

East Manchester Township
PLANNING COMMISSION MINUTES
December 22, 2020

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

Chairman McCowan called the meeting to order at 7:05 p.m.

Minutes

Motion by Hewitt, second by Rentzel, to approve the minutes of the meeting of August 25, 2020. All members voted aye; motion carried.

Plans

No plans at this time.

Additional New Business

Discussion was held on a proposed amendment to the Zoning Ordinance, Chapter 199 (stormwater) and Chapter 255 (zoning). Mr. Mortorff gave an overview of the proposal, which will take decisions relating to issues with fences and stormwater easements from the Board of Supervisors and leave them to the Zoning Officer and Township Engineer. If this amendment is passed, the Zoning Officer and Engineer will not have to make a recommendation to the Board for action, as has been happening. If, perchance, the property owner doesn't agree with the determination by the Zoning Officer and Engineer, that person can appeal to the Board of Supervisors. How about if someone wants to fence the yard to keep a dog contained? That fence will need to go down below the water line of the swale. It was noted that the fencing cannot be lower than the high-water line, no matter what the reason. Nothing will change there; the Zoning Officer and Engineer already make sure that the fencing is of the appropriate height. They will do a final inspection to assure that all's well. How about weeds and grasses that grow up along a fence? That shouldn't be permitted. It should be kept clear for sure. Mrs. Kohler noted that when the applicant gets a fence permit, it is made clear that they need to keep the fencing clear of weeds, etc.

Motion by Nace, second by Hewitt, to recommend approval of the amendment to the Zoning Ordinance as presented. All members voted aye; motion carried.

In January, there will be a hearing for a 6-lot sketch plan. There's also a truck parking lot in the works (but only a corner of that lot is in East Manchester Township). Possibly a Burger King proposal. There's a 48-townhome plan also in the works (Starview property).

Update on the Checkers problem? A corrective action plan was submitted and approved to add two parking spaces up front to alleviate some stacking; also some new line painting to be done. If needed, the order boxes will be moved to the back.

From Mr. Nace, regarding fence setbacks, with the example being on Hollyhock – it appears there are no setbacks, as the fencing is right on the property lines. That's fine if neighbors get along, but if not, there will be a problem for someone maintaining his fence and

needing to go on the neighboring property to do so. He feels that the Township should have done something about this many years ago. Anything that might be done these days will not affect those existing fences, but is a change necessary? Some pondering to be done.

Motion by Hewitt, second by Rentzel, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:24 p.m.

Respectfully submitted,

Julie B. Maher, Recording Secretary