

East Manchester Township
PLANNING COMMISSION MINUTES
July 26, 2016

At a regular meeting held at the Township Building, the following members were present: Blaine Rentzel, Robert Nace, and Edward Hewitt. Chairman Mike McCowan was absent with prior notice. Member Mike Scarborough was also absent. Also present: Engineer Laymon Mortorff, Zoning Officer Kristie Masemer, and the Recording Secretary.

Vice Chairman Hewitt called the meeting to order at 7:02 p.m.

Minutes

Motion by Nace, second by Hewitt, to approve the minutes of the meeting of June 2016 as presented. Two members voted aye; *Rentzel abstained* (not present at the June meeting). Motion carried.

Plans

No plans this month.

Discussion

Ordinance 2016-2, Accessory Structures addressing Utility Sheds, and Buffer and Screening sections of the Zoning Ordinance.

Mrs. Masemer reviewed the document, noting that the Planning Commission already recommended approval of the Shed ordinance; this is just the official document. The Board of Supervisors did agree with the Planning Commission's recommendation on the issue of the 5' setback to the property lines. *Correction:* Utility Shed, Section 2: Section 255-21(A)(4), should read "Utility sheds may be placed on non-permanent foundations within five (5) feet of any side or rear lot line", not "side or rear yard."

Also, Section 3: Section 25505, paragraph B, Buffer areas--Mr. Hewitt asked about the screening within 3' of the property line. Mr. Nace questioned the 15' in Section 3, paragraph A. Is there an inconsistency? Mr. Mortorff explained the differences between the two paragraphs with regard to buffer strips and buffer areas and the zones that the language refers to. Discussion was held on the necessity of including both fencing and vegetation. Everyone agreed that the wording is a bit confusing. Is there a remedy or, after further discussion and explanation, is everyone all right with that? Good to go, thanks for the explanation.

Minor typo: page 3, paragraph (4), end of fourth line should be "damaged", not "damages..."

Motion by Rentzel, second by Nace, to recommend approval of Ordinance 2016-2, with the following corrections: Section 2, (4), change "side or rear yard" to "side or rear lot line" AND Section 3, D(4), change "damages" to "damaged." Three members voted aye; motion carried.

Additional New Business

The Zoning Officer will not be present for August Planning Commission meeting if there will even be an August Planning Commission meeting.

Motion by Hewitt, second by Rentzel, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:29 p.m.

Respectfully submitted,

Julie B. Maher, Recording Secretary