## EAST MANCHESTER TOWNSHIP BOARD OF SUPERVISORS/PLANNING COMMISSION Comprehensive Plan November 30, 2005

Present: Chairman Steven H. Gross, Jr., Vice-Chair Barry E. Rudisill, Supervisor David L. Naylor, Zoning & Codes Enforcement Officer Katrina Musser, Planning Commission members Blaine Rentzel, Ed Hewitt, and Mike McCowan

At a regular meeting held at the East Manchester Township building with a quorum present, Chairman Gross opened the meeting at 7:00pm.

Minutes from the October 26, 2005 hearing/meeting were distributed.

Comment letter from Manchester Township and was reviewed and discussed. Hellam Township letter had no comments.

The York County Planning Commission will be reviewing at their 12/6 meeting.

The Summary of Implementation Strategies on page IV-8 was discussed. Items 1 and 2 have been completed. Items 3 and 8 were discussed and should be implemented. Items 4-7 deal with the I-83 interchange and transportation issues, which will not get immediate attention.

The sliding scale development rights for Agriculture zone was discussed.

It was agreed to use the scale as follows:

0-1 acre 1 right

1-10 acres 2 rights

over 10 acres 2 rights plus 1 right per every 10 acres or portion thereof example: a 100 acre tract would have 12 rights

a 2-acre minimum lot size must be created with the right.

discussion on 1- acre minimum with public water and sewer

Carl Dallmyer commented that the Subdivision and Land Development specifications should be looked at to provide for the changes from the sliding scale. Question the allowance of private roads.

The minutes of October 26<sup>th</sup> were approved as presented by a motion from Steven H. Gross, Jr. after a correction to the description of the tract for the Gross property being rezoned to R1 from Musser Run east to the Manchester Borough line and Chairman Rudisill recalling the meeting to order. David L. Naylor seconded the motion and it carried unanimously.

Barry E. Rudisill motioned to add the letters from Manchester and Hellam Townships to the text of the comprehensive plan and any other letters received and reviewed before the 12/13 hearing. Motion seconded by David L. Naylor and carried unanimously.

A motion from David L. Naylor to instruct John Klinedinst prepare and forward to Attorney Miller for ordinance amendment the proposed sliding scale development rights agreed to tonight was seconded by Barry E. Rudisill and carried unanimously.

Next meeting January 25, 2006 at 7:00pm. Bring zoning books to review and prepare for updates.

## PUBLIC COMMENT

A. John Moramarco - The emergency management meeting was held last evening. The RAD officer is moving out of the county, help is needed to secure a replacement. Act 147 funding has allowed approval for a laptop. He asked if the township would consider fronting the funds to purchase after January. He will bring details.

B. Cheryl Lowe - Street names or numbering in Saginaw problems. 120 Fourth Street get confused with the Fourth Street in Mt. Wolf Borough. Could consideration be given to renumber streets in Saginaw with 1000's or rename East?

Motion to adjourn by Barry E. Rudisill at 8:47pm. Steven H. Gross, Jr. adjourned the joint Planning Commission/Board of Supervisors meeting commenting that the Board of Supervisors will hold Executive session at 9:00pm.

Respectfully submitted,

Terry R. Gingerich Secretary/Treasurer/Manager