

THE TOWNSHIP OF MANCHESTER

YORK COUNTY



PENNSYLVANIA

MANCHESTER TOWNSHIP PLANNING COMMISSION AGENDA

Wednesday – January 29, 2025 – 6:00 PM

CALL TO ORDER

REORGANIZATION

APPROVAL OF MINUTES FROM DECEMBER 18, 2024

NEW BUSINESS:

- **RVW #2024-02 Ardent Mills Preliminary/Final Land Development Plan** – The applicant requests approval of a Preliminary/Final Land Development Plan for a 76' x 50' accessory maintenance building/break room and related uses in the Industrial (I) District, 2800 Black Bridge Road, tax parcel #36-000-KI-0215.00-00000.

OLD BUSINESS:

- **Review Manchester Township Draft Comprehensive Plan**

2024 ANNUAL REPORT

ADJOURNMENT

THE TOWNSHIP OF MANCHESTER

YORK COUNTY



PENNSYLVANIA

PLANNING COMMISSION MINUTES December 18, 2024

MEETING

The Manchester Township Planning Commission held its regularly scheduled meeting on Wednesday, December 18, 2024, at the municipal building, located at 3200 Farmtrail Road, York, PA, 17406. Chairperson Nicholas Hauck called the meeting to order at 6:00 PM.

ATTENDANCE *(A) = Absent

Nicholas Hauck, Chairperson	B.J. Treglia, Township Engineer
Kenneth Stoutzenberger, Vice-Chair	Rachel Vega, Zoning/Planning Officer (A)
Richard Halpin, Member	Marita Mann, Zoning/Planning (A)
Nick Dreisbach, Member	Mark Henise, ELA Group (A)
Daniel Spies, Member	Larry Young, Solicitor (A)
Dean Severson, HRG, Inc. (Consultant)	Cory McCoy, CS Davidson Engineer (A)

APPROVAL OF MINUTES

Mr. Dreisbach made a motion, seconded by Mr. Hauck, to approve the minutes of the November 20, 2024, Planning Commission meeting. The motion carried unanimously.

OLD BUSINESS

Review Manchester Township Draft Comprehensive Plan

The commission members continued their discussion of the draft comprehensive plan.

- They discussed their comments from the November 20th Public Meeting.
- Dean Severson, Consultant with Herbert, Rowland & Grubic, Inc., pointed out that the Future Land Use Map was created to closely reflect the existing zoning map. HRG is not recommending wholesale changes to existing zoning districts.
- Mr. Severson talked about how the Steering Committee wanted to see villages maintain their historic nature. HRG created a recommendation for a historic village district.
- Mr. Severson stated the second desire of the Steering Committee was to analyze the S.R. 30 corridor. These two topics were the major additions to the Future Land Use Map.
- Mr. Hauck stated concern that the Future Land Use Map suggests a mass consolidation of residential zoning districts. Mr. Severson responded that zoning districts, zoning map, and zoning district definitions will stay the same unless the Township decides to make changes in the future. The Future Land Use Map has no regulatory power.

- Mr. Hauck and Paul Kuehnel, 3283 High Street, stated concern that a developer could force the township to consider, for instance, a Medium Density Residential Project within the Low Density Residential District. Mr. Severson said if this is a concern, HRG can modify the Future Land Use Map to reflect the current Zoning Map.
- Harry Long, 131 Willis Road, questioned why the Existing Land Use Map has current use inaccuracies for certain properties. Mr. Severson pointed out the map reflects what the York County Assessment Office records show for the properties, which is the “use” each property is assessed at. Many properties have not yet been updated by the county. HRG can make changes to the Existing Land Use Map if any inaccuracies are identified.
- Mr. Hauck asked for an explanation of “Historic Village” zone. Mr. Severson mentioned the idea is preservation of the current character of the villages (setbacks, lot sizes, lot coverages, etc.). When this type of district is considered in a future Zoning Ordinance update, that’s when we would write-in allowable uses, building sizes, etc.
- Jamie Cash, 983 Wetherburn Drive, pointed out that the Comp Plan stated that half of York County is over age 55, so why focus on large residential lots, open spaces, etc. and look closer at denser, more affordable housing for the remaining developable land in the Residential Low Density District and Agriculture District.
- James Kohr, 971 Church Road, stated that the cost of infrastructure makes residential development with large lots unaffordable.
- Mr. Severson discussed the concept of rezoning with mixed use and areas that are appropriate for denser housing, such as what was done with Belmont L.D. in Lancaster County.
- Mr. Dreisbach asked if it is HRG’s recommendation that the township look at areas that could be considered for higher density housing or should it be left up to developers to propose this. Mr. Severson suggested that the next step is when the township amends the Zoning Ordinance, it should study areas where higher density makes sense or look at remaining medium density areas and change allowable lot size or dwelling unit density. Mr. Severson also mentioned that Conewago Township will be able to accommodate much of the regional residential growth in the future.
- Mr. Hauck asked Mr. Severson to discuss the concept of Transfer of Development Rights programs. Mr. Severson gave examples of non-residential and residential concepts of this program. He said it is another way to direct growth pressure and preserve open space or farmland. There are a couple of townships in York County that have TDR programs.
- Mr. Hauck asked if the Comprehensive Plan considers available sewer capacity. Mr. Severson said they did discuss limits on development because of available sewer capacity. There is a sewer shed delineation map in the Comprehensive Plan.
- Mr. Kohr commented on talks of Dover Treatment Plan expansion. Engineer Treglia clarified that Dover is in the early stages of

considering a plant expansion. They are making efforts towards possible land acquisition.

- Mr. Severson and Mr. Hauck discussed pipeline legislation and threats of constructing pipelines through residential neighborhoods. Mr. Severson stated that municipal regulation of public utilities is pre-empted by the Public Utility Code. He distributed a legal blog authored by Jon Andrews of McNees Wallace & Nurick which references a couple different cases on the topic.
- Mr. Hauck requested recommendations from the commission. Mr. Dreisbach restated the desire to have the Future Land Use Map accurately reflect the current zoning map, for example Residential High Density District, Residential Medium Density District, Heavy Industrial and Industrial. Mr. Dreisbach asked if the commission wants to consider the concept of overlay zoning districts to allow for areas of denser residential development. Mr. Hauck was not in favor of the concept. Mr. Dreisbach stated he has a desire to amend the Zoning Ordinance, once the Comprehensive Plan is accepted, drafting new zoning regulations for the recommended Highway Redevelopment and Historic Village Zones.
- Mr. Severson gave guidance on suggested next steps which should include the Planning Commission giving the recommendation that the board of supervisors review the plan, including those specific recommended edits and additions. Once the board acts, HRG will make all changes to the Comprehensive Plan.
- Engineer Treglia asked if there is any concern with the properties that have dual zoning. Mr. Hauck mentioned that it's not ideal. His opinion was that the few lots in question would likely be developed as one land development plan and the zoning could be addressed, if that ever became a project.

ADJOURNMENT

With no additional business on the agenda, Mr. Hauck adjourned the meeting at 7:14 PM.

Respectfully submitted,

Rachel Vega
Zoning/Planning Officer



December 3, 2024

Rachel Vega, Zoning Officer
Manchester Township
3200 Farmtrail Road
York, PA 17406

Re: Ardent Mills, LLC – **Updated Per 11/18 In-House Review**
Preliminary/Final Land Development Plan
Manchester Township, York County, PA
Township Review No. 2024-02
Engineer's Project No. 0841.3.01.37

Dear Rachel:

We have reviewed the Preliminary/Final Subdivision Plan, submitted by Site Design Concepts, dated November 4, 2024. We offer the following comments:

Waiver Requests:

1. §22-405 – To allow the submission of a Preliminary/Final Plan

Zoning Ordinance

1. The existing/proposed use of a Grain mill falls under an Agribusiness use. Revise the requirements of the tract according to attachment 8 of this section. (§27-9A03)
2. Accessory structures requirements shall be provided in the Land Development Notes on sheet 2. (§27-1102)
3. SEO approval for the connection of the new building to the existing on-lot system shall be obtained. (§27-1114)
4. Handicap parking stalls shall be 12'-6" wide. (§27-1512)
5. Sites with a total of 26-50 parking spaces in the lot require a minimum of 2 handicap parking stalls. (§27-1512)

Subdivision and Land Development Ordinance

1. The following shall be shown on the overall plans. See also, attachment 1 of the Subdivision and Land Development Ordinance. (§22-406)
 - Show zoning boundary lines and label zones.
 - Identify roads adjacent to the parcel and label right-of-way and cartway widths.
 - Identify and dimension building setbacks for the overall lot.
2. Note the 100-year floodplain elevation in Land Development Note 15. (§22-406.17.D)



3. The following standard township notations shall be provided on the plans as seen in Attachment 3 of the Subdivision and Land Development Ordinance. (§22-408.5. _)
 - 4. General Access
 - 5. Nonconformities
 - 8. Lighting
 - 9. Signage
 - 11. "Knox" Boxes
 - 13. Stormwater Management
 - 15. Monuments and Markers
 - 15. PA One Call
 - 17. Zoning & Hearing Board Decisions – Reference variance 2024-16 on the plans.
 - 24. Permits (Specifically a "No-rise" certification from FEMA)
 - 27. As-Builts
4. A copy of the "No-rise" certification or a conditional letter of map revision from FEMA shall be provided to the township prior to unconditional plan approval. (§22-408)
5. A flood plain permit will need to be obtained in accordance with the Township's floodplain ordinance (Chapter 8). (§22-407.5)
6. Indicate which plan sheets are to be recorded. (§22-406.1.10.A)
7. Show the adjoining property boundaries and label the tax map information on the "Overall Site & Boundary Plan". (§22-406.4.18)
8. All existing easements and rights-of-way shall be shown on the plans. (§22-406.4.23)
9. Add the dimension of the proposed building to Land Development Note #1. (§22-406.4.46)
10. Existing and proposed signs (ex. Handicap parking sign) shall be shown on the plans. (§22-406.51)
11. Existing and proposed loading spaces shall be shown and dimensioned on the plans (§22-406.52)
12. The owner's notarized signature block shall be executed. (§22-406.1.2) Per the recorder of deeds; the statement of ownership should have signature outside of the notary block.
13. The seal, registration number, date, and signature of the professional engineer or land surveyor, responsible for preparation of the plans. shall be added to the plan . (§22-406.1.4)

General Plan Comments:

1. Clarify the reason for the 100' building setback line shown on the plans in the land development notes on sheet 2.
2. Clarify if the items in red on sheet 3 are items to be demolished/removed on the plans.
3. Clarify why the 100-year floodplain follows the perimeter of the existing concrete pad and proposed improvements.
4. There are 2 property lines shown on sheet C-4 along Codorus Creek.

5. Clarify what the numbers on the "Overall Site and Boundary Plans" are for or remove them if they are not relevant to the plan.
6. Identify the net and gross lot areas separately or the lot area as "net/gross" if they are the same.
7. Show how access to the site is provided in the "Overall Site and Boundary Plans."

If you have questions related to the enclosed information or require any clarification, please feel free to contact me directly at (717) 814-4501 or via email CAM@csdavidson.com.

Sincerely,



Cory A. McCoy, P.E.


CAM/AJS

Copy:

File

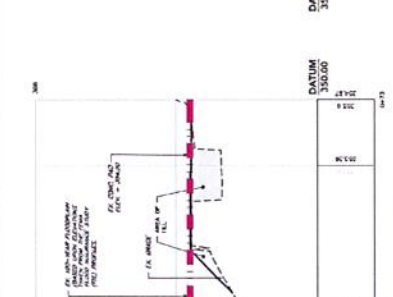
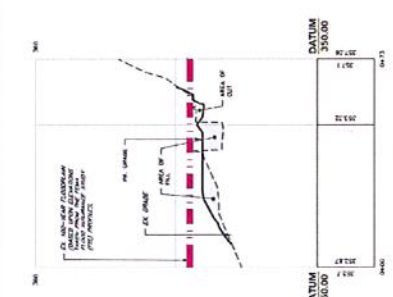
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NO.	DATE	REVISIONS
1	07/23/24	ISSUED FOR TOWNSHIP AND COUNTY COMMENTS
2		
3		
4		
5		


site design concepts
 LAND DEVELOPMENT CONSULTANTS
 1000 WEST MARKET STREET SUITE 200 • YORK, PA 17403
 717.333.8141 • E: 317.818.8255 • WWW.SDCDC.COM
 CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE • LAND FINANCING • ENVIRONMENTAL CONSULTING

SITE GRADING AND CUT-FILL ANALYSIS,
PROPOSED ACCESSORY MAINTENANCE BUILDING,
ARDENT MILLS, LLC
2800 BLACK BRIDGE ROAD
 MANCHESTER TOWNSHIP, YORK COUNTY, PENNSYLVANIA

DATE	AS NOTED
DRAWN BY	LJM
CHECKED BY	TJC
DATE	11.16.24
FILE NUMBER	250012JLD-1
PROJECT NO.	2500.12
SHEET NO.	1

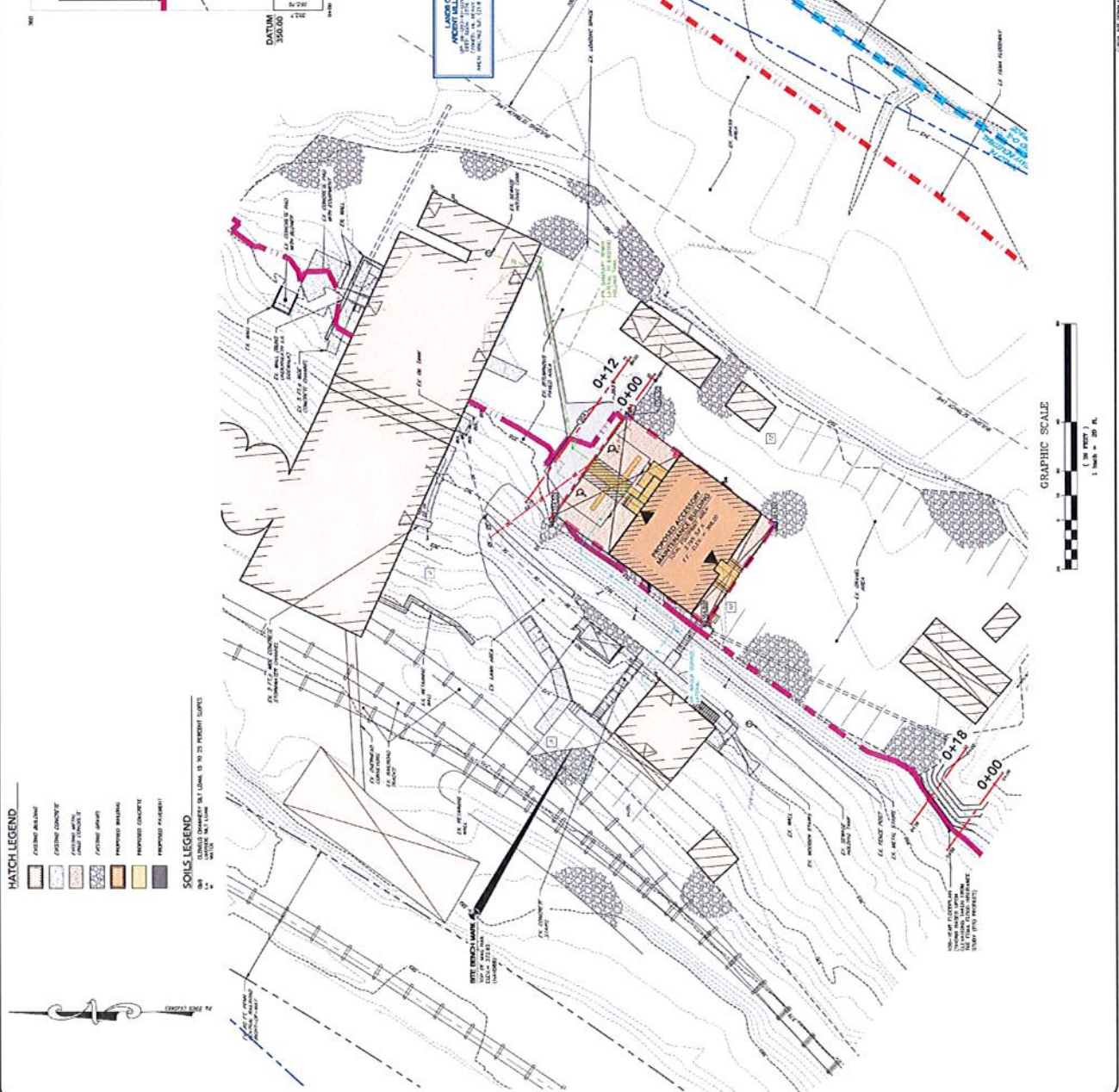
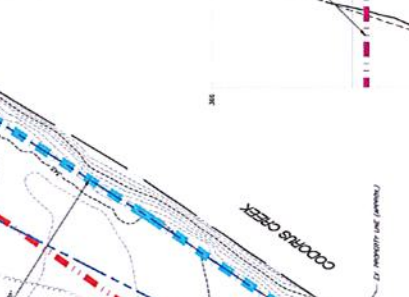
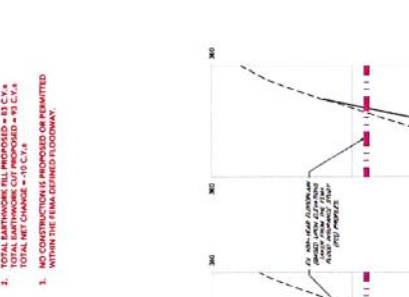


FINAL FLOOD PLANNING NOTE:

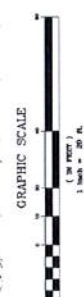
- BASED UPON EXISTING / PROPOSED ELEVATIONS AND PROPOSED MAINTENANCE BUILDING ELEVATION FOR THIS SITE OF 34.50, NO RISE IN THIS FLOOD ELEVATION IS PROPOSED.
- TOTAL EARTHWORK FILL PROPOSED = 83 C.Y.S. TOTAL EARTHWORK CUT PROPOSED = 15 C.Y.S. TOTAL NET CHANGE = -10 C.Y.S.
- NO CONSTRUCTION IS PROPOSED OR PERMITTED WITHIN THE FEMA DEFINED FLOODWAY.

0+18 (CUT)
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

0+00 (CUT)
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



- HATCH LEGEND**
- EXISTING ASPHALT
 - EXISTING CONCRETE
 - EXISTING GRAVEL
 - EXISTING SAND
 - PROPOSED ASPHALT
 - PROPOSED CONCRETE
 - PROPOSED GRAVEL
- SOILS LEGEND**
- SH4 - CLAYED SANDHILL SOIL (CLASS. IS TO 20 FEET) SLIGHTLY WETTER



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THE TOWNSHIP OF MANCHESTER

YORK COUNTY



PENNSYLVANIA

Manchester Township Planning Commission 2024 Annual Report

There were two plans formally submitted to the Township in 2024. One of the plans was reviewed by the Planning Commission (Commission) during the year. The other plan was not ready to be presented to the Commission. One plan was submitted in May and the other one in November. The one submitted plan that was presented to the Commission received a recommendation for approval and was forwarded to the Board of Supervisors. One formally submitted plan in 2024 remains open without recommendation from the Commission.

SUBDIVISION PLANS

One final subdivision was presented and reviewed by the Commission in 2024. Eagle's View Phase 5 was for a residential use consisting of 23 single-family dwelling lots.

LAND DEVELOPMENT PLANS

One preliminary/final land development plan was submitted in 2024 but has not yet been reviewed by the Commission. The Ardent Mills plan proposes a 3,795 square foot accessory maintenance building with a break room and associated site improvements.

COMPREHENSIVE PLAN

The draft Comprehensive Plan was reviewed by the Planning Commission in November and December. No recommendation was made as the draft Comprehensive Plan is still under review by the Commission.

MEETINGS AND ATTENDANCE

There were five regular meetings and no special meetings held in 2024. No meetings were held in February, March, April, July August, September, and October due to no new plan submittals or requests from developers to table active plan reviews.

An attendance list for members and staff is included in this report as an attachment.

Respectfully submitted,

Rachel Vega, Recording Secretary

THE TOWNSHIP OF MANCHESTER

YORK COUNTY



PENNSYLVANIA

COMMISSION MEMBERS

NAME	REGULAR MEETINGS	SPECIAL MEETINGS
	Attended/Scheduled	Attended/Scheduled
Nicholas Hauck - Chairperson	5/5	0/0
Kenneth Stoutzenberger -Vice Chairperson	4/5	0/0
Nick Driesbach	4/5	0/0
Richard Halpin	5/5	0/0
Daniel Spies	4/5	0/0

STAFF

NAME	REGULAR MEETINGS	SPECIAL MEETINGS
	Attended/Scheduled	Attended/Scheduled
Lisa Fuess – Assistant Zoning Officer Separated June 17, 2024	0/5	0/0
Marita McVey, Assistant Zoning Officer	4/5	0/0
David Chiaverini, Board of Supervisors	1/5	0/0
Rachel Vega, Zoning/Planning Officer	4/5	0/0