

East Manchester Township
 PLANNING COMMISSION MINUTES
 November 23, 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, Township Manager Kristie Masemer, Recording Secretary, and two citizens.

Chairman McCowan called the meeting to order at 7:10 p.m.

Minutes

Motion by Scarborough, second by Nace, to approve the minutes of the meeting of September 28, 2021. All members voted aye; motion carried.

Plans

I-83 Exit 26 Comprehensive Plan Amendment -- The information that was presented in September was quite informative. The Township is looking for a recommendation by the Planning Commission to either move on this project or not. Manchester Borough recommended approval. Manchester Township and Conewago Township is reviewing the proposal soon.

Mr. Mortorff noted that the variation from the current zoning ordinance is minimal. He sees no reason not to proceed with the amendment.

Tracy Cretaro asked if Exit 26 will be an on AND off ramp. Mrs. Masemer noted that this is not a design question right now; it's to amend the Comprehensive Plan. The Federal Highway Administration needs to approve the actual design, etc. This is definitely in the infant stage right now. Will the truck traffic be one way only? That question actually relates to the Canal Betterment Program, not the Exit 26 proposal. Mrs. Cretaro said that Shane (Public Works Director) told her that he would mail information on meeting schedules, etc., to her. She hasn't received anything thus far. Mrs. Masemer informed her when the Board meetings occur and encouraged her to attend.

Motion by Scarborough, second by Rentzel, to recommend approval of the Comprehensive Plan Amendment for the I-83 Exit 26 proposal. All members voted aye; motion carried.

Additional New Business

Mrs. Masemer reported that a resident on Horseshoe Bend Road received a Variance from the Zoning Hearing Board to build a new house on her property as long as she removed the old, existing house within six months of received the Certificate of Use and Occupancy for the new home. She did not remove the old house within the specified period, and Mrs. Masemer sent a violation letter. The applicant then appealed the decision to the Zoning Hearing Board. After further discussion and convincing, Ms. Ellis is now proceeding with a subdivision plan.

Also, Starbucks is proposing a substation on the property; this requires a land development plan. There will be a sketch plan meeting in December.

Also, Americold requested a Variance to exceed the maximum height. They were awarded the Variance with several conditions. Mrs. Masemer noted that the Township did oppose that Variance. A land development plan will be forthcoming.

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

Respectfully submitted,

Julie B. Maher, Recording Secretary