

YORK TOWNSHIP PLANNING COMMISSION

MINUTES

MEETING HELD:

Tuesday, September 18, 2001

TIME: 7:00 p.m.

at

York Township Municipal Building
25 Oak Street
York, PA

MEMBERS OF PLANNING COMMISSION

Teresa Craley, Chairman
Nathaniel Burt, Vic-Chairman
Denise Roe, Member
William Thompson, Member
James Norton, Member

Dennis Henry, P.E., RLA, Township Engineer
Elizabeth Heathcote, Zoning Officer

REPORTED BY:

Brad Weirich
Court Reporter

YORK TOWNSHIP PLANNING COMMISSION
Tuesday, September 18, 2001
7:00 p.m.

The regularly scheduled meeting of the York Township Planning Commission was called to order at 7:00 p.m. by Chairman Teresa Craley.

Those in attendance were:

Teresa Craley, Chairman
Nathaniel Burt, Vice-Chairman
William Thompson, Member
Denise Rode, Member
James Norton, Member

Dennis Henry, P.E., Township Engineer
Elizabeth Heathcote, Zoning Officer

MINUTES

Two corrections were made to the July 17, 2001 minutes. A planning module for Wilfred Markey was approved. The second correction was regarding land development 01-7-1, Wellspan, to identify Brad Peters as the engineer.

MOTION MADE BY: Denise Rode
SECONDED BY: James Norton
MOTION PASSED UNANIMOUSLY

A motion was made to approve as presented the minutes of August 21, 2001.

MOTION MADE BY: Nathaniel Burt
SECONDED BY: James Norton
MOTION PASSED UNANIMOUSLY

REZONING APPLICATION: Abel/Chambers Road

I motion that the rezoning application for Abel and Chambers Road be tabled until a future meeting.

MOTION MADE BY: James Norton
SECONDED BY: Nathaniel Burt
MOTION PASSED UNANIMOUSLY

SPECIAL EXCEPTIONS/VARIANCES

Appl. 2001-53: Joel and Missy Gugino request a Special Exception and a Variance to expand a nonconforming structure with an addition that exceeds the 25% enlargement allowed by the ordinance on property located at 365 Fruitlyn Drive in an RM-5 zone.

Present: Missy Gugino

I move that the Special Exception receive favorable consideration by the Township Zoning Board.

MOTION MADE BY: William Thompson
SECONDED BY: Nathaniel Burt
MOTION PASSED UNANIMOUSLY

SECOND MOTION:

In regards to Case 2001-53, Missy and Joel Gugino's request for a Variance at 365 Fulton Drive to increase their addition above and beyond the 25% allowed by ordinance it is my opinion that the age of the house, flood plain, size of the house, location, really with no close neighbors should cause us to look upon this request favorably.

MOTION MADE BY: James Norton
SECONDED BY: Nathaniel Burt
MOTION PASSED - 4-1, Teresa Craley voted negatively.

SUBDIVISIONS AND LAND DEVELOPMENTS

P01-7-3: Two-lot subdivision of property belonging to

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Gene and Eva Waltemyer located off South Park Street
in an F-O zone.

Present: William Henry
Gene Waltemyer

I make a motion that P01-7-3, two-lot subdivision of the property belonging to Gene and Eva Waltemyer located off South Park Street be approved as presented with the conditions of the Township Engineer's letter of September 14 regarding the waivers. The first waiver of Section 402(c) existing contour interpolation, Section 602(a)(7), road widening, Section 603(b) and (c), curbs and sidewalks be all approved with the addition of the last two, which is the road widening and curbs and sidewalk waiver conditioned upon the six-month statement be displayed on the subdivision plan.

MOTION MADE BY: Denise Rode
SECONDED BY: Nathaniel Burt
MOTION PASSED UNANIMOUSLY

P01-7-1: Seven-lot subdivision of property belonging to Wilfred and Marian Markey, Jr., located along South Pleasant Avenue, Blymire Road and New School Lane in F-O and RM-5 zones.

Present: Laymon Mortorff

Regarding P01-7-1, seven-lot subdivision on property belonging to Wilfred and Marian Markey, Jr., located at South Pleasant Avenue, Blymire Road and New School Lane in F-O and RM-5 zones, I would make the motion that this plan be approved as presented subject to the comments and conditions of the Township Engineer's letter of September 14. Continuing, I would make the recommendation for the following waivers. I would make the recommendation that Section

402(c) for contours be approved, Section 602(a)(7), road widening be approved, Section 603(b) and (c), curbs and sidewalks, be approved with the addition of the six-month clause on the plan, Section 610(a), public sewer and water, I would make a motion that waiver of that public sewer be approved; Section 610(b), waiver of public water service, I would make the motion that this waiver be approved with a note on the plan that any further subdivision or development of this property would require connection to public water. Section 402(1)(1), plan scale, I make a motion that that be approved. Section 307(d), I would make a motion that we waive the preliminary plan and make this a final subdivision plan.

MOTION MADE BY: Nathaniel Burt
SECONDED BY: William Thompson
MOTION PASSED UNANIMOUSLY

P01-7-2: Two-lot subdivision of property belonging to Wilfred and Marian Markey, Jr. located along Blymire Road in an F-0 zone.

Present: Laymon Mortorff

In regards to York Township file number P01-7-2, a final subdivision plan for Wilfred and Marian Markey on Blymire Road, I motion that this plan be approved per the comments and conditions of the Township Engineer's letter dated September 14. And in regard to the waivers, Section 402.C for contours, that it be approved with the condition that any application for a building permit on this piece of property should include an actual contour survey, I motion that they be approved. Waiver for Section 602(a)(7), road widening, be approved. Section 603(b) and (c) for curbs and sidewalks be approved. And the waiver for Section 406 in regards to

wetland report be approved with the condition that any building permit include detailed delineation of the wetlands.

MOTION MADE BY: James Norton
SECONDED BY: Nathaniel Burt
MOTION PASSED UNANIMOUSLY

P01-8-2: Chestnut Ridge.

Present: Laymon Mortorff

Regarding P01-8-1, Spring Ridge, Phase I, I make a motion that this plan be approved as presented subject to the conditions and any additional comments of the Township Engineer and the conditions on the letter dated August 21, 2002. In addition, we would like to make a motion that the water line be continued rather than stopping as shown on the plan, continued to the intersection of Chestnut Hill Road and Twin Lane.

MOTION MADE BY: Denise Rode
SECONDED BY: James Norton.
MOTION PASSED UNANIMOUSLY

Ron Crull: Yoe Borough

Present: Laymon Mortorff

Regarding subdivision of Ronald C. Crull in Yoe Borough and York Township, I would make the motion that this final subdivision meet with favorable approval subject to the condition of the Township Engineer in his letter dated September 14.

MOTION MADE BY: Nathaniel Burt
SECONDED BY: William Thompson
MOTION PASSED UNANIMOUSLY

P01-8-1: Spring Ridge Phases II and III

Regarding land development P01-8-1, Spring Ridge Phase II and III, I would make a motion that these two phases of this plan be approved as presented subject to the comments and conditions placed upon it in the Township Engineer's letter dated September 14. Also, I'd like to make the comment that special attention should be placed on the placement of driveways on all lots at T intersections within the two phases of this property so that proper alignment can be maintained. Continuing, we also ask that a waiver for storm water management basin on basin number two on lot 56 to allow the configuration of the basin lot without public street frontage. On the condition of granting this waiver adequate and permanent access across existing proposed easement or right-of-way will be made available in the subdivision plan. This Board also feels that condition number two of the Township Engineer's letter regarding participation of sidewalks on the MGM Enterprise side of Chestnut Hill Road should be reviewed and this Board would recommend that the developer of Spring Ridge should participate in the development of these sidewalks when the area from Dustin Road to Camp Betty Washington is developed.

MOTION MADE BY: Nathaniel Burt
SECONDED BY: James Norton
MOTION PASSED UNANIMOUSLY

ADJOURNMENT

The meeting was adjourned.