

**EAST MANCHESTER TOWNSHIP
BOARD OF SUPERVISORS/PLANNING COMMISSION
Comprehensive Plan
MAY 25, 2005**

Present: Chairman Steven H. Gross, Jr., Supervisor Barry E. Rudisill, Supervisor David L. Naylor, Township Secretary/Treasurer/Manager Terry R. Gingerich, Zoning & Codes Enforcement Officer Katrina Musser, Planning Commission members Blaine Rentzel, Bob Nace, Ed Hewitt, and Mike McCowen

At a regular meeting held at the East Manchester Township building with a quorum present, Chairman Gross opened the meeting at 7:00pm.
The Pledge of Allegiance was given to the Flag.

Minutes from the April 27th meeting were distributed.

Attorney Miller confirmed that the Board of Supervisors can request an amendment and that property lines do not need to be followed for a zoning map change.

Steven H. Gross, Jr. asked if the Supervisors would like to make a motion. Barry E. Rudisill motioned to authorize Attorney Miller to prepare and advertise for an amendment to the zoning map changing the Paul & Helen Musser property West of the stream located on the tract from R2 to Industrial. Steven H. Gross, Jr. seconded for discussion. He agrees with change but premature at this time. David L. Naylor feels the change would best serve the Township, but also better to change after the comp plan. Vote was called and Barry E. Rudisill - yes, Steven H. Gross, Jr. and David L. Naylor - no.

An advertising company has presented a request to locate an 8 square feet promotional sign for the Northeastern School District along N. Sherman St. Extd. on the Township property. No objections.

The meeting was turned over to John Klinedinst of C.S. Davidson to proceed with the comprehensive plan.

An update of the project status was given:

- The community surveys are ready for printing and mailing. The return date is set for June 15th. C.S. Davidson has furnished the \$100.00 incentive. John suggested the use of the signboard, posting of notices throughout the Township, and a letter to the editor may be helpful in promoting the completion and return of the surveys.

- An existing land use is expected to be completed.

- An Economic Development Summit (regional initiative) is in process. Industrial developers (Kinsley, Markey, Poole, etc), Legislators, and Governor will be invited along with YCEDC.

- The population projection was reviewed and agreed to use the Geometric Regional Shift-Share.

- Objectives for each existing zoning classification were reviewed. It was noted that the Agriculture and Conservation objective are not being met. A closer look at the permitted and special exception uses for the zones is recommended. Clearer definition of Agricultural production is needed.

There was discussion on the potential I83 interchange and possible Rail service to industrial.

Next meeting June 22, 2005 7:00pm.

A motion by Blaine, 2nd by Bob to approve the minutes of 4/27/05 was carried unanimously.

David L. Naylor asked if there is anything the Township can ask of PPL to consider for added safety at the RR crossing on Brunner Island as a result of the two recent deaths at this crossing. Suggestions for a gate or overhead signage? This should be addressed when they bring in the Land Development plan for the new pollution control tower.

Motion to adjourn by David L. Naylor, seconded by Steven H. Gross, Jr. at 9:24pm.

Respectfully submitted,

Terry R. Gingerich
Secretary/Treasurer/Manager