

East Manchester Township
PLANNING COMMISSION MINUTES
April 27, 2021

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 Brittany Kohler, and one citizen. Chairman McCowan called the meeting to order at 7:00pm.

Minutes

Motion by Nace, second by Rentzel, to approve the minutes of the meeting of January 26, 2021. All members voted aye; motion carried.

Plans

Final Reverse Subdivision Plan for 3625 Mia Brae L.P. Located at 3620 & 3640 N George St Ext. (Partially in East Manchester Township, Mostly in Manchester Township) – Truck Parking Lot.

Blaine Markel from James R. Holley & Associates was present on this plan. Mr. Markel explained there are two existing lots of record, one of them being where Corals Petroleum used to be, currently 3640 N George St (Lot 9). Lot 5 located at 3620 N George St is solely in Manchester Township. They want to join two tracts into one, just under 5.5 acres in size.

Mr. Markel said he's working on the land development but for now it will be tabled. He wanted to complete the final reverse subdivision, get this plan recorded then they can get the information onto the land development plan. There was a new pond put in to control the stormwater on the Manchester Township side.

Mr. Markel is requesting a waiver for the rec fee for this plan. Mr. Scarborough questioned whether the waiver was needed because of the sq/ft that is in East Manchester Township. Mr. Mortorff said this was a reasonable waiver. Mr. Mortorff stated he is good with everything from his comment letter dated January 8th, 2021. Mr. Scarborough asked about the driveway. Mr. Markel informed the board that they plan to use the current two driveways on the lot. No new driveway will be put in. The land development plan will look at the fencing and access gates.

Motion by Scarborough, second by Hewitt, to recommend approval of the waiver request for §208-49.B, recreation fees. All members voted aye; motion carried.

Motion by Rentzel, second by Nace, to recommend approval of the reverse subdivision. All members voted, aye; motion carried.

Additional new business

48 Unit Townhomes – N Sherman St – Mrs. Kohler stated the developer is proposing a sketch of 48 apartment units as of the April staff meeting, but hasn't heard anything since.

Asbury Pines II – No official plan has been submitted for review.

Ollies Expansion – this is on hold for now at the request of the developer.

Motion by Hewitt, second by Nace, to adjourn. All members voted aye; motion carried. The meeting adjourned at 737pm.

Respectfully submitted,
Brittany Kohler, Zoning and Code Enforcement Officer