

MINUTES
WEST MANCHESTER TOWNSHIP
PLANNING COMMISSION
DATE: April 9, 2024

The meeting was called to order by David Beecher at 7:00 p.m.

ATTENDANCE

Planning Commission Members:

David Beecher – Present
Felicia Dell – Present
Patrick Hein – Present
Jennifer Smith-Funn – Absent
Fred Walters – Present

Staff:

Rachelle Sampere, Zoning Officer – Present
Rainer Niederoest, Dawood Engineers – Present

Tonight's Planning Commission meeting was held in person and broadcasted over Zoom.

APPROVAL OF MINUTES

MOTION: by Felicia Dell to approve the March 12, 2024, meeting minutes.

SECOND: by David Beecher

MOTION PASSED: 2-0 (Abstain – Hein and Walters)

DISCUSSION

Michelle Brummer of Gannett Fleming updated the Planning Commission members on the Township's comprehensive plan preparation. She also announced that the Township will hold an open-house-style public meeting on Tuesday, May 21, 2024, from 6:30 p.m. until 8:30 p.m. to update the public on the progress of the Township's comprehensive plan preparation. Members of the public are invited and encouraged to attend. The open house will be advertised on the Township's website, the marquis signs and through the Township's text alert system.

ZONING HEARING BOARD CASES

ZHB 24-05 – West York Area School District – requests a variance §150-212.B to exceed the maximum building height for an accessory building to permit a proposed 24-foot-high field house, softball press box no more than 24 feet high and a 80-foot-high light standards; variance §150-229.A to permit fencing higher than 3 feet in the front yard; variance §150-301.A.2 to permit a period of up to 24 months to obtain a building permit **located at 1900 Brenda Road** (Tax Map: JG; Parcel: 0060B) in the Open Space (OS) Zone.

Attorney Erik Hume of Saxton and Stump presented the variances requests along with Brian Bingeman, RLA, of Turf Track and Court. Jeff Ludwig, West York Area School District Building and Grounds Supervisor and Jonathan Holmes, P.E. of Integrated Consulting were also in attendance, but did not speak. Attorney Hume explained that the school district would like to update the baseball field, relocate the softball field from the high school campus to the Sunset Lane campus, to include the installation of bleachers, bullpens, batting cages, lighting, walkways, scoreboard, fieldhouse with press box, 92 new parking spaces, and a new access drive at Trimmer Elementary School to aid in stacking and circulation throughout the property. The applicant explained that locating the baseball field and softball field at one location would enable the applicant to provide one (1) bus for two (2) teams at each game. The proposed field house and press box

would be twenty-four (24) feet high from grade to the highest point of the building's peak due to the slope of the land. The applicants explained that they are desirous of providing a fieldhouse and press box for the softball field similar to the height of the existing press box used for the baseball field. The field house would include team rooms, official rooms, a storage area and a press box for announcing the games. The applicant also proposes eighty (80) foot high light standards to provide for occasional games to be held at night. The Planning Commission heard many residents' concerns regarding traffic, stormwater, proposed building height, and proposed lighting height. The residents were concerned that the proposed light standards would cause light pollution in their neighborhood. Many residents expressed that eighty (80) feet tall lights were not necessary.

The Planning Commission explained that traffic and stormwater management were not part of this variance application and that those items would be reviewed during the land development phase when an application and plan is submitted for consideration. Attorney Hume informed the Planning Commission that the applicant has decided to withdraw variance request §150-229.A for a fence higher than three (3) feet in the front yard from the application, as the applicant has decided to relocate the proposed batting cages to meet existing setbacks.

MOTION: by Fred Walters to recommend the Zoning Hearing Board **deny** the variance Section 150-212.B to permit 80-foot-high light standards.

SECOND: by Felicia Dell

MOTION PASSED: 4-0

MOTION: by Patrick Hein to recommend the Zoning Hearing Board **approve** the variance Section 150-212.B to permit a proposed 24-foot-high field house and 24-foot-high softball press box.

SECOND: by Fred Walters

MOTION PASSED: 4-0

MOTION: by Patrick Hein to recommend the Zoning Hearing Board **approve** variance Section 150-301.A.2 to permit a period of up to 24 months to obtain a building permit.

SECOND: Fred Walters

MOTION PASSED: 4-0

ZHB 24-06 – West York Area School District – requests a variance §150-212.B to exceed the maximum building height for an accessory building to permit a proposed 19-foot-high field building; variance §150-213 and §150-95 to permit 64.3% impervious lot coverage; variance §150-257.B.1 to permit less than 10% of the parking lot to feature interior landscaping; variance §150-301.A.2 to permit a period of up to 24 months to obtain a building permit **located at 1800 Bannister Street** (Tax Map: 02; Parcel: 0069) in the Open Space (OS) and Local Commercial (LC) Zones.

Attorney Erik Hume of Saxton and Stump presented the variances requests along with Brian Bingeman, RLA, of Turf Track and Court. Jeff Ludwig, West York Area School District Building and Grounds Supervisor and Jonathan Holmes, P.E. of Integrated Consulting were also in attendance, but did not speak. Attorney Hume explained that this property is situated in West Manchester Township and West York Borough. Within West Manchester Township, the property is situated in the Open Space Zone and the Local Commercial Zone. The school district would like to update the high school and middle school campus to include updating the existing stadium with accessible bleachers, updated LED lights and a turf field, new field houses with restrooms and storage, additional parking and landscaping, a turf field along Bannister

Street, updated bleachers, and updated access drives. The applicant has been assessing the proposed project since 2017. Attorney Hume stated that there are several nonconformities on the subject property. The applicant would like to reduce the nonconformities and bring the property closer to conformance with the Zoning Ordinance. In the Open Space Zone, the maximum allowable lot coverage is 20%. In the Local Commercial Zone, the maximum allowable lot coverage is 70%. The applicant is requesting to increase their existing lot coverage of 43% to 64.3%. The applicant obtained a variance to exceed the maximum lot coverage of 20% in the Open Space Zone a few years ago. The applicant is desirous of replacing existing stadium field with turf as well as installing a turf field along Bannister Street. Turf would be considered impervious area. The applicant is also desirous of installing an access drive to improve traffic flow throughout the property and providing additional parking spaces to bring the property closer to conforming with the parking requirements listed in the Zoning Ordinance. The applicant is proposing to install landscaping along the perimeter of the proposed parking lot rather than breaking up the rows every ten spaces with a landscaping island. The proposed 19-foot-high field houses would have accessible restrooms, concession stands and storage areas. The existing field house is approximately 16 feet high.

The Planning Commission heard many residents' concerns regarding the height of the proposed field houses as well as the proposed lot coverage and proposed lack of interior parking lot landscaping trees. A few residents indicated that they did not hear the applicant express a hardship leading to the variances requested.

MOTION: by Fred Walters to recommend the Zoning Hearing Board **deny** variance §150-212.B to permit a 19-foot-high field building.

SECOND: by Felicia Dell

MOTION PASSED: 3-1 (Hein – Nay)

MOTION: by Felicia Dell to recommend the Zoning Hearing Board **approve** variance §150-257.B.1 to permit less than 10% of the parking lot to feature interior landscaping.

SECOND: by Patrick Hein

MOTION PASSED: 4-0

MOTION: by Felicia Dell to recommend the Zoning Hearing Board **deny** variance §150-213 and §150-95 to permit 64.3% impervious lot coverage.

SECOND: Fred Walters

MOTION PASSED: 4-0

MOTION: by Patrick Hein to recommend the Zoning Hearing Board **approve** variance §150-301.A.2 to permit a period of up to 24 months to obtain a building permit.

SECOND: by Fred Walters

MOTION PASSED: 4-0

NEW BUSINESS

T-882 REVISED Preliminary/Final Subdivision and Land Development Plan for Mister Car Wash #2516 – to depict the subdivision of a parcel from the parent tract and the land development of a drive-through car wash facility **located at 1410 Kenneth Road (1408 Kenneth Road)** (Tax Map: 30; Parcel: 0025) in the Highway Commercial Zone.

Chris Campbell of Mister Car Wash presented the plan. Mr. Campbell explained that the Planning Commission previously recommended their plan be forwarded to the Board of Supervisors for approval;

however, the Board of Supervisors had some concerns they wanted addressed prior to considering the plan for approval. The applicant modified the site by mirroring the layout, flipping the pay lanes with the vacuum stall locations, relocating access drives, and narrowing the proposed car wash building to meet the requirements of the Zoning Ordinance. The applicant shifted the proposed access drive nearly 150 feet from the intersection of the shopping center access drive and Maple Street. The proposed traffic flow through the site can be controlled by the rate in which the conveyor belt inside the car wash tunnel moves the vehicles through. They do not anticipate any stacking or queuing issues, as the tunnel can hold between 4 and 5 cars. Should there become a stacking issue as the vehicles exit the tunnel and wait for a space at the vacuum stations, the manager can stop the conveyor belt until the stacking has been resolved. This is an atypical scenario. The applicant is still awaiting outside agencies' approvals from the York County Conservation District regarding their NPDES permit and the Pennsylvania Department of Environmental Protection regarding their sewer planning module exemption mailer. Dawood is still reviewing the revised traffic impact study and the revised stormwater management plans. The applicant believes they have addressed the Supervisors' concerns as well as the Township Engineer's concerns.

MOTION: by Patrick Hein to recommend the Board of Supervisors approve the T-882 Preliminary/Final Land Development Plan for Mister Car Wash #2516 subject to the following outstanding comments being addressed prior to the plan being recorded:

SUBDIVISION PLAN SHEET: This plan is labeled Sheet 19 of 19, but it is part of a 21-page plan set. Please move the subdivision plan to sheet 2 of 21 in the plan sequence. This plan must be recorded prior to the land development plan when the plans are released for recording. This must be communicated to the Recorder of Deeds office and the Mapping office by your team. Please be sure to have new deeds drawn up and recorded at the same time of the plan recording so the property lines are changed in the mapping GIS system.

1.	§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. Please indicate the source of title to the land under the General Notes on the subdivision plan sheet.
2.	§121-14.B.9 A statement on the plan identifying... Under General Notes #5, please label the columns with Existing and Proposed dimensions for Lot 1 and Lot 2. Once the lots are subdivided, it appears that Lot 1 will be 86% impervious, the maximum lot coverage is 70%. It also appears that Lot 2 will be 71% impervious, the maximum lot coverage is 70%. How will this be addressed so neither property exceeds the maximum allowable lot coverage?

LAND DEVELOPMENT PLAN:

Subdivision and Land Development Ordinance (SLDO):

1.	§121-13.H A statement on the plan identifying the district, lot size and/or density requirements of the prevailing zoning ordinance and existing variances, special exceptions, conditional uses, and nonconforming structures/uses. <i>There is a discrepancy in the current lot size. On Sheet C1.1A the project site is indicated as 1.19 acres and on Sheet C1.1B the current lot size is indicated as 5.17 acres.</i>
2.	§121-14.C.2 & §121-15.C The names of all immediately adjacent landowners, and the names and plan book record numbers of all previously recorded plans for adjacent projects. <i>a. The adjoiner's property line dividing the West Manchester Mall property from the Hefbern Inc. property is not shown.</i> <i>b. The Land Owner's name on the subdivision plan is different from that shown on the Land Development Plan. Please revise accordingly.</i>

3.	§121-14.C.3.a The location and name of existing right-of-way and cartways for streets, access drives, driveways and service streets. To the subdivision Plat, add the right-of-way line for the opposite side of Route 30.
4.	§121-14.C.3.b The location of the existing features and any related right-of-way; sanitary sewer mains (including manhole numbers), water supply main, fire hydrants, buildings, swales, watercourses, bodies of water, floodplain... The locations of existing utilities have not been provided. The Applicant acknowledges the comments and indicates that this will be addressed on the final submitted plat.
5.	§121-14.D.7 The required building setback lines must be shown on the subdivision and land development plans. (YCPC 2nd Review Memo comment #2)
6.	§121-14.D.10 Final vertical and horizontal alignment on one sheet for each proposed street, stormwater management facility, sanitary sewer (including manhole numbers), and water distribution system. Provide profiles for all the proposed utilities (i.e. sewer lines, stormwater lines, water lines, etc.) On Sheet 1.3C the proposed grading does not appear to tie into the existing grading and on Sheet C1.3D there appears to be a profile missing.
7.	§121-14.E.2 & §121-15.F.3 A sewer facilities plan revision (plan revision module for land development) or supplement in accordance with the Pennsylvania Sewerage Facilities Act 537 of 1966, as amended. A sewer planning module or exemption mailer has been submitted to WMT for review. The Township will forward it to PA DEP upon conditional approval by the Board of Supervisors. Notice from the PA DEP that a sewer facilities plan revision or supplement has been approved must be submitted to the Township prior to recording the plan. (YCPC 1st Review Memo comment #17)
8.	§121-14.F Impact Statements.... Impact statements for all nonresidential uses... Provide traffic impact statement in the form of a traffic study, the scope of which will be confirmed upon resubmission of the trip generation estimates, but that should, at a minimum, address the following concerns: <i>a. Provide truck turning templates with the largest anticipated design vehicle and largest anticipated emergency response vehicle to verify the design of the proposed site accesses. The turning template for the trash truck shows the truck backing into the street upon exiting. This could create an unsafe condition. Include the template for the largest anticipated emergency vehicle.</i>
9.	§121-14.F.1.a.3 The traffic safety problems that may be generated by the development. Address the following items: <i>a. Regarding the submitted Transportation Impact Analysis (TIA) report: 7. List the AASHTO Intersection Sight Distance for local roads in Table 7. Clarify how AASHTO sight distance was calculated as it does not appear to be consistent with Case B1 or B2. Update the TIS to discuss the sight distance constraints and identify whether the existing sight distance can be improved since it does not meet AASHTO requirements. 12. Provide field worksheets for the unmet demand at traffic signals so the Initial Queue data entry can be verified. The TIA appendix, including the requested unmet demand field worksheets appear to be missing from the submission. Provide the missing information with the next submission so the study revisions can be verified.</i>
10.	§121-15.F.3 Notice from the Pennsylvania Department of Environmental Resources that a sewer facilities plan revision or supplement has been approved. Please provide a sewage planning exemption mailer for this site and approval letter once it has been reviewed, forwarded to the Pennsylvania Department of Environmental Protection (PADEP), and accepted. Received a planning exemption mailer and letter from PA American Water. (Dawood 2nd Review Memo comment page 5)
11.	§121-15.F Certifications and notifications. Signatures, seals and notarizations shall be provided by the owner, professional surveyor, and professional engineer of record prior to final approval.

12.	<p>§121-15.F.9 Improvement guaranties in accordance with Article V. <i>Provide improvement guarantees for public improvements prior to recording the plan. Dawood Engineers has reviewed the public improvements surety estimate and recommends the Board accept it in the amount of \$222,725.</i></p>
13.	<p>§121-17 Financial Security.</p> <p>A. Submission of financial security. Final plan applications that include public improvements that have not been installed shall include financial security in accordance with the following:</p> <ol style="list-style-type: none"> 1. Type of financial security. Although the Board of Supervisors may accept an alternative type of financial security, commonly used forms are irrevocable letters of credit and escrow accounts. Such financial security shall be posted by a reputable chartered lending institution or bonding company authorized to do business in the Commonwealth of Pennsylvania and is subject to review by the Township Solicitor for adequacy. 2. Amount of financial security. <ol style="list-style-type: none"> a. The amount of financial security shall be equal to one hundred ten percent (110%) of the cost of completion estimated as of ninety (90) days following the date scheduled for completion by the developer...Any additional security shall be posted by the developer in accordance with this chapter. b. If the party posting the financial security required more than one (1) year from the date of posting of financial security to complete the required improvements, the amount of financial security may be increased by an additional ten percent (10%) for each one-year period beyond the first anniversary date from posting of financial security or to an amount not exceeding one hundred ten percent (110%) of the cost of completing the required improvements as reestablished on or about the expiration of the preceding one-year period... <p><i>Please submit financial security prior to recording the plan. The Board of Supervisors will review and vote on the amount proposed in the improvement guarantees estimate as part of the conditional approval. This amount will be communicated to you in the conditional approval letter. Letters of credit or bonds must be automatically extending.</i></p>
14.	<p>§121-17.D The applicant, in addition to all bonds or other security required, shall deliver to the Township a check payable to the Township in an amount equal to three and five-tenths percent (3.5%) of the bond or other security. The amount deposited by the applicant shall be used by the Township to cover the costs assuring the proper construction and completion of improvements, including inspection during installation, inspection upon completion, administrative costs and other related costs. If the amount deposited by the applicant is not sufficient to cover such costs, the applicant shall furnish additional amounts, from time to time, when notified to do so. <i>Please submit an escrow check prior to the plan being released for recording.</i></p>
15.	<p>§121-19. Maintenance Guaranty. The Board of Supervisors shall require the applicant to submit a maintenance guaranty or other approved guaranty as specified herein, guaranteeing the structural integrity as well as function of any improvement shown on the final plan for a term not to exceed eighteen (18) months from the date of acceptance of dedication by the Board of Supervisors. Said guaranty shall not exceed fifteen percent (15%) of the actual cost of installation of said improvements and be of the same type of financial security as required in this Article.</p>
16.	<p>§121-21 As-built plans. Upon completion of all required improvements and prior to the issuance of occupancy permits, the applicant shall submit an as-built plan showing the location, dimension and elevation of all public improvements. ... 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) copy for the Township files.</p>
17.	<p>§121-28.B Markers shall be set at all points where lot lines intersect curves and/or other property lines. <i>Provide a permanent marker at every property corner that is not monumented. The Applicant acknowledges the comment and indicates that this will be addressed on the final submitted plat.</i></p>

18.	<p>§121-28.E Easements for sanitary sewer facilities, stormwater drainage facilities, public utilities or pedestrian access shall meet the following standards: The applicant shall reserve easements where stormwater or surface water drainage facilities are existing or proposed whether located within or beyond the boundaries of the property. Easements shall have a minimum width of 20 feet and shall be adequately designed to provide area for the collection and discharge of water, the maintenance, repair and reconstruction of the drainage facilities and the passage of machinery for such work. The easements, agreement and plan shall clearly identify who has the right of access and responsibility of maintenance.</p> <p>A. The line depicting the existing easements within the stormwater basin are unclear. Either add a legend or change the line type and width to differentiate it from the other lines. The applicant acknowledges the comments and indicates that this will be addressed on the final submitted plat.</p>
19.	<p>§121-29 Survey monuments and markers.</p> <p>B. Markers shall be set at all points where lot lines intersect curves and/or other property lines. Provide permanent markers at every property corner that is not monumented.</p>

Stormwater Management Ordinance:

1.	<p>§113-12 General Requirements. The submitted stormwater report is unacceptable and does not demonstrate compliance with either the volume or rate control requirements. Revise the report based on the stormwater ordinance requirements.</p>
2.	<p>§113-12.A.1 Preparation and implementation of an approved SWM site plan is required. Please examine the requirements of Chapter 113 and...</p> <p>a. Provide plans conforming to §113-18. Comment has been addressed, but not completely. See the remaining stormwater management comments.</p> <p>b. Provide a post construction stormwater management plan demonstrating conformance with §113-14, 15 and 18. Comment has been addressed, but not completely. See the remaining stormwater management comments.</p> <p>(Dawood 2nd Review Memo comment page 7)</p>
3.	<p>§113-12.F.3 Impervious areas. Because the stormwater management system for this site was previously installed under different stormwater design requirements, compliance with the current stormwater management regulations can be demonstrated using one of two scenarios:</p> <p>a. Scenario 1: Evaluate the point of interest (Basin outfall) with the pre-development condition being prior to any site improvements in the watershed. This will require finding historical watershed information about cover conditions and terrain. Then evaluate the post-development condition as the site is currently including the proposed improvements. In this scenario, the requirement to evaluate 20% of the existing impervious as meadow does not apply.</p> <p>b. Scenario 2: Evaluate the point of interest (Basin outfall) based on the present site conditions. Then evaluate the post-development condition which includes the proposed improvements.</p>
4.	<p>§113-14.A & B Volume Controls. Indicate the methodology chosen to perform the volume control analysis. Only the area being developed should be included in the analysis.</p>
5.	<p>§113-15 Rate controls. If the simplified method is used for the volume control analysis, no rate control analysis is required. However, if the design storm method is used the rate control analysis must evaluate the predevelopment and post-development conditions based on a common point of interest. Again, only the area being developed should be included in the impervious cover reduction calculations. However, the rate control analysis should include the entire watershed to the design point of interest.</p>

6.	§113-17.K Minimum pipe size. Stormwater management pipe collection and conveyance systems shall have a minimum diameter of 15 inches. Several pipes are smaller than this. <i>(Dawood 2nd Review Memo comment page 7)</i>
7.	§113-18.D The following signature block for the Township: “(Municipal official or designee), on this date (date of signature), has reviewed and hereby certifies that to the best of his/her/their knowledge the SWM site plan meets all design standards and criteria of the Municipal Ordinance No. (number as assigned to the ordinance).” Please add this signature block. <i>(Dawood 2nd Review Memo comment page 7-8)</i>
8.	§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. <i>Provide approval of the erosion and sediment control plan from YCCD indicating that Title 25, Pa Code, Chapter 102 has been satisfied.</i>
9.	§113-18.E.9 The SWM site plan shall include an operation and maintenance (O&M) plan for all existing and proposed physical stormwater management facilities. This plan shall address long-term ownership and responsibilities for O&M, as well as, scheduled and cost for O&M activities. <i>Please provide and O&M plan. (Dawood 2nd Review Memo comment page 8)</i>
10.	§113-18.E.11 A notarized signature of the owner of the parcel for which the SWM site plan is proposed indicating that they are aware of and will be responsible for operation and maintenance of the facilities. <i>Please add this signature block. (Dawood 2nd Review Memo comment page 8)</i>
11.	§113-18.E.27 Drainage-flow pathways. <i>Please show the drainage flow pathways. (Dawood 2nd Review Memo comment page 8)</i>
12.	§113-27.A Prior to final approval of the SWM site plan, the property owner shall sign and record an operation and maintenance agreement (O&M) agreement. (See Appendix A) covering all stormwater control facilities which are to be privately owned. Please complete a stormwater agreement. <i>(Dawood 2nd Review Memo comment page 8)</i>

Adjustments to the Plans:

Dawood believes several recommendations for improving the plans are warranted. Some of these will correct errors on internal inconsistency. The rest are consistent with §121-22 which states, “The standards and requirements contained in this article shall apply as minimum design standards for subdivisions and land developments. Whenever other Township ordinances or regulations impose more restrictive standards and requirements than those contained herein, the more restrictive shall apply.”

1.	As required by the Township Construction and Material Specifications. Note that the ESALs and oil types should also be included in the specification.
2.	The saw-cut pavement tie-in detail shall use a 1’ Superpave overlay beyond the full depth paving sawcut to help minimize water infiltration, as required by the Township Construction and Material Specifications. <i>(Dawood 2nd Review Memo comment page 8)</i>
3.	On the subdivision plan, the legend appears to be incomplete, so provide a complete list in the legend. For example, the traffic pole symbol, right-of-way line, and traffic box are all missing from the legend. <i>The Applicant acknowledges the comments and indicates that this will be addressed on the final submitted plat.</i>
4.	<i>The Certification Statements and Acknowledgements need only be included on the Land Development Plan Cover Sheet. Please remove them from sheet 1.3B</i>
5.	<i>On Sheet C1.0 a comment “Sawcut and remove existing curb” for the location of the entrance on the previous submission. Correct the location of all the curb cuts.</i>
6.	<i>On Sheet C1.3A there appears to be a missing match line for having two different sections for the stormwater pipe run on sheet C1.3A.</i>

7.	<i>On Sheet C1.3B the Horizontal scale indicates 1" = 30', but the scale bar on the bottom right indicates a scale of 1" = 20'. Correct the scaling on this sheet.</i>
8.	<i>The rim elevation for Trench Drain 1 and Catch Basin 7 and pipe length from Trench Drain 1 to Inlet 2 and from Inlet 4 to Inlet 5 have a discrepancy between the profile view and plan view. Correct the pipe information.</i>
9.	<i>DEP Domestic Wastewater Facilities Manual Part II Section 26.1: Location: Manholes shall be installed at all changes in grade and size, changes in alignment for sewers less than 24" in diameter, at all intersections and at distances not greater than 400 feet for sewers 15 inches or less and 500 feet for sewers 18 inches to 30 inches. Greater spacing may be permitted in larger lines where adequate cleaning equipment for such spacing is provided. Cleanouts may be used only for special conditions and shall be substituted for manholes nor installed at the end of laterals greater than 150 feet in length. Manholes shall be installed at all bends in the line. Dawood would prefer to have a manhole at every 300 feet in the sewer line, but due to DEP design manual allowing 400 feet Dawood will accept a manhole every 400 feet.</i>

General Comments:

1.	<i>Provide a driveway centerline profile for each site access that includes the longitudinal slope of the driveways and the cross slope of Maple Street.</i>
2.	<i>The proposed parking for employees is located on the adjacent parcel. An easement for these spaces must be provided. (YCPC memo comment # 22) Please provide an executed easement agreement for all easements as discussed during in-house staff review. This agreement must be recorded at the York County Recorder of Deeds and Map Office. Acknowledged by applicant.</i>
3.	<i>The total disturbed area is above one acre so an NPDES permit would be required for the project. Please obtain a NPDES permit and submit proof to the Township. (Dawood 2nd Review Memo comment page 9)</i>
4.	<i>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) Noted by applicant.</i>
5.	<i>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) Noted by applicant.</i>
6.	<i>All administrative items shall be addressed prior to plan recording (payment of all invoices, etc.) Noted by applicant.</i>
7.	<i>All final plans, as recorded, shall be submitted in electronic format (i.e. PDF) All required signatures (owner, developer, engineers, notary, YCPC, Board of Supervisors must be on the electronic plan set.) Noted by applicant.</i>
8.	<i>A new legal description and deed for both Lot 1 and Lot 2 must be prepared and recorded with the plan so that the York County tax maps are updated. (YCPC 2nd Review Memo comment #6)</i>

SECOND: by Fred Walters

MOTION PASSED: 4-0

Requested Waivers: *Please update the cover sheet of the plan set to incorporate all the requested waivers as listed below. The cover sheet currently only lists 3 waiver requests.*

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

1.	§121-9 Preliminary Plan. To move directly to Final Land Development.
2.	§121-25 Curbs and sidewalks. To allow no curb or sidewalk along the frontage of the parcel.
3.	§121-14.A.3 & §121-15.A Sheet size. To allow plan sheets in excess of 24"x36".
4.	§121-24.A Vehicular Parking Facilities. To allow less than a four-foot curb radii on the private site.
5.	§121-23.R.3 To allow one access drive and one exit drive located less than 150' from the existing private drive extension.
6.	§42-8.F Access Drives. To allow 3 access drives – one enter only, one exit only, one enter/exit.
7.	§121-23.L.5.a Street Intersections. To allow the proposed driveways to have less than 25' radii at the connection to the private drive.

SECOND: Felicia Dell

MOTION PASSED: 4-0

ADJOURN

MOTION: by Felicia Dell to adjourn the meeting.

SECOND: by Fred Walters

MOTION PASSED: 4-0

The meeting adjourned at 9:40 p.m.