

MINUTES  
WEST MANCHESTER TOWNSHIP  
PLANNING COMMISSION  
DATE: October 13, 2020

The meeting was called to order by Ronald Ruman at 7:00 P.M. Members present: Patrick Hein, Richard Gordon, Fred Walters and David Beecher; Others present: Rachelle Sampere, Township Zoning Officer and Thomas Godfrey, PE from Dawood Engineers (via Zoom)

Tonight's Planning Commission meeting was not held at the Township Building due to the COVID-19 pandemic and the Governor's recommendations for large groups not to gather indoors; instead, the meeting was held via the "Zoom" application and broadcasted live over the West Manchester Township Parks & Recreation Facebook page.

**APPROVAL OF MINUTES**

MOTION: by David Beecher to approve the September 8, 2020 meeting minutes.

SECOND by: Fred Walters

MOTION PASSED: (4-0) (1 Abstain – Gordon)

**ZONING HEARING BOARD CASES**

**ZHB 20-14 – BAE Systems** requests a Variance of Section 150-201 to permit the utilization of an existing privacy fence as screening rather than the required vegetative screen which must be provided along any adjoining lands within a residential zone, a variance from Section 150-202 not to provide a landscape strip and a variance from Section 150-277 to not be required to provide the required one shade tree or ornamental tree for each 750 sq. ft. of required area for landscape strips. located at 1100 Bairs Road (Tax Map: HG; Parcel: 0056A) in the I-3 General Industrial Zone

The requests were presented by Mr. Ed Van Arsdale, Project Manager for Warehaus. Mr. Van Arsdale explained that the property located at 1100 Bairs Road had been developed and occupied for many years as an industrial property. Mr. Van Arsdale explained that BAE has submitted a land development plan to construct an enclosed testing pond for their aquatic vehicles. The pond structure will be enclosed by a domed structure consisting of aluminum framing and a heavy-duty plastic covering. The proposed structure will be setback from the property line. There is an existing chain link fence on the property which BAE would like to install slats to provide screening instead of the required vegetative screening as indicated in their application. There was a lengthy discussion regarding the unnecessary hardship as a result of the application of the Zoning Ordinance. Dr. Beecher stated that he believes installing slats in the existing chain link fence meets the intent of the Zoning Ordinance to provide screening. He believes that the slatted fence would provide a better visual screen than a vegetative screen to the adjoining residential properties. Mr. Van Arsdale stated that BAE doesn't feel a vegetative screen is necessary since the development is less than 2 acres, there is more greenspace between the proposed development and Bairs Road than the current vehicle storage area along Bairs Road. The proposed grading, as part of the land development plan, may provide additional noise abatement to adjacent residential properties, but the question is not whether screening trees will provide noise abatement. The question is whether vegetative screen is required to provide a visual screen. Mr. Van Arsdale stated that a slatted fence would provide a visual screen, as currently provided along a portion of Bairs Road. The existing slatted fence would be extended along Bairs Road to provide screening from the

proposed land development. A short discussion was held with regards to the variances of Section 150-202 and Section 150-277. The Planning Commission members were not of the opinion that a landscape strip nor ornamental shade trees were required for the industrial property, as it has been in existence for many years. The proposed land development is a modification to an existing operation on the site.

MOTION: by Richard Gordon to recommend the Zoning Hearing Board deny the variance of Section 150-201.

SECOND: by Fred Walters

MOTION PASSED: 4-1 (Hein)

MOTION: by Richard Gordon to recommend the Zoning Hearing Board approve the variance of Section 150-202.

SECOND: Patrick Hein

MOTION PASSED: Unanimously (5-0)

MOTION: by Patrick Hein to recommend the Zoning Hearing Board approve the variance of Section 150-277.

SECOND: by Richard Gordon

MOTION PASSED: Unanimously (5-0)

## **NEW BUSINESS**

**T-854 Final Land Development Plan for Project Phoenix** for a 220,000 sq. ft. warehouse with a 120,000 sq. ft. future expansion located at 400 South Salem Church Road.

Mr. Dan Creep, Project Manager for Warehaus, presented the land development plan. Mr. Creep explained that this plan depicted a proposed 220,000 sq. ft. warehouse with a future expansion of 120,000 sq. ft. The plan also illustrates tractor trailer parking, loading docks on the front and side of the building. There is also planned stormwater basins for the project. The applicant has submitted to the York County Conservation District and has received a completeness letter. Township staff, the Township Engineer and the York County Planning Commission have reviewed and provided comments to the applicant to which there are no objections. The outstanding comments are administrative in nature and the applicant believes they can make the required revisions in order to submit their plan to the Board of Supervisors for their November 2020 meeting. There was a sewer planning module approved by DER in 1991; however, due to the age of the approval the York City Sewer Treatment Plant has requested that a Sewer Planning Module Exemption Mailer be submitted to DEP for review and approval. Both the York City Sewer Treatment Plant and West Manchester Township would need to sign the exemption mailer prior to the applicant forwarding it to DEP for approval. Mr. Ruman asked if there were any concerns regarding traffic, more specifically left turns into the property. Mr. Creep explained that their use will not generate enough traffic to warrant a left-turn lane. They are estimating twenty (20) trucks per day to enter and exit the property.

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

- W1. Preliminary Plan. (§121-9) Which requires the submission of a preliminary plan application and approval prior to the submission of a final plan application.
- W2. Preliminary Plan Submission standards. (§121-14) No public improvements are proposed that would be offered for dedication to the municipality and the

requirements of the preliminary plan will be included as part of the final plan submission.

SECOND: by Richard Gordon  
MOTION PASSED: Unanimously (5-0)

MOTION: by Richard Gordon to recommend the Board of Supervisors approve T-854 Final Land Development Plan for Project Phoenix subject to the following comments being addressed prior to the plan being recorded:

**Zoning Ordinance (ZO):**

1. A minimum 25' landscape strip shall be provided along all property lines. (§150-202) Sheet LD-2 #11 states: "Required landscape strip is 20' wide along frontage; 25' wide along side and rear property lines." Please revise to make all landscape strips 25' wide.
2. The proposed dumpster location(s) should be shown on the plan. (§150-204)
3. For each 750 square feet of required area for landscape strips, one shade/ornamental tree shall be provided. For every 300 square feet of interior landscaping required (parking lots), one shade tree shall be provided...All required landscape strips shall have landscaping materials uniformly distributed along the entire length of the lot line abutting the yard." (§150-277) Please revise the calculation for required trees along the frontage (1,639LF x 25 / 750 sf = 55 trees) Please list the calculation for interior landscaping on the plan. Revise all applicable pages on the plan.
4. The number of required parking spaces for the physically handicapped should be noted on the plan. Please also note the number of proposed parking spaces for the physically handicapped on the plan. (§150-259.C)
5. The total number of spaces required states 117, the required number of parking spaces should be 139 according to the data provided on sheet LD-2. Please revise.

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

1. A signed statement by a registered surveyor must be added to the plan stating: "The description is based upon a survey and does not have an error of closure greater than one (1) foot in ten thousand (10,000) feet. A signed general plan/report data must be added to the plan stating: "I hereby certify that, to the best of my knowledge, the \_\_\_\_\_ shown and described hereon is true and correct to the accuracy required by the West Manchester Township Subdivision and Land Development Ordinance." (§121-14.A.2, §121-14.G. Appendix No. 1)
2. Each sheet shall be numbered to show the relationship to the total number of sheets in the plan. (Ex. Sheet 1 of 5) (§121-14.A.3)
3. The location and description of existing lot line markers and monuments along the perimeter of the entire existing tract must be shown on the plan. (§121-14.B.11)
4. Please add T-883 in front of South Salem Church Road on all applicable sheets on the plan. (§121-14.C.3.a)
5. The location and material of all permanent monuments and lot line markers, including a note that all monuments and lot line markers are set or indicating when they will be set. (§121-14.D.12)

6. The waiver statement must be revised to reflect the outcome of the decision of the Board of Supervisors. (§121-14.D.14)
7. A sewer facilities plan approval dated February 8, 1991 indicates the planning module approval for connection to the York City Wastewater Treatment Plant as contained in the Department's approved Chapter 94 Municipal Wasteload Management Report. This approval was for a 4-lot subdivision where three of the lots will be used for industrial development and the remaining lot will continue in agriculture. Communication will be made to the York City Sewer Treatment Plant and to DEP to verify the approval is still valid since so many years have passed since the original approval. (§121-14.E.2)
8. Verification must be provided that the plan for erosion and sediment control was approved by the York County Conservation District. (§121-15.F.8)
9. Revise the Planning Commission signature block, it currently says Board of Supervisors. (§121-14.G.4 Appendix No. 3)
10. Improvement guaranty and financial security will be required prior to recording the plan. (§121-16 & §121-17)
11. Provide an estimate of the cost of public improvements for financial guaranty approval. (§121-17)
12. Engineering escrow shall be delivered to the Township, prior to recording the plan, in the form of a check payable to the Township in the amount equal to 3.5% of the bond or other security. If the amount furnished is not sufficient to cover inspections, administrative and other related costs, the applicant shall furnish additional amounts from time to time, when notified to do so. (§121-17.D)
13. A maintenance guaranty will be required for eighteen (18) months from the date of acceptance of dedication by the Board of Supervisors guaranteeing structural integrity, as well as function, of any improvement shown on the final plan. (§121-19)
14. As-built plans will be required prior to the issuance of occupancy permits. Submit 2 copies of as-built plans to the Township office. (§121-21)
15. The actual and required Safe Stopping Sight Distances for access drive intersection with South Salem Church Road should be provided on the plan. (§121-23.M)
16. Provide easements for stormwater infiltration areas. (§121-28.D)

#### **Stormwater Management Ordinance (SWMO:)**

1. SWM site plans approved by the Township, in accordance with §113-23 shall be on site throughout the duration of the regulated activity. (§113-12.B)
2. For all regulated earth disturbance activities, erosion and sediment control BMPs shall be designed, implemented, operated and maintained during the regulated earth disturbance activities. An Erosion and Sedimentation plan and subsequent details and notes shall be provided as part of the land development plan set. (§113-12.D)
3. Provide justification of the "Close seeded legumes" CN Value of 72 for type B Soils in Appendix E as described in the Storm Report Narrative. This value does not match the Township of West Manchester Appendix C TR-55 Runoff Coefficients. This value does not match the rates used for the Change in Runoff Volume calculations. (§113-17.A.5)

4. The velocity to be used in the design of any piped stormwater conveyance system shall be a minimum of 2-1/2 feet per second. Verify that the pipe conveyance system meets this standard. (§113-17.G.4)
5. Where swale bends occur around the proposed Basins, design velocities shall be factored and additional slope stabilization shall be provided to limit stormflows from eroding and propagating into the Basin areas. (§113-17.M.2.b)
6. Provide a summary showing the infiltration testing elevations are within 2 feet of the applicable bottom of basins and verify the adequate separation from any limiting zones. (§113-17.N.1.(a&b) & 5)
7. The applicant shall provide on the recorded plan the following note, "I, \_\_\_\_\_, certify that the proposed detention basin (circle one) is/is not underlain by limestone." §113-17.N.6)
8. Adequate Easements shall be provided for the three infiltration Basins. (§113.17.Q)
9. Provide an Operation & Maintenance Plan for the stormwater management facilities. (§113.18.E.9)
10. Provide As-Built drawings and completion certificate upon completion of the stormwater management facilities. (§113.25.A&B)
11. Provide and executed Operation and Maintenance Agreement prior to plan approval and recording. See Appendix A. (§113.27.A)
12. Provide a financial guaranty for all stormwater management facilities. (§113-28)
13. Freeboard – A minimum 1 foot of freeboard is required from the 100-year storm elevation to the emergency spillway. (Basin 1) (§113-17)
14. As described in the stormwater Narrative, the OCS will contain an internal weir as the primary volume control measure. There is no internal weir structure shown or detailed with the plan.
15. The discharge points for Basin 1 are the outlet structure and the emergency spillway during the 100-year storms. A minimum 1 foot of freeboard is required, and the spillway should not discharge stormwater during the 100-year storm event. Please revise.
16. The underdrain invert of Basin 1 is called out at 8.5' lower than the basin bottom. Review and revise as necessary.
17. Provide verification that the tested infiltration rates will dewater the basin within a 72-hour period.
18. Provide supporting calculations for the Retention Volume provided.
19. It should be noted that the underdrains are to have a valve in the "Closed" position or capped and to be utilized only in instances where the basin are not draining with the 72-hour period.
20. EW-1 shall be relocated so that it does not impede the swale.
21. Endwalls shall be integrated into the grading.
22. Rip-Rap areas shall be accurately depicted as designed.
23. Show the locations and details of any Anti-seep collar in the plan and profile.

**General Comments:**

1. The applicant shall provide an Erosion and Sedimentation Control Plans to show locations where BMPs and controls are located as per the Sequence of Construction on PCSM-2.
2. The applicant shall obtain the necessary NPDES stormwater discharge permit and provide all necessary documentation.
3. A second access point for ingress and egress should be provided in the case of an emergency.
4. Pedestrian advisory signing and pavement markings should be provided at the man door located on the proposed loading docks.
5. If the developer does not intend to connect to the FGT Holdings rail line, a note to that effect should be included in the Land Development notes.
6. Truck turning templates should be shown over the site access drives, loading areas and dumpster locations.
7. No parking signs and/or yellow curb markings should be provided along all access drives and pavement edges where parking is not permitted.
8. If fire lanes are required, the plan should show their location and provide striping and signage, as applicable.
9. In reference to the Traffic Assessment Letter (TAL), the YCPC transportation staff recommends that the estimated number of daily truck trips be provided, as well as the total number of site trips. If the developer anticipates more than 100 truck trips per day, adjacent municipalities should be informed of this development as regionally significant.
10. Township officials should be aware that the Lincoln Highway (SR 30)/Hanover Road (SR 116)/South Salem Church Road (T-883) intersection was recently retimed through the YAMPO Congestion Management Process (CMP) Traffic Signal Timing Project. PennDOT approved the retiming of this traffic signal on September 3, 2020. The new signal timings are found as recommendations in the Traffic Signal Operations Evaluation Study which was conducted for this intersection. If the consultant has not done so already, the analysis for the Traffic Assessment Letter should be revised accordingly.
11. A stop sign should be provided where the access drive which runs from the building to the main access drive intersects with the main access drive.
12. 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)
13. 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)
14. Operation & Maintenance Agreement required.
15. All administrative items shall be addressed prior to plan recording (payment of all invoices, etc.)
16. All final plans, as recorded, shall be submitted in electronic format (i.e. PDF)
17. A Knox box shall be required for each of the buildings.

SECOND: by Patrick Hein  
MOTION PASSED: Unanimously (5-0)

**T-855 Final Subdivision Plan for 1441 Old Salem Road** to create two (2) residential lots located at 1441 Old Salem Road.

Mr. Joshua George of Snyder, Secary & Associates presented the residential subdivision plan. Mr. George stated that the property located at 1441 Old Salem Road is currently developed with an abandoned, dilapidated schoolhouse. The parcel is 21,000 sq. ft. The proposed subdivision plan indicates that the existing schoolhouse will be demolished and removed and two equal size lots of 10,500 sq. ft. would be created. The applicant has met with and received comments from the Township staff, Township Engineer and the York County Planning Commission. Mr. George has indicated that the applicant does not take exception to any of the comments listed on the plan review memos. They are in the process of addressing all of the comments. The property will be served by public water and public sewer which will be addressed with the following proposed land development plan.

MOTION: by David Beecher to recommend the Board of Supervisors grant the following waivers:

- W1. W1. Improvement to existing streets. (§121-23.C.1)
- W2. W2. Minimum street right-of-way / cartway width (Old Salem Road) (§121-23.J)
- W3. W3. Minimum street right-of-way / cartway width (Spangler Avenue) (§121-23.J)

SECOND: by Richard Gordon

MOTION PASSED: Unanimously (5-0)

MOTION: by Patrick Hein to recommend the Board of Supervisors approve T-855 Final Subdivision Plan for 1441 Old Salem Road subject to the following comments being addressed prior to the plan being recorded:

**Zoning Ordinance (ZO):**

1. Maximum permitted height for duplex buildings is 35 feet. (§150-78.E) Please list maximum height on sheet SD3.0.

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

1. The seal, and dated signature of the registered surveyor and/or engineer responsible for the plan, indicating that the survey and/or plan is correct must be provided on the plan. (§121-14.B.3)
2. The adjacent General Industrial zoning boundary should be shown on the plan. (§121-14.B.9 & §121-15.B)
3. Existing contours must be shown on the plan or a waiver requested. (§121-14.C.1)
4. According to the Township's street list, the right-of-way of Old Salem Road between S. Adams Street and Hoke Street is 50 feet. The cartway is 24'. Please revise the drawing accordingly. Please add T-495 in front of Old Salem Road. (§121-14.C.3.a)
5. Identification of buildings and other structures to be demolished. (§121-14.D.8) Label the building to be demolished on sheet SD 3.0.
6. The waiver statement must be revised prior to recording to acknowledge the outcome by the Board of Supervisors. (§121-14.D.14)
7. A sewer facilities plan revision or planning module for land development or supplement in accordance with the Pennsylvania Sewerage Facilities Act 537 of 1966, as amended. (§121-14.E.2 & 121-15.F.3) Verification must be provided that the Planning Module for Land Development was approved by the PA Department of Environmental Protection.

8. A signature box that the plan has been reviewed by the York County Planning Commission should be added to sheet CS 1.0. (§121-14.G)
9. Provide an estimate of the cost of the public improvements financial guaranty for approval. (§121-17.2.b) Placement of the property corners prior to recording the plan may address this comment.
10. Provide the financial security for the public improvements prior to recording the approved plan. (§121-16.b) This financial security may be combined with the financial security required by the subsequent land development plan since they are being reviewed and recorded at the same time.
11. Sidewalks and curbs shall be provided along the frontage of the entire property or a waiver must be requested. (§121-25) The Township Engineer recommends a deferment rather than a waiver. Please add a note onto the plan for the deferment.
12. Shade trees. All residential lots shall be provided with one (1) shade tree which is located no closer than twenty (20) feet from any utility line. Such trees shall be planted between a point no less than five (5) feet from the street right-of-way and the building setback lines. Such trees shall have a minimum caliper of one and one-half (1.5) inches. (§121-33.c) A waiver may be supported by the Township for the subdivision plan if shade trees will be shown on the land development plan.

**General Comments:**

1. Modify Note 15 in the General Notes on sheet SD3.0 to either add “agree” before “that they shall” or delete the words “that they”.
2. 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)
3. 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)
4. All administrative items shall be addressed prior to plan recording (payment of all invoices, etc.)
5. All final plans, as recorded, shall be submitted in electronic format (i.e. PDF)
6. A new legal description for each new lot should be recorded with the plan so that the County Tax Maps are updated.

SECOND: by Richard Gordon

MOTION PASSED: Unanimously (5-0)

**T-856 Final Land Development Plan for 1441 Old Salem Road** to establish two (2) duplex dwellings on each of the newly subdivided lots located along the 1400 block of Old Salem Road.

Mr. Joshua George of Snyder, Secary & Associates presented the land development plan. Mr. George stated that the land development depicts four (4) dwelling units being constructed in two (2) duplex buildings on the proposed subdivided lots. The properties will be served by public water and public sewer. There will be underground stormwater facilities to the rear of each property to address the requirements of the Township’s Stormwater Management Ordinance. The applicant is providing the required number of parking spaces as per the requirements of the Zoning Ordinance. Visitors would be able to park along the street. The applicant is proposing curbs and sidewalks along the property. Mr. Hein asked if there would be any detached



garages for the properties? Mr. George stated that there would not be any garages constructed due to the stormwater management facility being installed at the rear of each property.

MOTION: by Richard Gordon to recommend the Board of Supervisors grant the following waivers:

- W1. Preliminary Plan. (§121-9)
- W2. Improvement to existing streets. (§121-23.C.1)
- W3. Minimum street right-of-way / cartway width (Old Salem Road) (§121-23.J)
- W4. Minimum street right-of-way / cartway width (Spangler Avenue) (§121-23.J)
- W5. Minimum pipe size. (§113-17.K)

SECOND: by Fred Walters

MOTION PASSED: Unanimously (5-0)

MOTION: by Patrick Hein to recommend the Board of Supervisors approved T-856 Final Land Development Plan for 1441 Old Salem Road subject to the following comments being addressed prior to the recording of the plan:

**Zoning Ordinance (ZO):**

No comments.

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

1. Preliminary plan. A preliminary plan application is required for all land developments. (§121-9) Submit a preliminary plan or request a waiver.
2. The requested waiver of the minimum pipe size should be listed on the plan. (§121-11)
3. The source of title and parcel number must be added to the plan. (§121-14.B)
4. According to the Township's street list, the right-of-way of Old Salem Road between S. Adams Street and Hoke Street is 50 feet. The cartway is 24'. Please revise the drawing accordingly. Please add T-495 in front of Old Salem Road. (§121-14.C.3.a)
5. Show easements for the stormwater management facilities on the plan. (§121-14.D.6 & §113-17)
6. The waiver statement must be revised prior to recording to acknowledge the outcome by the Board of Supervisors. (§121-14.D.14)
7. A sewer facilities plan revision or planning module for land development or supplement in accordance with the Pennsylvania Sewerage Facilities Act 537 of 1966, as amended. (§121-14.E.2 & 121-15.F.3) Approval from PA DEP must be received prior to recording the plan.
8. A signature box that the plan has been reviewed by the York County Planning Commission should be added to sheet CS 1.0. (§121-14.G)
9. Provide the Surveyor's signature for the certification statement. (§121-14.G.2 & §113-18.E.9 & 19)
10. If applicable, verification must be provided that the plan for erosion and sediment control was approved by the York County Conservation District. (§121-15.F.8)
11. Provide the financial security for the public improvements prior to recording the approved plan. (§121-16.b)

12. Improvement guarantee and Financial Security are required for public improvements shown on the plan. (§121-17) Please also provide a cost estimate for the public improvements on the plan for financial guaranty approval.
13. Upon completion of the public improvements, a maintenance guaranty shall be provided in the amount of 15% of the public improvements cost for a period of 18 months from the date of acceptance. (§121-19)
14. Maintenance guaranty will be required for public improvements shown on the plan. (§121-19)
15. As-built plans. (§121-21) Please submit 2 copies of the as-built plans. A certificate of occupancy will not be issued until the as-built plans are submitted to the Township.
16. Sidewalks and curbs shall be provided along the frontage of the entire property or a waiver must be requested. (§121-25) The Township Engineer requests that a deferment be added to the plan rather than a waiver.
17. Provide easements for storm sewer lines and infiltration areas. (§121-28.D)
18. Existing trees of 6 inch caliper or more shall be preserved or be replaced with minimum 2" caliper trees. (§121-33.A)
19. Shade trees. All residential lots shall be provided with one (1) shade tree which is located no closer than twenty (20) feet from any utility line. Such trees shall be planted between a point no less than five (5) feet from the street right-of-way and the building setback lines. Such trees shall have a minimum caliper of one and one-half (1.5) inches. (§121-33.c)
20. Provide an ability to serve letter from the water company. (§121-35.F)
21. Correct the listing of the wastewater treatment plant in the Sewage Facilities Planning Module application mailer to show the York City WWTP instead of the West Manchester WWTP.

#### **Stormwater Management Ordinance (SWMO:)**

1. Provide an inlet, yard drain, or manhole at all changes of pipe slope or direction. (§113-17.I)
2. Provide documentation for the use of 0.5 inch/hour infiltration rate. (§113-17.N.1.a&b)
3. Provide an Operation & Maintenance plan for the stormwater management facilities. (§113-18.E.9)
4. Provide 2 copies of as-built drawings and completion certificate upon completion of the stormwater management facilities. (§113-25.A&B)
5. Provide an executed Operation & Maintenance agreement prior to approval and recording of the plan. (§113-27.A)
6. Provide a financial guaranty for all stormwater management facilities. (§113-28)

#### **General Comments:**

1. Notes #26 and #27 do not apply to this plan and should be removed.
2. Will access to these properties be permitted from Spangler Avenue? If not, a note should be added to the plan stating such. A note should also be placed on the plan that no structures may be placed or constructed within the area of the stormwater easement other than permitted parking spaces.
3. Modify the saw cut detail on sheet CD5.1 to extend the 1' cutback into the existing pavement through and to include the Binder course.

4. On sheet ES7.1, Erosion Control Details, correct the typo in the mulch note C.I from "Takes" to "Stakes" in the second sentence.
5. Modify note 23 in the General Notes on the General Notes sheet CS1.1 to either add "agree" before "that they shall" or delete the words "that they".
6. Modify the storm sewer trench detail on sheet CD5.1 to show Penn DOT 2A stone up to the bottom of the pavement instead of compacted soil material on the pavement half of the detail.
7. Modify the sanitary sewer trench detail on sheet CD5.1 to show Penn DOT 2a stone up to the bottom of the pavement instead of compacted soil material on the pavement half of the detail.
8. 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 & §113-18.E.9 & .19)
9. 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 & §113-11)
10. All administrative items shall be addressed prior to plan recording (payment of all invoices, etc.)
11. All final plans, as recorded, shall be submitted in electronic format (i.e. PDF)
12. An Operation & Maintenance Agreement will be required for each newly created lot.

SECOND: by David Beecher

MOTION PASSED: Unanimously (5-0)

**T-857 Final Land Development Plan for BAE Systems, Inc. – ACV Test Pond** for a 9,860 sq. ft. test pond building and associated paving located at 1100 Bairs Road.

Mr. Ed Van Arsdale, Project Manager for Warehaus, presented the land development plan. Mr. Van Arsdale stated that this plan depicts the construction of a 9,860 sq. ft. test pond and covering structure for BAE Systems' submersion armored combat vehicles. The proposed structure is essentially a large pool covered by a domed structure which will have a proposed stormwater management facility to capture the new stormwater runoff. The testing pond will create no additional sewage disposal. The project does not propose additional jobs, nor additional traffic to surrounding roads. The proposed test pond building will have a large garage door and several man doors on the building. BAE currently tests their aquatic vehicles in the Chesapeake Bay. Constructing this test pond facility will enable BAE to test vehicles on site rather than travelling to the Chesapeake Bay. Mr. Van Arsdale stated that he has met with and received comments from the Township staff, Township Engineer and the York County Planning Commission. The applicant takes no exception to the outstanding comments and is in the process of addressing each comment prior to recording the plan.

MOTION: by Richard Gordon to recommend the Board of Supervisors grant the following waivers:

- W1. Preliminary Plan. (§121-9) Which requires the submission of a preliminary plan application and approval prior to the submission of a final plan application.
- W2. Road Improvements. (§121-23.C) Which requires improvements to existing streets.

SECOND: by Patrick Hein

MOTION PASSED: Unanimously (5-0)

MOTION: by David Beecher to recommend the Board of Supervisors approve T-857 Final Land Development Plan for BAE Systems, Inc. – ACV Test Pond subject to the following comments being addressed prior to the recording of the plan:

**Zoning Ordinance (ZO):**

1. Any lot adjoining land within a residential zone shall maintain a one-hundred-foot setback for buildings and structures. (§150-193.D) Please add this setback on page LD-2 under the Zoning Data table.
2. A vegetative screen must be provided along any adjoining lands within a residential zone. (§150-201) A variance application has been received and will be heard by the Zoning Hearing Board on October 27, 2020.
3. A minimum 25' landscape strip shall be provided along all property lines. (§150-202) Please indicate this on all applicable sheets of the plan and state this on sheet LD-2 under the Zoning /Site Data table.
4. For each 750 square feet of required area for landscape strips, one shade/ornamental tree shall be provided. All required landscape strips shall have landscaping materials uniformly distributed along the entire length of the lot line abutting the yard. (§150-277) Please show the calculation on the Zoning Site Data table on sheet LD-2 and show the trees on the landscaping plan.

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

1. A signed statement by a registered surveyor must be added to the plan stating: "The description is based upon a survey and does not have an error of closure greater than one (1) foot in ten thousand (10,000) feet. A signed general plan/report data must be added to the plan stating: "I hereby certify that, to the best of my knowledge, the \_\_\_\_\_ shown and described hereon is true and correct to the accuracy required by the West Manchester Township Subdivision and Land Development Ordinance." (§121-14.A.2, §121-14.G. Appendix No. 1)
2. Each sheet shall be numbered to show the relationship to the total number of sheets in the plan. (e.g. Sheet 1 of 5) (§121-14.A.3)
3. A statement on the plan identifying any existing variances, special exceptions, conditional uses and nonconforming structures/uses. (§121-14.B.9) List all existing approvals for the parcel on the plan.
4. A statement on the plan identifying any existing waivers. (§121-14.B.10) List all existing waivers on the plan.
5. The description of existing lot line markers and monuments along the perimeter of the existing tract. (§121-14.B.11)
6. Contours shall be accompanied by the location of the bench mark within or immediately adjacent to the subject tract and a notation indicating the datum used. (§121-14.C.1)
7. T-490 for Bairs Road must be added to all applicable pages on the plan. (§121-14.C.a)
8. The existing rights-of-way and cartways for Bairs Road and Smith Road must be shown on all applicable pages on the plan. (§121-14.C.a)

9. The location and size of the following features and related rights-of-way; sanitary sewer mains, water supply mains, fire hydrants, swales, watercourses, bodies of water, floodplains, stormwater management facilities and wooded areas. Currently, no existing sewer services are shown nor proposed. Existing streams and floodplain locations should be shown and labeled. Existing trees shall be called out on the plans. (§121-14.C.4.b)
10. The location of existing rights-of-way for electric, gas, railroads within subject tract shall be shown on all applicable pages of the plan. (§121-14.C.4.c)
11. Easements. (§121-14.D.6) All proposed easements shall be shown on the plan.
12. The location and material of all permanent monuments and lot line markers, including a note that all monuments and lot line markers are set or indicating when they will be set. (§121-14.D.12) The markers and monuments shall be labeled on all applicable pages of the plan.
13. The waiver statement must be revised to reflect the outcome of the decision of the Board of Supervisors. (§121-14.D.14)
14. A sewer facilities plan revision or supplement in accordance with the Pennsylvania Sewerage Facilities Act 537 of 1966, as amended. (§121-14.E.2) An explanation that no increase to sewer capacity will be required as part of this plan. No new connections to the existing sewer should be noted on the plan. Please provide the reason for this. (§121-34)
15. An Operation & Maintenance Agreement will be required for the project in accordance with the West Manchester Township Stormwater Management Ordinance. (§121-14.E.3)
16. Verification must be provided that the plan for erosion and sediment control was approved by the York County Conservation District. (§121-15.F.8)
17. Revise the Planning Commission signature block, it currently says Board of Supervisors. (§121-14.G.4 Appendix No. 3)
18. Impact Statements. (§121-14.F) Traffic impact statement is required or a waiver must be requested. A note must be added to the plan that the project will not produce any additional traffic to surrounding streets.
19. Applicable plan notations. (§121-14.G.3) Future Improvements, Existing Building Status, Sanitary and/or Storm Sewer Easements, PA DEP Transportation Permit Requirement and Occupancy Permit notations shall be listed on the plan.
20. Improvement guaranty and financial security will be required prior to recording the plan. (§121-16 & §121-17) Please also provide an estimate of the cost of the public improvements for financial guaranty approval.
21. Engineering escrow shall be delivered to the Township, prior to recording the plan, in the form of a check payable to the Township in the amount equal to 3.5% of the bond or other security. If the amount furnished is not sufficient to cover inspections, administrative and other related costs, the applicant shall furnish additional amounts from time to time, when notified to do so. (§121-17.D)
22. A maintenance guaranty will be required for eighteen (18) months from the date of acceptance of dedication by the Board of Supervisors guaranteeing structural integrity, as well as function, of any improvement shown on the final plan. (§121-19)
23. As-built plans will be required prior to the issuance of occupancy permits. Submit 2 copies of as-built plans to the Township office. (§121-21)
24. Improvements to the existing streets. (§121-23.C) Improvements to the existing street or request a waiver.

25. Landscaping/Screening – the applicant is requesting a variance of Chapter 150. (§121-33.B)

**General Comments:**

1. The applicant shall provide an Erosion and Sedimentation Control Plan to show locations where BMPs and controls are located as per the Sequence of Construction on PCSM-2.
2. Revise Note #14 on page LD-2 with regards to the 100-year floodplain on the subject property.
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. Operation & Maintenance Agreement required.
6. All administrative items shall be addressed prior to plan recording (payment of all invoices, etc.)
7. All final plans, as recorded, shall be submitted in electronic format (i.e. PDF)
8. A Knox box shall be required for each of the buildings.

**Stormwater Management Ordinance (SWMO):**

1. The provided runoff curve numbers do not match the Appendix C numbers as described in the Storm narrative for type D soils.
2. Hydraulic grade line calculations shall be provided to demonstrate that inlet surcharging does not occur. The 100-year storm elevation currently surcharges collection inlets I-1 and I-2. The outfall pipe and pipe conveyance system design calculations shall be provided. (§113-17.C)
3. The velocity to be used in the in the design of any piped stormwater conveyance system shall be a minimum of 2 -1/2 feet per second. Verify that the pipe conveyance system meets this standard. (§113-17.G.4)
4. Roof drains will be directed to lawn areas. Call out roof drain locations. §113-17.M.4)
5. Provide documentation for the use of 0.25 inch/hour infiltration rate and verify adequate separation from any limiting zones. (§113-17.N.1.a)
6. Additional test pit locations may be required in areas where underdrains are proposed. Sheet 6.
7. The applicant shall provide on the recorded plan the following note, “I, \_\_\_\_\_, certify that the proposed detention basin (circle one) is/is not underlain by limestone.” (§113-17.N.6)
8. Provide an Operation & Maintenance Plan for the stormwater management facilities. (§113-18.E.9)
9. Provide As-built drawings and completion certificate upon completion of the stormwater management facilities. (§113-25.A&B)

10. Provide an executed Operation and Maintenance Agreement prior to the plan approval and recording. (§113-27.A)
11. Provide a financial guaranty for all stormwater management facilities. (§113-28)
12. The 4" Underdrain location shall be shown on the outlet structure detail in relation to the 18" pipe into OS-1.
13. Underdrain locations shall be provided and detailed on the plan and profile.
14. Show the proposed grading at the outfall structure.
15. Show the location of the Anti-seep collar in the plan and profile.
16. Call out utility crossings in the profiles.
17. Provide a detail of the Trench drain system and conveyance to the proposed Basin to confirm positive drainage away from the structure and possibly safety controls for the storage tanks. Provide details and materials. Sheet 7.
18. Confirm access port locations for flushing/cleaning of the underground isolation row in the Basin.

SECOND: Fred Walters

MOTION PASSED: Unanimously (5-0)

MOTION: by David Beecher to adjourn the meeting.

SECOND: by Fred Walters

MOTION PASSED: Unanimously (5-0)

Meeting adjourned at 8:32 p.m.