

## Planning Commission Meeting Minutes

Monday, January 14, 2019

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, January 14, 2019 at 7:00 p.m. Mr. Provanzo led those in attendance in the Pledge of Allegiance to the Flag and introduced the Board.

Members Present: Don Mann, Mark Harman, James Henke, Jay Provanzo, Pamela Shellenberger, Keith Hoover, and Martin Peak

Members Absent: None

Staff Present: Nate Taggart and Teresa Strubel

Visitors Present: See attached Sign-In Sheet

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

Appointments by the Manor Township Board of Supervisors – Keith Hoover has been appointed for the term January 7, 2019 to December 31, 2022 to the Planning Commission Board.

Re-Organization – James Henke made a motion to approve Jay Provanzo as Chairman, Pamela Shellenberger as Vice-Chairman and Don Mann as Secretary, Mark Harman seconded, and the motion carried unanimously.

Set Meeting Dates for 2019 – Chairman Provanzo entertained a motion to meet the second Monday of each month at 7:00 p.m. except in October, meeting will be held on Tuesday, October 15, 2019. James Henke so motioned, Pamela Shellenberger seconded, and the motion carried unanimously.

Approve the Meeting Minutes from July 9, 2018 – Pamela Shellenberger made a motion to approve the July 9, 2018 minutes as they have been submitted, James Henke seconded, and the motion carried unanimously.

### **New Business**

Zoning & SALDO Proposed Ordinance Amendments – The Board discussed the proposed changes to the ordinances and concluded a few minor changes be made to the following:

#### Zoning

- Delete Echo from Ag & Rural Special Exception Uses
- Section 7 (1) add that landscaping plants and trees be non-invasive
- Section 8 E. (3) change word from 'adequately' to 'to the satisfaction of the Township'
- Section 11 A. Add 'limited to maximum lot coverage in the zone'
- Section 11-remove H

#### SALDO

- Remove Landscaping Requirements
- Section 2 (3) change word from 'adequately' to 'to the satisfaction of the Township'

## **Other Business**

Nate Taggart distributed a letter that was received to the Board. The letter was from a resident not able to attend the meeting. The request being made is to allow small livestock (hens) in the Village Zone of Washington Boro. After discussion amongst the Board, it was determined that they were not interested in making that change. This is in part due to commercial farmers within the township whose livelihood depends on the raising of small poultry and the concerns of the potential contamination from anyone being able to have small backyard livestock. It is also not conducive for small lots and being able to maintain the regulations for setbacks.

## **Correspondence**

Laura Proctor from the Lancaster County Planning Commission distributed Places 2040 information to the Board.

Mr. Provanzo made a motion to adjourn the meeting, Martin Peak seconded, and the motion carried unanimously. The meeting adjourned at 8:40 p.m.

Respectfully Submitted,

Don Mann  
Secretary

Recording Secretary  
Teresa Strubel