

## Planning Commission Meeting Minutes

Monday, May 14, 2018

7:00 p.m.

Vice-Chairman Pamela Shellenberger called the meeting to order in the Manor Township Municipal Building located at 950 West Fairway Drive, Lancaster, Pennsylvania on Monday, May 14, 2018 at 7:00 p.m. Ms. Shellenberger led those in attendance in the Pledge of Allegiance to the Flag and introduced the Board.

Members Present: Don Mann, Mark Harman, Pamela Shellenberger, Keith Hoover, and Martin Peak  
Members Absent: Jay Provanzo and James Henke  
Staff Present: Nate Taggart and Teresa Strubel  
Visitors Present: See attached Sign-In Sheet

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

**Approve the Minutes from the April 9, 2018 Meeting** – Mark Harman made a motion to approve the April 9, 2018 minutes as they have been submitted. Martin Peak seconded and the motion carried with Pam Shellenberger abstaining.

### Old Business

18-002 – Carol Drive Preliminary/Final Lot Add-On and Subdivision Plan - The applicant is proposing to take two adjoining parcels and subdivide them into 14 new lots. The property is zoned Low-Density Residential (RL).

The applicant is requesting modifications to the following sections: 388-11 – Preliminary Plan Processing and Requirements, 388-42.K(3)(c) – Installation of slant curb along a street with existing straight curb, 388-42.L(2)(F) – Sidewalk installation within 2,500 feet of an existing or proposed school, and 388-42.M(1)(A)[1] – Street lighting at intersections.

Brent Detter of David Miller Associates, representing Randy Hess, made a presentation proposing to take two adjoining parcels and subdivide them into 14 new lots. Mr. Detter stated that plans have been resubmitted to the Township and also Rettew. They have received updated review response comments and are willing to comply with those requests.

Mark Harman made a motion to recommend approval of section 388-11 – Preliminary Plan Processing and Requirements, 388-42.K(3)(c) – Installation of slant curb along a street with existing straight curb, 388-42.L(2)(F) – Sidewalk installation within 2,500 feet of an existing or proposed school, and 388-42.M(1)(A)[1] – Street lighting at intersections based on the justifications provided in the Rettew letter dated May 11, 2018. Keith Hoover seconded and the motion carried unanimously.

Mark Harman made a motion to approve the plan conditioned upon the satisfaction of all comments of the Rettew letter dated May 11, 2018 and subject to meeting the stormwater management plan

requirements outlined in the Rettew letter dated May 11, 2018. Martin Peak seconded and the motion carried unanimously.

**New Business**

18-003 – 396 S Duke St Final Subdivision Plan – The applicant is proposing to subdivide one lot off of a 102 acre parcel for the existing tenant house on the property. The property is zoned Agricultural (A).

The applicant is requesting modifications to the following sections: 388-42.G – Road Right of Way; 388-42.F & 388-42.K & 42.6 – Road Improvements, Curbing, and Sidewalk; 388-19.A – Plan Scale; and 388-47 – Lot Frontage.

Todd Vaughn of David Miller Associates, representing Wilmer Shertzer, owner of 396 S. Duke Street property. Mr. Vaughn made a presentation proposing to subdivide off the tenant house and provide an access easement to the property. No construction is proposed with this plan.

No action was taken at the May 14, 2018 meeting.

**Other Business** – There was none.

**Correspondence** – There was none.

With no further business to discuss, Ms. Shellenberger motioned to adjourn the meeting. Don Mann seconded and the motion carried unanimously. The meeting adjourned at 7:40 p.m.

Respectfully Submitted,

Don Mann  
Secretary

Recording Secretary  
Teresa Strubel