

East Manchester Township
PLANNING COMMISSION MINUTES
July 23, 2013

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 Jon Beck, Recording Secretary, and one citizen.

Chairman Rentzel called the meeting to order at 6:57 p.m.

Minutes

The minutes of the meeting of June 25, 2013, were approved as presented with no formal motion or second.

Plans

No plans this month.

Zoning Case

RZ 13-001 -- Rezoning request for properties at 4535 North Sherman Extended and 45 Codorus Furnace Road (continued from last month)

Louis Castriota of Leg Up Farms was present on this rezoning request. He has, since last month's meeting, spoke with Mr. Beck concerning changes to his rezoning application that was submitted to the Planning Commission in June of 2013, which includes changes to the map indicating where the rezoning will take place. Last month, the Planning Commission was concerned that Leg Up Farms doesn't actually own the property in question. The applicant has a purchase option with the owner of the property that runs through October 30, 2013. The Township didn't want to subdivide that much acreage, because if this deal doesn't go through, someone else can come in with another use on that property. Mr. Castriota reported that the applicant has an agreement to purchase the entire acreage; they can potentially subdivide the property and resubmit the request. Apparently, the Township and YCPC don't like the rezoning to Village Center, because the land in the back would need access through the Village Center property. How about if they create a different 14-acre parcel from the corner of parcel 22 out to where the adjoining arrow mark is on the plan? This would prevent the land-locking of the land in the back. If they subdivide, they would give the Crafts a ROW to access their property.

The applicant would rather not risk purchasing all 80 acres and then not have the rezoning request granted. They can submit a subdivision plan for the 14 acres, and then come back for the rezoning request. They'd then look at purchasing the rest of the farm. Or, if the rezoning request is granted as submitted, they'd purchase all 80 acres. It was noted that it would be best if the only contingency to the sales agreement would be the rezoning approval.

One of the YCPC comments was that there's no definitive boundary to where the rezoning ends.

Subdivision of 14 acres would be best. The property across the street could either be joined or left as its own lot.

Do they need the house that is on the property? Could the lot with the house be subdivided off by itself? There was discussion of entrances, exits, driveway separation distances, public water supply to the parcel (which is planned). It would be helpful to have a letter of intent from the water company.

Traffic volumes and management were discussed. It was noted that the sight distance should be good at the access points and that the intersection should be improved if possible. If the applicant could purchase the corner property, they could widen the road/intersection.

Mr. Castriota is planning on submitting a subdivision plan for the 14 acres; acquire the property, then request the rezoning. Sounds like a plan, no pun intended.

Additional New Business

The Board of Supervisors is meeting tomorrow to discuss the SALDO and Zoning Ordinance changes. The proposed changes will be sent to the Planning Commission, likely for inclusion on agenda for the August meeting.

There was a meeting concerning the possibility of an interchange for Canal and Route 83, in the next five to ten years! Also, Church Road improvements are being discussed, particularly an interchange for Church Road and Route 83. However, PennDOT's not just going to build another bridge on Church Road. Discussions are ongoing and funding is being juggled.

Blossom Drive subdivision, Leg Up Farms, and a few other projects are in the pipeline for the fourth quarter. There should be at least meetings in August and September.

Motion by Nace, second by Hewitt, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:36 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary