

## Manor Township Planning Commission Meeting Minutes

Monday, August 14, 2017

7:00 p.m.

Chairman Jay Provanzo called the meeting to order in the Manor Township Municipal Building located at 950 West Fairway Drive, Lancaster, Pennsylvania on Monday, August 14, 2017 at 7:00 p.m. Chairman Provanzo led those in attendance in the Pledge of Allegiance to the Flag and introduced the Board.

Members Present: Pamela Shellenberger, Jay Provanzo, James Henke, and Mark Harman  
Members Absent: Keith Hoover, Donald Witmer, and Don Mann  
Staff Present: Ryan Strohecker and Teresa Strubel  
Visitors Present: See attached Sign-In Sheet

**Public Comment** – There was no public comment.

**Approve Minutes from the May 8, 2017 and July 10, 2017 Meetings** – Chairman Provanzo commented that due to attendance of Board members, approval of the May 8, 2017 and July 10, 2017 meeting minutes will be postponed until the next meeting scheduled for Monday, September 11, 2017.

### Old Business

16-001 – W. Frantz Herr Jr. Final Minor Subdivision Plan - The applicant is proposing to subdivide a property located at 746 Hershey Mill Road. The Manor Township Zoning Hearing Board did grant a variance to section 425-11D.2.a, maximum lot size for a single family detached dwelling in the Agricultural Zone. This plan and the modification requests were recommended for approval by the PC at the July 11, 2016 meeting. The applicant has requested additional modification requests. The property is zoned Agricultural (A).

New modification requests: 388-19A Drafting Standards, Plan Scale, 388-21B.3 & 388-21B.4 Existing Features, 388-22.R & 388-22.S Proposed Features and Plan Information, 388-37D.1 & 388-37D.2 & 388-37D.3 Sewer Service Feasibility Report, 388-39 Wetlands Study, and 388-40 Historic Features Report.

Todd Smeigh, D.C. Gohn Associates, representing Frantz Herr, made a presentation and discussed the modification requests per the Rettew letter.

Frantz Herr stated the lot that needs the perc and probe is currently being used for crops. Ryan Strohecker responded that the township is understanding of that and will work with him in regards to doing the test at a more suitable time.

Chairman Provanzo entertained a motion to approve the modifications. Mark Harman motioned to recommend approval of the requested modifications: 388-19A – Drafting

Standards, Plan Scale, 388-21B.3 & 388-21B.4 – Existing Features, 388-39 – Wetlands Study, and 388-40; 5.B – Hydrogeologic Study. Mark Harman recommended denial of the requested modifications: 388-37D.1 & 388-37D.2 & 388-37D.3 Sewer Service Feasibility Report and 6, 7.A & 7.B – On-Lot Sewage Location. James Henke seconded and the motion carried unanimously.

Mark Harman motioned to recommend approval of the Subdivision and Land Development provided all conditions are satisfied per the Rettew letter dated August 14, 2017. Pam Shellenberger seconded and the motion carried unanimously.

### **New Business**

17-006 – LCSWMA Land Development Plan –The applicant is proposing to construct a Metals Recovery Facility. This facility is proposed on a property that contains multiple uses including the Frey Farm Landfill, Creswell Landfill, and other uses. The property is located within multiple zoning districts, Excavation (E), Industrial (I), and Conservation (C).

The applicant is requesting modifications to the following sections: 388-11 – Preliminary Plan Processing, 388-42.E.7 – Right of Way Width, 388-42.K.2, 388-42.L & 388-43.M – Road Improvements Including Curbing, Sidewalks, and Street Lighting, 388-19.A – Plan Scale, and 388-51.C.2 – Public Dedication of Park and Recreation Land.

Scott Hain, DM/A, representing LCSWMA, gave a brief explanation to the return of the plan. With the changes that were made, LCSWMA thought it best to file a new plan. The building will be smaller due to changes in the ash drying time. Additional paving will be made to comply with the township ordinance parking requirements. Mr. Hain discussed the modifications. Also requested that the plan be moved from a briefing item to an action item.

Mark Harman motioned to recommend the plan from a briefing item to an action item, Pam Shelleberger seconded, and the motion carried unanimously.

Mark Harman motioned to recommend approval of the following modifications 388-11 – Preliminary Plan Processing, 388-42.E.7 – Right of Way Width, 388-42.K.2, 388-42.L & 388-43.M – Road Improvements Including Curbing, Sidewalks, and Street Lighting, 388-19.A – Plan Scale, and 388-51.C.2 – Public of Park and Recreation Land. Pam Shellenberger seconded and the motion carried unanimously.

Mark Harman motioned to recommend approval of the plan provided all conditions are satisfied per the Bucharth Horn letter dated August 8, 2017. Pam Shellenberger seconded and the motion carried unanimously.

### **Other Business**

Ryan Strohecker commented that Nick Ebersole has resigned from his position of Zoning Officer. A new Zoning Officer & Planning Director has been hired. Nate Taggart brings

experience in the field and will join Manor Township on Monday, August 21, 2017 based on approval of the Supervisors at the Monday, August 14, 2017 meeting. Sam Meckley was approved at the Supervisors meeting as well to act as interim Zoning Officer.

Ryan Strohecker also discussed the Armstrong property and the communications that have taken place about the development of the property. Recently, Armstrong has not been forthcoming with what the intent is for the use of the property. In light of that, the Supervisors held a Work Session on Monday, August 14, 2017 at 6:00 p.m. to discuss various options to move forward. Mr. Strohecker recommended, as a result of the various options, the Board of Supervisors will take formal action at the next Supervisors meeting on Tuesday, September 5, 2017 at 7:00 p.m.

Chairman Provanzo entertained a motion to adjourn the meeting due to no further business to discuss, James Henke so motioned. The meeting adjourned at 8:10 p.m.

Respectfully Submitted,

Don Mann  
Secretary

Recording Secretary  
Teresa Strubel