

**EAST MANCHESTER TOWNSHIP
BOARD OF SUPERVISORS/PLANNING COMMISSION
Comprehensive Plan
August 24, 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, Bob Nace, Ed Hewitt, Mike Scarborough, Recreation Board member Ken Dunbar, and resident Charlie Rearick

At a regular meeting held at the East Manchester Township building with a quorum present, Chairman Gross opened the meeting at 7:05pm.

Minutes from the July 28th meeting were distributed.

John Klinedinst revealed a proposed Land Use map.

After driving around the township, he feels it is not too late to preserve open space.

The predominate ideas for the proposed map include downzoning areas in the eastern portion of the township to Agricultural zone, increasing the Industrial zone in the western portion near I83, and creation of a Commercial zone around the proposed I83 interchange. These ideas can be supported by the results of the survey.

A draft for development in the Agricultural zone based upon a sliding scale was handed out for review.

Transportation - There is a need for an East-West connector road. Currently, travel between these areas must utilize the roads through the Boroughs of Mt. Wolf and Manchester or go around the outer portions of the township.

Until the I83 interchange is ready or if the exit would not develop, traffic from the Industrial zone would need to be taken onto Board Road to Church Road, Emigsville and onto Canal Road to Susquehanna Trail.

Recreation - Partnering with other entities such as the County, school district, and PPL seems to be in our best interest. This should be further pursued.

There was a question if the map could be adopted prior to the final comprehensive plan. Discussion on the possibility of map adoption after the public hearing in October. Public notice will be given in September per legal advertisement. After agreeing to check with the Township Solicitor, and that the proposed rezoning would be in the best interest of the Township with the survey response backing up the open space preservation and emphasis on Industrial growth, Barry E. Rudisill motioned to proceed with the preparation of review, advertising, and adoption of the Future Land Use map to the Board of Supervisors. This motion also includes recommendation to the Planning Commission for comments. David L. Naylor seconded the motion and it carried unanimously.

John Klinedinst commented that the goals and objectives from the original plan would be implemented with this plan.

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The minutes of July 27th were approved as presented by a motion from Blaine, seconded by Ed and carried unanimously.

Steven H. Gross, Jr. adjourned the joint Planning Commission/Board of Supervisors meeting at 8:56pm.

Next meeting September 28, 2005 at 7:00pm.

Respectfully submitted,

Terry R. Gingerich
Secretary/Treasurer/Manager