

**EAST MANCHESTER TOWNSHIP
BOARD OF SUPERVISORS/PLANNING COMMISSION
Comprehensive Plan
July 27, 2005**

Present: Chairman Steven H. Gross, Jr., 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, Mike McCowen, Recreation Board member Ken Dunbar

At a regular meeting held at the East Manchester Township building with a quorum present, Chairman Gross opened the meeting at 7:02pm.
The Pledge of Allegiance was given to the Flag.

Minutes from the June 22nd meeting were distributed.

Mr. Brenneman received his \$100.00 prize.

PUBLIC COMMENTS:

Blair & Nancy Woodcock of Sherman Oaks expressed their concerns over a pool violation. The Supervisors met with the Woodcock's after turning over the meeting to John Klinedinst.

Of the estimated 2400 surveys sent out approximately 500 were returned. The answers were totaled and calculated into a percentage. John commented that he was pleased to see that the responses validated the industrial focus and the farmland/open space preservation. The recreation was not validated.

John noted that the Northeastern Regional Police Department, one fire company, and the Northeastern School District gave a great response to their surveys.

Looking at the primary issues that were previously identified:

- I 83 interchange - lot of support, no money, opinion to leave on as an objective. There may be a need to look at the transportation for what else can be done with the area if there would be no interchange.
- Industrial growth - encourage and attract. This is validated by the survey but also depends on the transportation.
- Agriculture - clear direction for its future
- Zoning combination - consideration of R3 and AO, R1 and R2
- Recreation/open space - survey gave low priority to recreation, but high priority to open space

New issues to consider are:

- roadway/transportation system including rail
- density of development
- population on target
- goals/objectives from 1992 plan are not bad just have not been implemented
- this plan is to update things that need updated, the geology has not changed

During discussion of the survey results, it was mentioned that the recreation facilities might not be the concern; it may be the lack of organized recreational programs. Cheryl Lowe commented that today most people have backyard play equipment and pools for their children unlike years ago when that was primarily available in the park setting.

Bob Nace asked how binding is a comprehensive plan. John answered (with the engineer's version) that it is nothing more than a plan. It provides a base and justification to the zoning map and ordinances. The map and ordinances do have legal significance. The Board of Supervisors also has the power to change these.

It was agreed that East Manchester Township is overdue for a review. The need is to implement a strategy and take the comp plan and turn into zoning ordinances that make sense.

To stay on the outlined schedule for the plan, key decisions need to be made. A late Fall-December adoption is the goal.

The minutes of June 22nd were approved by a motion from David L. Naylor, seconded by Blaine Rentzel and carried unanimously.

Steven H. Gross, Jr. adjourned the joint Planning Commission/Board of Supervisors meeting.

Next meeting August 24, 2005 7:00pm.

Respectfully submitted,

Terry R. Gingerich
Secretary/Treasurer/Manager