

East Manchester Township
 PLANNING COMMISSION MINUTES
 September 23, 2014

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

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

Minutes

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

Re-Zoning Application

Submitted by James R. Holley and Associates on behalf of JJ Four, LP

A. Parcels: #26-MI-25 (4535 North Sherman Street Extended) and #26-MI-22 (45 Codorus Furnace Road)

B. Map: (R-1), Low Density Residential to (V) Village, and R-1 to (A) Agricultural

James Barnes was present on behalf of the applicant, JJ Four, LP, who would like to rezone an R-1 (Low Density Residential District) portion (8 acres) to Village and another R-1 portion to Agricultural District. There's existing sanitary sewer service on North Sherman Street; the end of the public water system is at the end of Starview Boulevard and North Sherman Street. Mr. Barnes identified the area that could be served by gravity public sewer; the area to be improved would be in the Village district, so that area could be served by public sewer. The Agricultural portion will continue to be farmed. The east side of Sherman Street is accessible to the existing sewer system. Mr. Barnes noted that the YCPC recommended that the Township *not* grant the rezoning requests, partly based on the existing Comp Plan. It was also noted that the applicant and YCPC both looked at the Comp Plan and came up with different points of view. Mr. McCowan feels that perhaps it's time for a change to the Comp Plan; the Township is not the same as it was ten years ago, when the Comp Plan was developed.

Mr. Rentzel noted that the Agricultural portion of the property suffers a good amount of water runoff during storms. If that area is developed, a retention pond would definitely be needed to deal with that water.

Is the applicant going to come back in a few years and ask that the area be zoned back to R-1? Likely not, but of course, no one knows the future. The area could indeed be rezoned back to R-1 at some point in the future.

Mr. Scarborough noted that agricultural uses are permitted in the R-1 district, so is it really necessary to rezone that portion to Agricultural?

Regarding the Village re-zoning request, is this a good location for services? Mr. Barnes feels yes, there's access and sight distance.

Mr. Rentzel feels that the YCPC recommendation is not to be heeded. He does not have a problem with the re-zoning request to Village. Mr. McCowan agrees, as does Mr. Scarborough. The Planning Commission members need to look at this request from a planning standpoint. Maybe since the R-1 zone permits agricultural use, why change it now? Why not leave it as it is and if someone wants to rezone it in the future, let that applicant request the

change. Mr. Mortorff noted that rezoning the area to Agricultural would limit residential growth in the Township; is that what the Township wants? Mr. Barnes noted that the applicant wasn't thinking of residential development. Mr. Rentzel noted that if it's rezoned to Agricultural, someone could conceivably request to place a poultry or swine operation on the property. If it's still zoned R-1, that wouldn't happen, and even requests for small animals would have to be Township-approved.

Sewer and water services were discussed, as was the previous request by Leg Up Farms for rezoning. The Planning Commission had recommended that the request *not* be granted, and the request was ultimately withdrawn.

Mr. Scarborough reviewed the Zoning Ordinance regarding permitted uses in the Village district. He is a bit apprehensive about what could go into the Village district, but he understands the allure and importance of a thriving Village center, with appropriate businesses geared to a small-town feeling.

If the R-1 portion were not zoned to Agricultural, would there be any hardship to the applicant? Likely not.

Motion by McCowan, second by Scarborough, to recommend approval of JJ Four, LP's rezoning request from Low Density Residential to Village AND to recommend *denial* of the same applicant's rezoning request from R-1 to Agricultural. All members voted aye; motion carried.

Additional New Business

Ms. Taylor reported on several plans that either have been or will shortly be recorded. Hillwood Gross properties application will be submitted in the next several weeks. There will be a request for Special Exception by Verizon for a tower on Willow Springs. The Board of Supervisors discussed the fencing portion of the SALDO/Zoning Ordinance and made some changes.

Also, L-Star Management wants to put in an excessive amount of community mailboxes at Rentzel Dr and Village Dr. Ms. Taylor noted that Township Manager David Gentzler is going to present the request to the Board of Supervisors, as he's not in favor of the idea. The postmaster originally requested the installation. Part of the problem is that the access to the mailboxes is right along an intersection. Can the boxes be set back from the road a bit for safety? It's easy to envision traffic trouble at peak times when people are checking their mailboxes. Does this request need to go through the homeowner's association? Likely.

Motion by McCowan, second by Nace, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:20 p.m.

Respectfully submitted,

Julie B. Maher, Recording Secretary