

East Manchester Township
PLANNING COMMISSION MINUTES
November 25, 2014

At a regular meeting held at the Township Building, the following members were present: Blaine Rentzel, Robert Nace, and Edward Hewitt. Absent: Mike McCowan and Mike Scarborough. Also present: Engineer Laymon Mortorff, Zoning Officer Kristie Taylor, and Recording Secretary.

Chairman Rentzel called the meeting to order at 7:00 p.m.

Minutes

The minutes of the meeting of September 2014, were approved with no formal motion or second.

Review of SALDO and Zoning Ordinance Amendments

The changes made to the Ordinances since the version dated May 21, 2014, were reviewed.

Page 4, Section 5, #13, traffic impact study. All fine.

Page 17, Section 48, Subsection E, C and I Districts: fence height. All fine.

Page 18, Section 49, Subsection F, fence in second front yard of corner lot; ornamental fence in front yard; discussion of “utilitarian” fence classifications and the possible grayness of the term. Ms. Taylor will question Attorney Miller on the use and interpretation of this term. The Planning Commission members want to be sure that the Zoning Officer doesn’t run into trouble interpreting the term.

Page 18, Section 50, Subsection G, further fence information. All fine.

Page 19, 20, 21, 22, minor error corrected. All fine.

Page 27, Child Day-Care Facilities, spelling error corrected. All fine.

Page 28, 29, sections altered; all fine.

Page 30, section altered, fence design information. A utilitarian fence can be ornamental. Mr. Mortorff clarified, noting that this is where the Zoning Officer’s discretion will be warranted. If the fence is in the front yard, it has to be attractive, even if it is utilitarian.

Page 31, sections altered. All fine.

Discussion of sidewalks: Page 8, Section 18.d, Mr. Rentzel asked why a four-foot grass strip is recommended. It’s to have enough room for the snowplow to put the snow. Mr. Rentzel feels that it’s excessive. The Planning Commission recommended by way of a **Motion by Rentzel, second by Hewitt, to change it to 2-foot grass strip between curb and sidewalk. All members voted aye; motion carried.**

Additional New Business

Invitation to comment on 621 Willow Springs Lane, Verizon Wireless new telecommunications tower concerning the effect that the proposed facility may have on any Historic Properties. This is standard procedure, but it’s unlikely that there will be any effects in that area. Ms. Taylor will relay the information.

4314 North George Street Extended, Manchester Family Medicine turned in a building permit to expand into the rear attached building which is on a separate parcel. The tenant would be straddling the lot line, making a non-conforming use even more non-conforming. The

Township, therefore, is requiring a reverse subdivision. It's a work in progress. Discussion was held on the ramifications of that process. Sounds like it should be a two-step process to make the most sense – a subdivision then a reverse subdivision.

365 Jerusalem School Road, 80 acres, possible subdivision into three building lots for single family dwellings. Owner: Great Meadow Farms, LP.

Advance Auto Parts will have its Certificate of Use and Occupancy this week or next; need to replace a section of sidewalk and place two more monuments.

The Township is requiring Rolling Meadows to submit an amendment to their Land Development Plan to be reviewed for the community mailboxes that the Post Office is requiring them to install.

Orchard Business Park Phase II Subdivision has been recorded. Still waiting for the Board of Supervisors to review the development plan for Lots 1 and 3; could be December at the earliest. Waiting for DEP.

North York Development (Hillwood) Subdivision Plan was recorded. The recording of the Land Development should be in the first week of December, according to Attorney Suhr.

Shady Lane proposal for an Event Resort should be coming before the Planning Commission within a couple of months for a Land Development Plan to meet conditions from the Zoning Hearing Board. Applicant will be required to install measures to contain the sound. Discussion was held on the improvements that should be required to make the property safer for holding weddings/events, etc.

Donna and Donald Glatfelter, 79.240 acres; 750 Codorus Furnace Road, request to add to the Ag security area; 180 days after file date, it will be deemed added by Board of Supervisors, by the May 12, 2015, meeting. The lot is indeed zoned Agricultural.

Motion by Hewitt, second by Nace, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:58 p.m.

Respectfully submitted,

Julie B. Maher, Recording Secretary