

**EAST MANCHESTER TOWNSHIP
PLANNING COMMISSION
MAY 26, 2009**

At a regular meeting held at the township building, the following members were in attendance: Chairman Blaine Rentzel, Vice-Chair Robert Nace, Edward Hewitt, Mike McCowan, and Mike Scarborough.

Also in attendance were Engineer Laymon Mortorff of Gordon L. Brown & Associates and Zoning & Codes Enforcement Officer Katrina Rife.

Call to order at 7:03pm by Chairman Rentzel.

The minutes of 4/28/09 were approved as presented.

Proposed ordinances 2009-1 and 2009-2 were reviewed.

2009-1 amending chapter 57 (flood damage prevention) received no comments. It has been drafted to specifications set forth in the required National Floodplain Insurance Program and the PA Floodplain Management Act.

2009-2 which would amend various Zoning and SALDO ordinances received the following comments:

Section 86 – add “or applicant” to the proposed additional sentence. Keep consistency in the reference to “developer or applicant”.

Section 13 – discussion on a process or guideline to administer more uniformly and consistently on the determination of mailbox structures. Consider requiring the owner to sign a liability waiver for mailbox structures that are built within the right-of-way of the adjacent street.

Section 14 – amend to allow fencing or accessory structures in the second front yard (as defined) for the corner lot within the building setback for that lot. Discussion on lots that are not within developments and have no additional right-of-way versus lots within developments that have dedicated right-of-way; proposed wording would allow fence to edge of right-of-way, which could be at edge of road or 6’ behind sidewalk. Need to be uniform for entire township.

Section 82 – distance between fire hydrants to be worded “in compliance with current NFPA standards” instead of calling out a specific distance. Allows for updates as necessary to meet ISO rating (sets insurance premiums) and current NFPA spacing of 500’.

A brief discussion on the 90-time waiver and the consideration of rescission clause to allow plans to be brought forward instead of perpetually “hanging around”.

Upcoming plans – expect Northeastern School District to file a plan for the demolition of the already demo’d buildings along Chestnut Street that were shown to remain on the recorded plan.

At 8:22pm, a motion to adjourn by Mike M. was carried unanimously.