

**EAST MANCHESTER TOWNSHIP
BOARD OF SUPERVISORS/PLANNING COMMISSION
Comprehensive Plan
January 25, 2006**

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

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 November 30, 2005 hearing/meeting were distributed.

The Zoning Ordinance book of 1992 with amendment through July 13, 2004 will be the topic of discussion for the purpose of a page by page update to compliment the comprehensive plan.

The following changes will be considered while all other established criteria remains as written:

Article I - Objectives

Additional language included with existing objectives:

- To provide for arterial highways and such access to Interstate 83 which can adequately carry.....
- To provide a system of collector roads.....from arterial highways as depicted but not limited to the transportation plan set forth.
- To preserve adequate open space.....leisure time activities including the encouragement of partnerships with those entities sharing similar goals.

Article II - Establishment of Districts

Combine the R-3 and AO districts.

Article III - District Regulations

Section 301 - Conservation

Remove "Group Home" as a permitted use

Remove "Commercial Pools" as a use by Special Exception

Consider "Non-Profit or Private Membership clubs and camps" instead of the "Membership clubs; membership and commercial camps; and resorts" as a use by Special Exception

Minimum lot size is changed to 5 acres

Establish a sliding scale for development rights of 1 right for every 10 acres

Section 302 - Agricultural

Add and the retail sales of products primarily produced on the property to the end of the "AGRICULTURAL" definition.

Consider separating the "resorts" from the "Membership clubs; Membership and Commercial camps", then removing the "Resorts" as a use by Special Exception

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

example: a 100 acre tract would have 12 rights

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

1-acre minimum with public water and sewer

The minimum lot width (road frontage) would be increased to 200'

Lots with public sewer and water will require a 150' minimum lot width

Minutes of November 30, 2005 were accepted per motion from David L. Naylor, seconded by Barry E. Rudisill and carried unanimously.

Next meeting February 22, 2006 at 7:00pm.

Motion to adjourn at 9:23pm.

Respectfully submitted,

Terry R. Gingerich
Secretary/Treasurer/Manager