

Planning Commission Meeting Minutes

Monday, February 13, 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, February 13, 2017 at 7:00 pm. Chairman Provanzo led those in attendance in the Pledge of Allegiance to the Flag. Mr. Provanzo introduced the Board.

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

Public Comment - There was no public comment.

Approve Minutes from January 9, 2017 Meeting – Chairman Provanzo entertained a motion to approve the January 9, 2017 minutes as they have been submitted. Mark Harman so motioned and Don Mann seconded. Jay Provanzo and Donald Witmer abstained.

New Business

17-002-LCSWMA Lot Add-On Plan – Mr. Provanzo stated the applicant is proposing to combine multiple tracts into one 569.21 acre parcel. The existing properties are zoned Excavation (E), Industrial (I), and Conservation (C). The applicant is requesting modification to the following Sections: 388-22.D-Road Right-of-Way, and 388-42.K-2, 388-42.L and 388-43.M-Road Improvements including Curbing, Sidewalks and Street Lighting.

Scott Hain, David Miller Associates, representing LCSWMA stated the intent of the plan is to combine 12 separate parcels that are located within their property along River Road. Mr. Hain stated that there are no improvements being proposed.

Alex Henderson, Solicitor for LCSWMA, commented on a 1986 Zoning Hearing Board decision that imposed certain restrictions on the tract. Mr. Henderson stated that those restrictions have never been on record and will be included on the plans for the first time.

Scott Hain, David Miller Associates, gave a brief overview of two waivers being requested. Mr. Hain commented the request is to leave the Right-of-Way where it is located. Mr. Hain also requested relief in reference to curbing, sidewalks and street lighting along the public roadway frontage of the property.

Chairman Provanzo asked for public comment. No public comment was made.

Mark Harman made a motion to move the Lot Add-On plan to an Action item, Keith Hoover seconded and the motion carried unanimously.

Chairman Provanzo remarked that modification request 388-22.D be corrected to 388-42.E.7.

Mark Harman made a motion to approve the following modifications, Section 388-42.E.7, 388-42.K.2, 388-42.L and 388-43.M-Road Improvements including curbing, sidewalks and street lighting. Don Mann seconded and the motion carried unanimously.

Chairman Provanzo entertained a motion for the LCSWMA Lot Add-On plan. Mark Harman made a motion to recommend conditional approval of the plan per the Buchart Horn review letter dated February 9, 2017. Don Witmer seconded and the motion carried unanimously.

17-001 – Myer Lot Add-On Plan – Chairman Provanzo commented the applicant is proposing to add 6.149 acres to an existing adjacent property and add 3.787 acres to another adjacent property, leaving a 1.10 acre resultant property. The existing properties are zoned Agricultural (A) and Rural (R). The applicant is requesting modifications to the following Sections: 502.5.A-Reconstruction of Existing Streets, 502.7.A.1-Right-of-Way and Cartway Widths and Construction Standards, 502.11.B-Curbing, 502.12-Sidewalks and 502.13-Lighting. Mr. Provanzo commented that this will go before the Supervisors on Monday, March 6, 2017.

Greg Strausser, Strausser Surveying & Engineering Inc., made a presentation for the Lot Add-On plan that begins and ends with three properties. Mr. Strausser commented on the modification requests. Mr. Strausser requested to withdraw 502.5.A. Mr. Strausser made a correction to change 502.7.A.1 to 502.5.G. Jim Caldwell from Rettew, added that a similar comment was made last month in the Shertzer Lot Add-On plan.

Mark Harman made a motion to move the Myer Lot Add-On plan from a Briefing item to an Action item. Keith Hoover seconded and the motion carried unanimously.

Mark Harman made a motion to recommend approval of Section 502.5.G-Dedication of Additional Right-of-Way that includes all of the frontage along Walnut Hill Road, 502.11.B, 502.12 and 502.13-Curbing, Sidewalks and Street Lighting and 403.1.A-Plan Scale provided the applicant provides a large scale detail for the residential lot number one and the intersection. Don Mann seconded and the motion carried unanimously.

Mark Harman made a motion to recommend conditional approval of the plan provided all the comments are met per the Rettew letter dated January 27, 2017. Don Witmer seconded and the motion carried unanimously.

Myer Family Request for Planning Waiver & Non-Building Declaration (DEP) – Section D Planning Agency Concurrence – Chairman Provanzo remarked that staff can proceed as necessary.

Proposed Rezoning Request, Myer Family Trust – Bernadette Hohenadel, Nikolaus & Hohenadel, LLP, on behalf of the applicant is requesting a rezoning for Myer Family Trust parcel along Walnut Hill Road and Rock Hill Road. Ms. Hohenadel stated the applicant is proposing a change from Agricultural to Rural.

Mark Harman made a motion to recommend approval of the rezoning requests for the Myer Family Trust parcel along Walnut Hill Road and Rock Hill Road. Don Mann seconded and the motion carried unanimously.

Other Business

16-006 King Subdivision – Waiver Request SALDO 388-55.C-Financial Security – Mark Harman made a motion to recommend approval per Rettew letter dated February 13, 2017. Don Witmer seconded and the motion carried unanimously.

16-007 Shertzer Lot Add-On Request for Planning Waiver & Non-Building Declaration (DEP)-Section D Planning Agency Concurrence - Chairman Provanzo remarked that staff can proceed as necessary.

PSATS Conference – Nick Ebersole stated that an email was sent out with all of the information to those that had interest in attending.

Correspondence - There was none.

Chairman Provanzo entertained a motion to adjourn the meeting. Don Witmer so motioned, Keith Hoover seconded and the motion carried unanimously. The meeting adjourned at 8:05 pm.

Respectfully submitted,

Don Mann
Secretary

Recording Secretary
Teresa Strubel