

MINUTES
WEST MANCHESTER TOWNSHIP
PLANNING COMMISSION
DATE: August 9, 2022

The meeting was called to order by David Beecher at 7:00 P.M. Members present: David Beecher, Richard Gordon, Sonia Wise and Fred Walters. Others present: Rachelle Sampere, Township Zoning Officer, Wesley Heisley, Township Engineer. Member absent: Patrick Hein

Tonight's Planning Commission meeting was held in person and broadcasted live over Zoom for viewing purposes only. The Zoom link was posted on the West Manchester Township website under "Latest and Breaking News". Questions and comments were not taken over the Zoom forum.

APPROVAL OF MINUTES

MOTION: by Richard Gordon to approve the July 12, 2022, meeting minutes as presented.

SECOND: by Fred Walters

MOTION PASSED: Unanimously (4-0)

ZONING HEARING BOARD CASES

ZHB 22-19 – Codorun Farms, Inc. – requests an interpretation §150-363.A Permits and §150-229.A Fences and in the alternative a variance of §150-363.A Permits and §150-229.A Fences to allow stone pillars as part of a fence and gate to exceed the maximum height of an agricultural/livestock fence **located at 3 Hokes Mill Road** (Tax Map: HH; Parcel: 0033) in the Rural Residential Zone and Agricultural Zone.

Attorney Christopher Naylor of Barley Snyder represented Mr. Melvin Campbell, Jr. of Codorun Farms, Inc. Attorney Naylor stated that Mr. Campbell received a notice of violation for the stone pillars and gates that were constructed without a permit. They believe the notice of violation was issued in error. In the alternative, the applicant is seeking a dimensional variance to allow the stone pillars and gates to exceed the maximum height allowed by the Zoning Ordinance. Mr. Campbell stated that the Township's Zoning Ordinance does not appropriately address agricultural fences. Modern equipment requires a minimum of twenty-four feet (24') wide gate openings. Mr. Campbell said that he needed to construct something sturdy enough to hold the gates. The tops of the stone pillars are slanted. The highest point is approximately seven (7) above grade. The stone pillars and gates were part of the Codorun Farms, Inc.'s beautification program.

MOTION: by Sonia Wise to recommend the Zoning Hearing Board uphold the Zoning Officer's interpretation of §150-363.A Permits and §150-229.A Fences.

SECOND: by Richard Gordon

MOTION PASSED: 3-1 (Walters – Nay)

MOTION: by Richard Gordon to recommend the Zoning Hearing Board approve the variance of §150-229.A to allow the stone pillars and gates not to exceed eight feet (8') in height.

SECOND: by Sonia Wise

MOTION PASSED: Unanimously (4-0)

ZHB 22-21 – Bradley W. Snyder – requests a special exception §150-289 to alter and expand an existing

nonconformity (single family detached dwelling unit with detached garage) to construct a two-story addition on the dwelling (for a commercial business – art/tattoo studio on the first-floor w/ second story storage on the second-floor) and to construct an ADA accessible restroom on the detached garage **located at 4090 West Market Street** (Tax Map: 14; Parcel: 0052) in the Local Commercial Zone.

Mr. Bradley Snyder presented the request. Mr. Snyder stated that he purchased the property in 2010. There were commercial uses on the property since 1993. Erie Insurance and two (2) other commercial tenants were on the property in the detached garage. The nonconformity expired after one (1) year of non-use. Mr. Bradley tried to work with an engineer and code official to bring the property into compliance. The property is currently only being used for a single-family detached dwelling, which is nonconforming to the Local Commercial Zone. The existing dwelling is situated too close to Myers Avenue, which is an existing dimensional nonconformity. Mr. Snyder would like to add a two-story, three hundred (300) square foot addition onto the rear of the existing sunroom for his son's art-tattoo studio. He would also like to expand the existing detached garage by seventy-seven square feet to construct an ADA restroom for the proposed art/tattoo studio.

MOTION: by Richard Gordon to recommend the Zoning Hearing Board approve ZHB Case # 22-21 for a special exception §150-289 to expand the existing nonconformity subject to the following conditions:

1. The building expansion must be used for a commercial use permitted in the Local Commercial Zone.
2. No portion of the building expansion may be used as a second dwelling unit.
3. The ADA bathroom may be connected to the existing detached garage, but the garage may not be converted to a commercial business or a residential dwelling.
4. The applicant must provide the minimum number of required parking spaces for the existing residential dwelling and the proposed commercial use, including one handicapped parking space.
5. The building expansion on the existing dwelling for the commercial component may not exceed 300 square feet and may not exceed 25' in height.
6. The building expansion on the detached garage for the ADA restroom may not exceed 77 square feet.

SECOND: by Fred Walters

MOTION PASSED: Unanimously (4-0)

ZHB 22-22 – Target Corporation – requests a variance §150-283.B Permitted Permanent Sign Chart P-9D Attached Signs for Individual Uses within a shopping center; a variance §150-283.B Permitted Permanent Sign Chart P-5 for On-Site Directional Signs; and a variance §150-262 Schedule of Required Parking Spaces **located at 2251 York Crossing Drive** (Tax Map: JH; Parcel: 0056NOC0001) in the Regional Commercial Zone.

Ms. Jennifer Altman of Kimley-Horn presented the request. Ms. Altman explained that Target proposes to relocate the existing drive-up spaces from the front of the building to the side of the building resulting in the need for an additional sign on the front of the building and blade signs on the concrete walk at the front of the building to direct customers to the appropriate area of the parking lot for their purchase pick-ups. The request also is to relocate the existing drive-up beacon sign from the parking lot in front of the building to the side parking lot. Target proposes to add a second beacon sign to “book-end” the drive-up parking spaces. Removing the eight drive-up spaces in the front parking lot and restriping them would result in 12 new parking spaces. The proposed attached building sign is 68.4 square feet. The solar-power beacon sign to be installed is identical to the existing beacon sign in Target's parking lot at twelve feet (12') in height. The proposed blade signs are six feet (6') high with 25"x58" informational panels. Ms.

Altman stated that Target believes these wayfinding signs are necessary for customer safety.

MOTION: by Sonia Wise to recommend the Zoning Hearing Board approved ZHB Case #22-22, as presented.

SECOND: by Fred Walters

MOTION PASSED: Unanimously (4-0)

ZHB 22-23 – Shiloh Village, LLC – requests a special exception §150-290 to substitute a nonconforming use with another nonconforming use (fitness center in an existing nonconforming shopping center) **located at 2323 Carlisle Road** (Tax Map: 11; Parcel: 0049) in the Local Commercial Zone.

Mr. Blake Shaffer presented the application on behalf of the property owners. Mr. Shaffer stated that the existing shopping center is a nonconforming use. The property owners would like to relocate an existing business, Power Train fitness, from a shopping center on White Street to a unit in the Shiloh Village shopping center. Mr. Gordon asked if staff had any objections. Ms. Sampere stated that she had no objections since there was a previously approved special exception for another fitness business to operate at this shopping center of similar scale.

MOTION: by Sonia Wise to recommend the Zoning Hearing Board approve ZHB Case #22-23 for a special exception §150-290 to substitute one nonconforming use with another nonconforming use (fitness center in a shopping center).

SECOND: by Richard Gordon

MOTION PASSED: Unanimously (4-0)

ZHB 22-24 – 3625 Mia Brae, LP c/o Glenn Rexroth – requests a variance §150-195.1 Multiple Permitted Uses to allow two proposed principal buildings and uses on one lot; variance §150-197 Off-Street Loading to allow a loading space to be on the side of a building that faces a public street **located at North Zarfoss Drive** (Tax Map: IG; Parcel: 0058B) in the I-3 General Industrial Zone.

This application was formally withdrawn by the applicant.

NEW BUSINESS

T-872 - Preliminary/Final Land Development Plan for Commercial and Quick Service Restaurants – to depict the proposed construction a commercial building and two (2) drive-thru restaurants with associated parking, access drives and stormwater management as part of a shopping center located on the 2.34-acre residual Lot 4 of West Manchester Town Center in the Regional Commercial Zone.

Mr. Adam Anderson of Site Design Concepts presented the plan on behalf of the applicant, the Parikh Network. Mr. Anderson explained that this plan depicts a commercial retail building and two fast-food drive-through restaurants located on residual lot 4 for which this board recently reviewed a subdivision plan. Mr. Anderson stated that this property will be served by public water and public sewer. Stormwater management will be provided through a sub-surface system currently under review by the Township Engineer.

Dawood Engineers recommends the Township require a traffic study on the basis that previous studies, as referenced by the applicant, were conducted with different assumed development conditions than

what this applicant is proposing. Mr. Adam Anderson indicated that Popeyes and Arby's traffic volumes are not what we have all been seeing with other drive-through fast-food restaurants. They anticipate six (6) vehicles in the queue at a time. The proposed access drives throughout the site will be more than adequate to accommodate queuing at both drive-throughs. They will be providing dual lanes at the menu boards for quick service.

The proposed commercial retail building does not have a known user at this time, but the parking provided is based upon retail stores or shops where one (1) parking space is required for each 200 square feet of gross floor area of display or sale area and one (1) parking space per each employee on the two (2) largest shifts.

MOTION: by Richard Gordon to recommend the Board of Supervisors grant requested waivers: W1, W2, and W4 and to **deny** waiver W3.

- W1. §121-9 Preliminary Plan. Waiver is requested to allow the submission of a combined preliminary/final plan set. ***Dawood has no objection to the proposed submission.***
- W2. §121-14.A.3 Maximum plan size 24"x36". Waiver is requested to allow a plan size of 30"x42". ***Dawood has no objection to the proposed plan size.***
- W3. §121-14.F.1 Transportation Impact Statement. Waiver is requested to not provide a Traffic Impact Statement. ***Dawood recommends requiring a transportation impact statement on the basis that previous studies, as referenced by the applicant, were conducted with different assumed development conditions than what the applicant is proposing. Dawood will provide a related comments memorandum with additional information of expectations for the traffic impact evaluation before the planning commission meeting, if possible.***
- W4. §121-25 Curbs and Sidewalks. Waiver is requested to defer sidewalks along frontage since adjacent properties have not installed sidewalks along frontage. Sidewalks shall be installed in future upon written request from Township. ***Dawood has no objection to the deferral of sidewalks in this area.***

SECOND: by Fred Walters

MOTION PASSED: Unanimously (4-0)

Mr. Anderson stated that the applicant would like to request an additional waiver for §121-23.I Per West Manchester Township ordinance, the minimum horizontal curve radius for arterial streets shall be 800 feet; for collector streets shall be 500 feet; and for all other streets shall be 150 feet. All curves shall be tangential arcs, and a minimum one-hundred-foot tangent shall be provided between reverse curves on all streets. The curve radii shown is approximately 55 feet throughout the site for the access drives within the parking lot.

MOTION: by Sonia Wise to recommend the Board of Supervisors grant an additional waiver:

- W5. §121-23.I Waiver is requested to allow the minimum horizontal curve radius for ... all other streets to be less than 150 feet. All curves shall be tangential arcs, and a minimum one-hundred-foot tangent shall be provided between reverse curves on all streets. The access drives are part of a parking lot with reduced recommended speeds.

SECOND: Richard Gordon

MOTION PASSED: Unanimously (4-0)

MOTION: by Richard Gordon to recommend the Board of Supervisors approve T-872 Preliminary/Final

Land Development Plan for the Parikh Network subject to the following outstanding comments being addressed prior to recording the plan:

Zoning Ordinance (ZO):

1. §150-135 The proposed uses noted in the Site Data table and the title sheet should be noted as one of the permitted uses listed in §150-135. Commercial building and quick serve restaurant are not included in the list. *Please revise.*
2. §150-150 Dumpsters used for domestic garbage may be permitted within the side or rear yard, provided that such dumpsters are screened from adjoining roads and properties. All dumpsters shall be setback at least 25 feet from all lot lines and 50 feet from any adjoining residentially zoned property. *The locations of the proposed dumpsters for commercial building and the Popeyes do not meet these requirements. Please revise.*
3. §150-263 Schedule of Parking Spaces. The plan indicates the commercial building will be used for retail. *The plan indicates there will be 1 space per 400 square feet of gross floor area and 1 space per employee. What is the commercial building going to be used for? Will it be retail sales? Required parking for retail stores or shops shall be 1 space per 200 square feet of gross floor area of display or sale area and 1 space per each employee on 2 largest shifts. Please revise.*
4. §150-274 Schedule of required off-street loading spaces. Retail sales and services, per store 1 space for 2,001 to 10,000 square feet. *The proposed commercial retail building is 3,237 square feet. Please revise plan sheet C-2 and depict 1 loading space 33'x12 on all applicable sheets of the plan.*
5. §150-277.B For each 750 square feet of required area for landscape strips, one shad/ornamental tree shall be provided. For every 300 square feet of interior landscaping required (parking lots), one shade tree shall be provided. *Please add the requirements for the landscape strip and required trees on sheet C-2 and all applicable sheets in the plan set.*

Subdivision and Land Development Ordinance (SLDO):

1. §121-14.A.(1)] The plan shall be clearly and legibly drawn at a scale of 10 feet, 20 feet, 30 feet, 40 feet, 50 feet, 60 feet, 80 feet or 100 feet to the inch. Profile plans shall maintain a ratio of one to 10 vertical to horizontal. However, the sanitary sewer facilities plans shall be at a horizontal scale of 50 feet to the inch and a vertical scale of five feet to the inch. *Revise sanitary sewer profile to meet this criteria.*
2. §121-10.A.(3) ...building construction plans, including identification of unusual fire hazard potential and private hydrant/sprinkling systems, shall be submitted to the appropriate fire company. Address any fire department comments.
3. §121-15.B & §121-14.B.(8)] The total acreage of the entire existing tract. *The total acreage listed on page 4 of the PCSM report and sheet C-3 of the plan do not match. Revise for consistency.*
4. §121-14.B.4 The source of title to the land included within the subject application, as shown by the books of the York County Recorder of Deeds. If equitable owner, the name, address and reference to the equity agreement shall be shown. *The Equitable Owner is shown on the title sheet as The Parikh Network. Please update sheet C-2, under General Notes #2 update the UPI#, deed book and page number once the subdivision creating this residual parcel has been recorded.*
5. §121-14.B.5 The map and lot number assigned to the property by the York County Tax Assessment Office. *Update this information on all applicable plan sheets upon recording the subdivision plan.*
6. §121-14.C.3.b The location of the following features and any related right-of-way; sanitary sewer mains (including manhole numbers), water supply mains, fire hydrants, buildings, swales, watercourses, bodies of water, floodplains and stormwater management facilities

- which affect stormwater runoff on the subject tract. *Add the manhole numbers to the existing manhole on Haviland Road.*
7. §121-14.C.3.c The location of existing rights-of-way for electric, gas and oil transmission lines and railroads. *Add the right-of-way width for the existing overhead electric line shown subject property.*
 8. §121-14.C.4 and §121-15.C The right of way and cartway width for Carlisle Road (SR 0074) should be labeled on the plan. In addition, the lanes of travel should be shown for Carlisle Road. *Please revise.*
 9. §121-14.D.5 A statement on the plan indicating... This statement shall also include the criteria needed to calculate off-street parking, lot coverage and other requirements of the prevailing zoning ordinance. *Please revise the parking criteria for the commercial retail building as indicated in Zoning #2 of this review letter.*
 10. §121-15.D.2 The suggested street address for all new lots. *Please contact Fire Chief Laughman for address assignments for each of the buildings depicted in this plan and add them to all applicable sheets in the plan set. Revise the Title sheet to indicate the address in the Uniform Parcel Identified Block.*
 11. §121-14.D.5 A statement on the plan indicating the proposed total number of lots, units of occupancy, density, minimum lot size, types of sanitary sewage disposal, type of water supply, name of the authority providing sanitary sewage disposal and water supply, if applicable, and proposed land use and the location of each land use if a multiple land use is proposed. This statement shall also include the criteria needed to calculate off-street parking, lot coverage and other requirements of the prevailing Township zoning ordinance. *Provide the above information on the plan for proposed water and sewer supply entities.*
 12. §121-14.D.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.
 13. §121-15.D & 121-14.D.14 A statement on the plan indicating any proposed waivers. This statement must be revised, prior to recordation of the plan, to acknowledge the outcome of the requested waiver. *Update the waiver requests listed on the plan as appropriate based on the decision of the Board of Supervisors.*
 14. §121-14.E.2 & §121-15.F.3 Notice from the PA Department of Environmental Protection that a sewer facilities plan revision or supplement has been reviewed. Also, if EDUs in sewer reserve will be transferred to the new property owner from the previous owner, please provide documentation stating such.
 15. §121-14.F A Transportation Impact Study (TIS) is required for all non-residential uses. *It is recommended the waiver request for the traffic study be denied. Provide a recreation impact statement.*
 - *The site represents a significant traffic generator and several elements of the site operation remain unknown. The original traffic studies conducted for the Manchester Mall Redevelopment and the commercial site along the previous connector alignment are outdated and did not reflect the proposed land use or connector road configurations.*
 16. §121-14.F Refer to SALDO §121-14.F.1.b for minimum TIS requirements. In addition, the following information must be included in the TIS:
 - a. A quantitative calculation of average and 95th percentile drive thru queueing based on arrival demand and average wait times. Drive-thru queueing has become a significant concern for fast food developments in recent years.
 - b. Proposed site trip generation. Include new site trips and diverted pass-by trips.
 - c. Include the adjacent proposed car wash facility by BLM Assets as background traffic in the TIS.
 - d. Provide sight distance measurements at all proposed site accesses to demonstrate PennDOT's Minimum Safe Stopping Sight Distances can be achieved.

- e. Provide capacity analysis and 95th percentile queue analysis for the buildout design year at the Site Access, the Mall Ring Road/Connector Road intersection and Mall Ring Road/Town Center Drive intersection. Additional study intersections may be requested once the site trip generation and assignment have been reviewed.
 - f. Turn lane analysis at critical locations including the Site Access intersection and the Mall Ring Road/Connector intersection.
17. §121-14.F.1.a.1 The TIS must include an evaluation of the proposed connector road between Haviland Road and the Mall Ring Road. The proposed design represents a new alignment that was not previously reviewed by the Township. The evaluation must include the following:
 - a. Identify who is responsible for construction and future maintenance of the Connector Road. Also provide a construction schedule for the Haviland Road connection SR 0074.
 - b. Address any deviation from the West Manchester Township street design standards (related to the design of the proposed connector road).
 - c. Adequate sight distance must be demonstrated at the intersection with the Mall Ring Road.
 - d. Recommend adequate traffic control along the connector road including an extension of the double yellow line to the site access and no parking signage along the entire length of the connector road.
 - e. Identify how the connector road will be classified.
 - f. Vehicle turning templates must be provided for the design vehicle and for the largest emergency vehicle anticipated to access the site and connector road. Templates should demonstrate adequate circulation within the site, along the proposed connector road and at the Mall Ring Road intersection. Consider increasing the width of the one-way section of the connector road to 18 feet if necessary. Access must be achieved without encroaching opposing travel lanes of the Connector Road. If it is necessary for occasional delivery trucks to encroach on the opposing travel lanes within the site access, also provide turning templates for passenger vehicle to demonstrate typical traffic can perform all turning operations without encroaching on adjacent lanes.
18. §121-14.F.1.3 The northern site access must be eliminated. The access is too close to the Mall Ring Road and would impact operations at the Mall Ring Road/Connector Road intersection and result in safety concerns. Consider emergency access directly to the Mall Ring Road at a location with optimal sight distance.
19. §121-14.F.1.3 Stripe the driveway centerline for a minimum length of 50 feet and construct the driveway to Township standards. Provide stop sign control on the site access.
20. §121-14.G.5 Where the land included in the subject application has an electric or telephone transmission line, a gas pipeline or a petroleum or petroleum products transmission line located within the tract, the application shall be accompanied by a letter from the owner or lessee of such right-of-way stating any conditions on the use of the land and the minimum building setback and/or right-of-way lines. This requirement may also be satisfied by submitting a copy of the recorded agreement. *Provide the required information for the owner of the overhead electric line which traverses the site.*
21. §121-15.F.9 & §121-16 Improvement guaranties in accordance with Article V. Please provide a cost estimate to be reviewed by Dawood Engineers for all public improvements associated with the plans.
22. §121-17 Financial Security. Financial security is required for public improvements not installed prior to recording the plans.
23. §121-19 Maintenance guaranty. An 18-month maintenance guaranty from date of acceptance by the Board of Supervisors is required to guarantee the structural integrity of any public improvements.

24. §121-21 As built plans. Upon completion of all requirement improvements and prior to the issuance of occupancy permits, the applicant shall submit an as-built plan showing location, dimension and elevation of all public improvement. In addition, the plan shall indicate that the resultant grading, drainage, structures and/or drainage systems and erosion and sediment control practices, including vegetative measures, are in substantial conformance with the previously approved drawings and specifications. The plan shall note all deviation from the previously approved drawings. Two (2) copies of the plan shall be submitted to the Township, which shall distribute one (1) copy to the Township Engineer and retain one (1) hard copy for the Township files.
25. §121-23.R.3 & §121-23.L.6 Clear sight triangles. *Indicate on the plan the required clear sight triangles. Include a note that no building or other obstruction that would obscure the vision of the motorist shall be permitted within the clear sight triangle.*
26. §121-23.R.3 & §121-23.M Sight distance. *Indicate on plan the required and actual sight distances.*
27. §121-24.A Not less than a four-foot radius of curbing shall be permitted for horizontal curves in parking areas. *Revise plans to meet this criterion.*
28. §121-28 Easements. *Provide easements for sanitary sewer facilities or expand general note 30 to include sanitary sewer facilities.*
29. §121-29.D All monuments and markers shall be placed by a registered surveyor so that the scored or marked point shall coincide exactly with the point of intersection of the lines being monumented or marked.
30. §121-35.B Water supply. Where the water supply system contains sufficient capability or is planned to have such capability within two years from the date of final plan approval, fire hydrants shall be provided... *Provide fire hydrants, where required by this section. West Manchester Township Fire Chief has requested locations to the north and south of the restaurant facilities. Also, please provide an ability to serve letter from the proposed water provider.*

Stormwater Management Ordinance (SWMO:)

1. §113-14 Volume Controls. *Perform infiltration tests at appropriate locations and basin bottom elevations to support volume calculations.*
2. §113-17.N.4 A detailed soils evaluation of the project site shall be performed to determine the suitability of recharge facilities. The site evaluation shall be performed by a qualified professional, and, at a minimum address soil permeability, depth to bedrock, susceptibility to sinkhole formation, and subgrade stability. *Provide the above information and revise design as necessary.*
3. § 113-17.N.(6) & 113-18.E.(11)] Sign, seal and notarize the plan.
4. §113-12.L Storage facilities, designed as such, shall completely drain both the volume control and rate control capacities over a period of time not less than 24 hours and not more than 72 hours from the end of the design storm. However, any designed infiltration as such facilities is exempt from the minimum twenty-four-hour standard, i.e., may infiltrate in a shorter period of time, so long as none of the stormwater flowing into the infiltration facility is discharged directly into the surface waters of the Commonwealth. (Inordinately rapid infiltration rates may indicate the presence of large fractures or other conditions for which an additional soil buffer may be required.) Provide the dewatering time calculation for the rate controls capacity (100-year storm event). Additionally, PADEP advised a factor of safety of 2 for infiltration rates for design purposed (i.e., 50% multiplier rather than 90%).
5. §113-17.G.5 Inlets, culverts, and basin discharge systems shall be designed for the worst case condition. Inlet capacity shall be based on design standards provided by the latest edition of the Pennsylvania Department of Transportation's Publication 584. ... When a pipe

or culvert is intended to convey the discharge from a stormwater management facility, its required capacity shall be computed by the Rational Method and compared to the peak outflow from the stormwater management facility for the fifty-year storm. *The greater flow shall govern the design of the pipe or culvert.*

- *Page 189 of the PCSM report does not show the full model. Revise so that routing can be reviewed.*
 - *Grate dimensions in the inlet report do not match the proposed grate dimensions on sheet C-11.*
6. §113-18.E.2 A determination of site conditions in accordance with the BMP Manual. A detailed site evaluation shall be completed for projects in areas of carbonate geology or karst topography, as well as for other environmentally sensitive areas, whether natural or manmade, including floodplains, streams, lakes, ponds, hydric soils, wetlands, brownfields and wellhead protection zones. *Provide a wetland/stream evaluation prepared by a qualified professional.*
 7. §113-18.E.3 Stormwater runoff design computations, and documentation as specified in this chapter, or as otherwise necessary to demonstrate that the maximum practicable measures have been taken to meet the requirements of this chapter, including the recommendations and general requirements in § 113-12.
 - *SIB 4 contains two infiltration beds and should therefore be treated as two separate drainage areas. Revise drainage area map, calculations and design details accordingly.*
 - *The volume calculations for SIB 3 do not match the design on sheets C-12/C-13. Revise calculations accordingly.*
 - *The volume calculations for SIB 5 do not appear to match the dimensions listed on C-13. Revise as necessary.*
 8. §113-18.E.(4)] Expected project time schedule. *Provide a schedule.*
 9. §113-18.E.(5)] A soil erosion and sediment control plan, where applicable, as prepared for, reviewed, and approved by the York County Conservation District. *Provide an approval letter from the York County Conservation District.*
 10. §113-27 Operation and maintenance agreements. Prepare and record an O&M Agreement.
 11. § 113-25] As-built plans; completion certificate; final inspection. *After construction, provide as-built plans and certification of the SWM BMPs included in the approved SWM site plan in accordance with the ordinance.*

General Comments:

1. 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)
2. 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)
3. All administrative items shall be addressed prior to plan recording (payment of all invoices, etc.)
4. All final plans, as recorded, shall be submitted in electronic format (i.e. PDF)
5. Verification must be provided indicating that the plan for erosion and sediment control was approved by the York County Conservation District.
6. T-869 Final Subdivision Plan for BLM Assets must be recorded along with new deed/lot descriptions for each new parcel created by the subdivision prior to the recording of this land development plan.
7. Please provide a Knox Box on the building for Emergency Personnel access on each of the proposed buildings.

8. Please remove the pavement arrow pointing toward the “Do Not Enter” sign at the proposed Arby’s. The travel circulation patterns on the site, especially between the Arby’s and the Popeyes restaurants, is confusing and will require the placement of several “Do Not Enter” and “No Turn” signage. The 90-degree parking spaces located to the south of the Arby’s restaurant should be revised to angled parking spaces and the circulation pattern around the Arby’s and Popeyes should be one-way, in a counter-clockwise direction, around both restaurants.
9. Is there an agreement between the subject property owner and the owner of the mall for connection from the subject property to the mall’s ring road?
10. §42-9.G Access drives shall be 35 feet wide. The access drive from the drive-through restaurants heading northwest toward the bridge leading to the mall ring road appears to be wide enough to accommodate 3 lanes of traffic. Is that correct? The dimension provided is 36’. A waiver is needed.
11. Stormwater management facilities construction notes mention various features which do not appear to be proposed on this plan (cutoff trench, embankment core, dams, etc.). Remove unnecessary items for clarity.
12. Page 4 of the PCSM report contains the following: “...provided for area ‘001’ by three (2) subsurface infiltration beds.” Revise for clarity.
13. Remove verbiage regarding bio-infiltration beds on page 5 of the PCSM report, as none are proposed.
14. The last word on page 6 of the PCSM report is “Emergency”. Remove/revise.
15. Address the West Manchester Township Fire Chief’s in-house review memo.

SECOND: Fred Walters

MOTION PASSED: Unanimously (4-0)

MOTION: by Fred Walters to adjourn the meeting.

SECOND: by Sonia Wise

MOTION PASSED: Unanimously (4-0)

The meeting adjourned at 8:25 p.m.