of the Final Plan.
13. §121-15.F(4) All signatures and notarization of same are requested to be completed prior to the Board of Supervisors' meeting.
14. All plans as approved and recorded shall be submitted in electronic format (i.e. PDF)

Patrick Hein requested additional information on the maintenance guarantee, and the traffic light for Ivan/Loucks and the entrance.

MOTION by: Fred Walters to recommend Final Plan Approval by the Board with outstanding comments to be addressed

SECONDED by: Rich Gordon

MOTION PASSED: Unanimously (4-0)

### **T-825 Memorial Hospital Campus 1605 Loucks Road/Roosevelt Avenue**

Rich Kresge reviewed the new requested waivers:

§121-23.H Design standards for vertical alignment of streets (i.e, minimum grade of streets shall be 1%)

*Justification: In conjunction with the improvements it is proposed to generally match the vertical alignment in areas that are currently noncompliant. This will minimize impacts to the residential properties on the southern side of Loucks Road, If Loucks Road were improved to provide a minimum vertical alignment of 1% there would be detrimental impacts to the residential properties.*

§121-13.B; 121-23.C(1) & 121-23.K Design standards of Public Streets – specifically the requirements to use AASHTO #1 and #10 stone base.

*Justification: The use of 2A stone base is consistent with the current standard regarding roadway paving contained in PennDOT Publication 242 and 408.*

MOTION by: Patrick Hein to recommend approval of the waivers by the Board of Supervisors

SECONDED by: Ron Ruman

MOTION PASSED UNANIMOUSLY (4-0)

Ron Ruman also questioned the right-in/right-out entrance/exit south of the proposed main entrance, and wanted to go on record as saying that the removal of the proposed traffic signal at Ivan/Loucks and the hospital entrance is a bad idea.

Rich Kresge asked the Planning members about the change of the plans to remove the designed 22" of 2A modified stone – they would like to reduce that to what the Township specifications require.

Craig Wilson noted that the Township takes no issue with the change, however, Quad 3 must provide geotechnical support to justify that removal, and change the detail from the Preliminary Plans on the Final Plans.

The following outstanding comments must be addressed:

1. The area of the parcel is 127.657 Acres per the Final Subdivision Plan. All references to the area of the lot - across all plans shall coincide.
2. The Civil General Notes #6 lists the Proposed /Provided minimum lot area for the hospital as 39.02 Acres. If there is no subdivision or lease lot proposed at this time that should reference the Net Lot Area of the property, and coincide with whatever area is also shown on the Final Subdivision Plan.
3. C-001 Mixed Use Development Plan shows an easement with metes and bounds, however does not identify the easement.
4. C-001 has several line and curve labels shown as L-??? and C-??? These shall be revised, in addition to the area where the hospital development is located - which is completely illegible.
5. A Highway Occupancy Permit and final design of the proposed intersections and improvements to Roosevelt Avenue and Loucks Road are required to be approved and issued by PennDOT, prior to the recording of the plan.
6. §121.14 & 121.15.F All required Traffic comments from Dawood's traffic engineer shall be satisfactorily addressed prior to the recording of the plan.
7. §121-16 Financial security, revised to include Loucks Rd and updated to current construction, in accordance with §121-17 is required prior to the recording of the plan.

8. §121-19 A Maintenance guaranty shall be submitted prior to the recording of the plan.
9. As-built plans in accordance with Section 121-21 of the West Manchester Township Subdivision and Land Development Ordinance shall be submitted to the Township upon completion of all required improvements and prior to the issuance of occupancy permits. As-built plans shall show the location, dimension and elevation of all public improvements, grading, and drainage structures.
10. §150-116.4.J(2) An Open Space Master plan is required to be approved by the Board of Supervisors. Said plan should detail areas which will be dedicated or reserved for public, semi-public or community use.
11. Covenants and agreements are required to address the ownership, maintenance and utilization of the open space areas. Said covenants and agreements shall be perpetual and shall be recorded simultaneously with the approved plan.
12. Approval of the Major Modification to the Erosion & Sediment Control Plans and NPDES Permit by the YCCD is required prior to unconditional approval of the Final Land Development Plans.
13. The Sewage Facilities Operation and Maintenance Agreement shall be executed prior to and recorded with the Land Development plan.
14. The sewage facilities bond, escrow or other security in the amount of \$77,196.50 shall be submitted to the Township prior to recording the plan.
15. The Final Subdivision Plan is required to be approved and recorded prior to the Final Land Development Plans being recorded.
16. The hospital should contact Richard Farr, Director of YATA and Rabbit Transit to coordinate bus service to the hospital and adjoining property.
17. Revised traffic plans from Traffic Planning and Design shall be forwarded to the Transportation Department of York County Planning Commission for review and comment.
18. All administrative items shall be addressed prior to plan recording (surety, Operation & Maintenance Agreement, etc.).
19. All comments from the Township Engineer including those regarding §113 Stormwater Management Ordinance shall be addressed prior to recording of the Final Plan.
20. §121-15.F(4) All signatures and notarization of same are requested to be completed prior to the Board of Supervisors' meeting.
21. All plans as approved and recorded shall be submitted in electronic format (i.e. PDF)

Craig Wilson made sure that the engineers were clear on the revisions to the Surety estimates that must be submitted for both land developments.

The members discussed again the Loucks Road improvements and the widening/straightening of the roadway, the removal of the traffic signal and how much the residents will contest that. Ron Ruman asked whether there is something that the Township will do to slow the traffic and or make it safer. There is no clear answer to that.

MOTION by: Ron Ruman to recommend approve the plan with the outstanding comments to be addressed

SECONDED by: Rich Gordon

MOTION PASSED Unanimously (4-0)

Meeting adjourned at 7:52 pm