

MINUTES  
WEST MANCHESTER TOWNSHIP  
PLANNING COMMISSION  
DATE: July 10, 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: Rachelle Sampere, Township Zoning Officer and Edward Van Arsdale Township Engineer from Warehaus

**Approval of Minutes:**

MOTION: by Ronald Ruman to approve the June 12, 2018 meeting minutes.

SECOND: by Fred Walters

MOTION PASSED: 3-0 (1 Abstain – Hein)

**ZONING HEARING BOARD CASES**

No new applications were filed for the July 24, 2018 Zoning Hearing Board meeting.

**NEW BUSINESS**

**T-836 Final Land Development Plan for UPMC Pinnacle Ambulatory Care Building** located at 1701 Innovation Drive, York, PA 17408 for action.

Mr. Thomas Godfrey of Dawood Engineers presented the plan. Mr. Paul Kayes of UPMC Pinnacle was also in attendance. Mr. Godfrey reminded the Planning Commission members that this medical office building was shown in concept on a previously approved land development plan for the hospital. The Ambulatory Care Building (ACB) will be 140,000 square feet, consisting of five (5) floors, viewed from the back, or four (4) floors viewed from the front. Two (2) floors will be connected to the hospital. There is expanded parking to the rear of the building and a drive was relocated to the south to accommodate additional parking for staff. There will be fire lanes to the front and rear of the building. Mr. Godfrey explained that the previously approved land development plan took into consideration the stormwater calculations for this building. One (1) basin will be modified to accommodate the proposed building since the building size increased. Mr. Godfrey also explained that the traffic for this building was anticipated in the initial plan concept which included a traffic study. The applicant recently met with Penn DOT, York County Planning Commission and the Township staff to address concerns regarding additional traffic due to the change in building size. A study was submitted to Penn DOT, YCPC and West Manchester Township illustrating the anticipated traffic this Ambulatory Care Building will generate, stating that the increased building size would not increase the traffic more than the original traffic study proposed.

MOTION: by Ronald Ruman to recommend the Board of Supervisors approve the following waiver request:

W1. Preliminary Plan. (SLDO: 121-9)

W2. Access Drives. (ZO: 150-256; 42-9.G)

SECOND: by Patrick Hein

MOTION PASSED: Unanimously (4-0)

MOTION: by Patrick Hein to recommend the Board of Supervisors approve the Final Land Development Plan for UPMC Pinnacle Ambulatory Care building subject to the following outstanding conditions are met prior to recording the plan:

**Subdivision and Land Development Ordinance (SLDO):**

1. Financial Security. (SLDO: 121-17) Financial security is required for all public improvements.

2. An as-built plan will be required prior to final use and occupancy. (SLDO: 121-21)
3. Painted lines, arrows and dividers shall be provided and maintained to control parking when necessary to direct vehicular circulation. (SLDO: 121-24.C) A sign must be placed at the entrance of the one-way drop-off zone stating one-way traffic.

**Stormwater Ordinance (SO):**

1. Erosion and Sediment Control Plan. (SO: 113-18.E.5) Provide a copy of the Erosion and Sediment Control Plan Approval Letter from the York County Conservation District.
2. As-built plans; completion certificate; final inspection. (SO: 113-25) As-built drawings are required upon completion of construction.
3. Add label POI-8 on the Post-Development Drainage Area Map.
4. Add a label to the drainage area just east of DA Post-R1.
5. PCSM Report – The date shown on the title sheet is June 25, 2017. Please correct.
6. PCSM Report – NPDES Worksheet 1 is missing from Appendix F. Please add to the report.

**General Comments:**

1. Sheet C5.03 – “Stormwater” is misspelled on the Parking Area Plan View labels. Please revise.
2. Sheet C5.04 – Profile labels are cut off at the top of the viewpoint. Please update.
3. Sheet C6.01 – A typical hand railing and guide rail detail has been included with this submission, but no reference is made on the plan views to where this is being used. Please call out on the plan.
4. Sheet C9.00 – Plan is titled “Overall Grading & Utility Plan”, but listed on the sheet index as “Overall Landscape Plan”. Please revise.
5. 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)
6. 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)
7. All administrative items shall be addressed prior to plan recording (surety, Operation & Maintenance Agreement, payment of all invoices, etc.)
8. All final plans as recorded shall be submitted in electronic format (i.e. PDF)

SECOND: by Fred Walters

MOTION PASSED: Unanimously (4-0)

Being that there were no additional agenda items, Mr. Ruman made a motion, second by Mr. Walters to adjourn the meeting.

MOTION PASSED: Unanimously (4-0)

Meeting adjourned at 7:25 p.m.