

MINUTES
WEST MANCHESTER TOWNSHIP
PLANNING COMMISSION
DATE: March 13, 2018

The meeting was called to order by Richard Gordon at 7:00 P.M. Members present: Patrick Hein, Fred Walters, Ronald Ruman. Others present: Zane Williams, Rachelle Sampere, Township Zoning Officer Zane Williams

APPROVAL OF MINUTES

MOTION: by Fred Walters to approve the February 13, 2018 meeting minutes.

SECONDED: by Ronald Ruman

MOTION PASSED: (3-1) (Hein - Abstain)

ZONING HEARING BOARD CASES

There were no new Zoning Hearing Board cases submitted for review this month.

NEW BUSINESS

T-832 (Revised) Final Subdivision Plan for Daniel R. & Esther C. Petre to subdivide an existing 122.5-acre tract and convey approximately one (1) total acre to two (2) existing lots.

Mr. Josh Myers of Shaw Surveying presented the plan. Mr. Myers reminded the members that this plan was presented in 2017, but was not yet recorded. When he went out to set the pins for the new property corners, the property owner, Mr. Petre, realized the lines were not where he wanted them to be. He would like them to be at a lower elevation to conserve more of the farm ground. Mr. Myers explained to the members that the rear property lines were changing slightly, making the add-ons smaller. No other changes were made to the plan. Mr. Myers asked the staff if they had received the non-building waiver from DEP. Ms. Sampere stated that she had not seen anything come from DEP regarding this project prior to the meeting. Mr. Myers said he would check on the status of that paperwork.

MOTION: by Ronald Ruman to approve the Revised Final Subdivision Plan for Daniel R. & Esther C. Petre subject to the following comments and waiver requests:

1. 1. The Site Data should include the Maximum Lot Coverage for Agricultural (10%) and Single-Family Dwellings (35%), as noted in Section 150-21 of this Ordinance. In addition, there is no "Maximum Building Coverage" requirement so the Site Data should be revised.
2. Verification should be provided that the Planning Module for Land Development or non-building waiver was approved by the Sewage Enforcement Officer and/or the Pennsylvania Department of Environmental Protection (**§121.14E.2** & **§121-15.F.3**)
3. The signatures and seals of the individuals responsible for the plan shall be affixed to the plan prior to approval by the Board of Supervisors. (**§121-15.F**)

4. The notarized signature of the owner(s) shall be affixed to the plan prior to approval by the Board of Supervisors. (**§121-15.F.4**)
5. All administrative items shall be addressed prior to plan recording (surety, Operation & Maintenance Agreement, payment of all invoices etc.).
6. All final plans, as recorded, shall be submitted in electronic format (i.e. PDF)

Waivers:

1. **§121.14.C.3** Provide existing features within 200' of the site.
2. **§121.23.C** Improvements should be made to the existing road.
3. **§121.25** Sidewalks shall be placed along all road frontages

SECOND: by Fred Walters

MOTION PASSED: Unanimously (4-0)

T-834 Final Reverse Subdivision & Final Land Development Plan for The Vault Pizza & Grill to combine two (2) lots and to expand the existing building and create an additional parking area.

Mr. Gerry Funke of GHI Engineers & Surveyors presented the plan. Mr. Funke stated that the plan was tabled in February so he could address the comments from the staff. Mr. Funke presented the members with a revised copy of the plan. Mr. Funke explained that this was a reverse subdivision to join two (2) lots together and a land development plan for a building addition, deck and parking lot addition. Mr. Hein asked if this was going to be an enclosed addition. Mr. Funke explained that the addition will be an open-air addition with a roof that have multiple overhead garage doors that can be closed and a deck made out of trex material. The deck will have tables with umbrellas. Mr. Ruman asked if the lighting on the deck addition had been addressed. Mr. Funke explained that there is a statement on the plan that addressing any proposed exterior lighting shall be directed inward and downward so as not to transmit glare to any neighboring properties. Mr. Funke also mentioned that he revised the location of the screening trees so they would not interfere with the clear sight triangle of Sunset Lane and Bank Lane. This change will affect the bond estimate because there will be approximately nine (9) or ten (10) less trees. Mr. Hein asked if the neighboring properties were made aware that there could be people sitting on the deck later than 10:00 p.m. Ms. Sampere explained that neighboring properties located within two hundred (200') feet of the property were notified of the public zoning hearing board meeting where the 10:00 p.m. comment was addressed. Mr. Funke stated that there is a comment on the front page of the plan that states that the outdoor deck does not have to close at 10:00 p.m., however no new customers shall be seated on the deck after 10:00 p.m. per the approved variance from the West Manchester Township Zoning Hearing Board.

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

- W1. A preliminary plan is required. (SLDO: 121-9)
- W2. Plan scale to use 1" = 15" scale (SLDO: 121-14.a.1)
- W3. Impact statement for transportation must be provided. (SLDO: 121-14.F.1)
- W4. Improvements should be made to the existing road. (SLDO: 121-23.C)
- W5. Sidewalks shall be placed along all road frontages. (SLDO: 121-25)

SECOND: by Fred Walters

MOTION PASSED: Unanimously (4-0)

MOTION: by Ronald Ruman to recommend approval T-834 Final Reverse Subdivision Plan and Final Land Development Plan for the Vault Pizza & Grill subject to the following conditions:

1. Sewer facilities plan revision (plan revision module for land development) How many additional seats are proposed for the building addition and deck area? (SLDO: 121-14.E.2) ***The applicant should provide updated sewage calculations and provide a planning module exemption mailer for the additional usage.***
2. Verification should be provided that the Planning Module for Land Development was approved by the Sewage Enforcement Officer and/or the Pennsylvania Department of Environmental Protection (SLDO:121-15.F.3) ***The applicant should provide updated sewage calculations and provide a planning module exemption mailer for the additional usage.***
3. Verification must be provided that the plan for erosion and sediment control was approved by the York County Conservation District. (SLDO: 121-15.F.8)
4. Improvement guarantees are required for any proposed public improvements. (SLDO: 121.15.F.9) (SLDO: 121-17) **A cost estimate has been provided. The inspection fee should be updated to 3.5% of the estimated public improvement construction cost plus contingency.**
5. Provide verification of E&S approval. (SWMO: 13-18.E.5) **An E&S plan has been submitted to the York County Conservation District. Provide the approval letter once it is received.**
6. An Operation and Maintenance Agreement will be required for this plan. (SWMO: 113-26) **An O&M agreement has been submitted.**
7. The purpose statement (Note #4) should include the reverse subdivision and the building addition.
8. A new deed should be prepared for the newly combined lot and recorded with the plan so that the County Tax Map is changed.
9. The signatures and seals of the individuals responsible for the plan shall be affixed to the plan prior to approval by the Board of Supervisors. (SLDO: 121-15.F)
10. The notarized signature of the owner(s) shall be affixed to the plan prior to approval by the Board of Supervisors. (SLDO: 121-15.F.4)
11. All administrative items shall be addressed prior to the plan recording. (Surety, Operation & Maintenance Agreement, Purchasing of 3 EDUs, payment of all invoices, etc.)
12. All final plans, as recorded, shall be submitted in electronic format. (i.e. PDF)

SECOND: by Patrick Hein

MOTION PASSED: Unanimously (4-0)

MOTION: by Ronald Ruman to adjourn the meeting being that there was no additional business.

SECOND: by Fred Walters

MOTION PASSED: Unanimously (4-0)

Meeting adjourned at 7:15 p.m.