

**EAST MANCHESTER TOWNSHIP
BOARD OF SUPERVISORS/PLANNING COMMISSION
Comprehensive Plan
September 28, 2005**

Present: Chairman Steven H. Gross, Jr., Vice-Chair Barry E. Rudisill, Supervisor David L. Naylor, Township Manager Terry R. Gingerich, Zoning & Codes Enforcement Officer Katrina Musser, Planning Commission members Blaine Rentzel, Bob Nace, Mike McCowan, 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 7:07pm. Delay due to technical difficulties in obtaining August minutes.

Minutes from the August 24th meeting were distributed.

Steven H. Gross, Jr. gave a brief history of the comprehensive plan meetings. It has been 15 years since the comp plan has been reviewed. The MPC mandates a review every 10 years. This process was started in January with interviews of consultants. It has continued with monthly progress to this point of considering a revised zoning map. Tonight is a work session where public comments will be taken until 8:00pm.

The following is a summary of public comments.

-Don Nugent representing Robert Nugent properties at 245, 265, and 275 Steamboat Blvd. - would like these to remain R2.

-Bob Katherman - area surrounding Saginaw that will now have public sewer and water is proposed to rezone from R1 to Ag; this seems illogical.

-Kathy & Richard Hoover of Jerusalem School Road - rezoning their property from R1 to Ag diminishes the value. Discussion on the 9/10 article in the Lancaster Farming of Steven H. Gross, Jr. comments on farmland.

-Helen Musser - Why not follow property line? Their farm was just rezoned by request to R2. Now it is proposed to split the property along the stream that is 20' behind their home into R2 in front and Industrial at rear.

-Karl Kuykendall 550 Canal Road - questioned what thoughts on the Commercial rezoning in this area. The area surrounding the desired I83 exit would best be utilized as Commercial for hotels, restaurants, service facilities, etc. - he is in favor.

-Walter Stocker 325 Blossom Drive - property staying R2, ok with him

Jeff Snyder, owner of 403 acres along Sherman Street and 250 acres along Jerusalem School Rd has concern about development size and how it would affect larger tracts. He has no intention of developing and has placed 250 acres into conservation easement. Look at other options such as Transferable Development Rights (TDR) or float a bond and buy development rights. Residents will pay for development in school taxes or limit development with municipal taxes. Want open space pay for portion of it. Concern regarding current roads especially Jerusalem School Road being able to support traffic. Once development is done, you can't take it back.

-Don Glatfelter - seems as if the people who want open space don't own it, tell the 4 farmers what they can or can't do with their land.

-Blaine Rentzel acknowledged that the Board and the Planning Commission realize it would not be right to change or lower the value of a property and that is not the intent.

-John Klinedinst stated that the 1991 comp supported all the zoning changes proposed but it allowed one-acre lots in an Ag zone. He commented that a comp plan is never finished and zoning is not to be used to stop development, but to focus it. The 1991 comp plan is a good plan, but it has not been implemented and zoning ordinances are necessary to enforce. The proposed map meets the goals of the 1991 plan.

-Walt Rohrbaugh asked about the time frame for creating and adopting the necessary ordinances - new ordinances could be finished in six months, but C.S Davidson was not retained for that part.

-Bob Nace is not comfortable with adopting a map until the development rights issue is worked out. He wants caution in writing the ordinance with the development of Ag zone properly.

Steven H. Gross, Jr. thanked everyone for being so cooperative and cordial.

John affirmed that the schedule originally proposed has remained. He would like to receive the requested information from Eagle Fire Co.

10/25 public meeting with East Manchester Township Planning Commission

10/26 Board of Supervisors/Planning Commission comp plan meeting

10/27 distribute copies (start of 45 day comment period)

12/6 York County Planning Commission meeting

12/13 public hearing for adoption

Steven H. Gross, Jr. explained that the 10/25 meeting of the Planning Commission would be the forum to make changes to the proposed map.

The minutes of August 24th were approved as presented after a correction naming Blaine and Ed as the persons who motioned for approval of the July minutes.

Steven H. Gross, Jr. adjourned the joint Planning Commission/Board of Supervisors meeting at 8:41pm commenting that the Board of Supervisors will hold Executive session at 8:55pm for personnel matters.

Next meeting October 26, 2005 at 7:00pm.

Respectfully submitted,

Terry R. Gingerich
Secretary/Treasurer/Manager