

East Manchester Township
PLANNING COMMISSION MINUTES
February 28, 2017

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

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

Reorganization

Motion by Rentzel, second by Nace, to keep the slate of officers for 2017 the same as 2016: Chairman, Mike McCowan; Vice Chairman Ed Hewitt; Secretary Mike Scarborough. All members voted aye; motion carried.

Minutes

Motion by Hewitt, second by Scarborough, to approve the minutes of July 2016 as presented. All members voted aye; motion carried.

Plans

Final Subdivision Plan, 84 Zions View Road and 965 Canal Road Extended; Principio Site F, LLC, submitted by LLC Design.

Kathy Conley, LSC Design, was present on behalf of the applicant. This is Drawing #2015-0184-00, original submission 1/31/17; Revision, 2/17/17. This plan will subdivide approximately 12 acres from the Knaub Property to attach to the Principio Property. Comments were received and addressed.

Waivers are requested as follows:

§208-21A	Requiring a Preliminary plan
§208-31.A.2.a.6	Display Existing Contours on Plan
§208-34.A.4	Scale of no less than one inch equals 50 feet
§208-46.B	Street Designs
§208-47.A	Curbs
§208-47.B	Sidewalks
§208-61	Monuments and markers (not all to be concrete markers)
§208-49.B	Recreation fees be deferred to the Land Development Plan

It was noted that all of these waivers were requested because of either the simplicity of the plan, future development, or final intent. Discussion was held on the importance of not removing the original iron pins as property line markers.

Motion by Rentzel, second by Hewitt, to recommend approval of the waivers listed above as presented. All members voted aye; motion carried.

Gordon L. Brown's letter dated February 10, 2017, was reviewed. Outstanding comments: (ZONING) 1, change 100 yards to 100 feet (simply a typographical error) (Section

255-17.F); (SALDO) 5I, owner's signature, (Section 208-34.B.17&18), 5J, add recreation fee waiver or an appropriate note (Section 208-49.B).

YCPC letter dated February 17, 2017, was reviewed. Outstanding comments: 1A, owner's signature (duplicate of above); 1C, location of well and septic (Section 208-34.B.16).

Mr. Scarborough voiced concern about possible traffic access on the north side, and Ms. Conley agreed, saying that her firm would never recommend such an access because of the problems associated with that possibility.

From the audience, Michael Grothouse (1215 Canal Rd Ext) was concerned with the same possibility and truck traffic problems. He will watch the development of the project and give public comment if necessary.

Motion by Rentzel, second by Nace, to recommend approval of the Final Subdivision Plan of Principio Site F, subject to the satisfactory resolution of the following items as referred to above: GLB letter outstanding items 5I and 5J; AND correct 100 yards to 100 feet; YCPC letter outstanding items 1A and 1C. All members voted aye; motion carried.

Additional New Business

Hellam Township sent correspondence in regard to their Comprehensive plan update for their, "Future Land Use Map." The amendment would change the future land use of parcel 31000KK00090000000 from residential to commercial/industrial.

On March 23, 2017, there will be a ZHB meeting for 30 Devco Drive (zoned Industrial) submitted by Aldous-Schradig, LLC for two variances: to have a Commercial Recreation Facility in the Industrial Zone and to have a 70 foot front setback while being within 35 feet of the R-1 (Low Density Residential) zoning district instead of the required 100 feet.

On the Planning Commission Agenda for March 28, 2017: Final Land Development Plan, Lot 6 and 9A OBP (180 and 115 Gea Drive); Kinsley Equities, II, LP; submitted by LSC Design

Chairman McCowan signed the Request for Planning Waiver & Non-Building Declaration for the Principio Site F plan.

Motion by Hewitt, second by Scarborough, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:42 p.m.

Respectfully submitted,

Julie B. Maher, Recording Secretary