

Planning Commission Meeting Minutes

Monday, August 12, 2019

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, August 12, 2019 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: Mark Harman, James Henke, Pamela Shellenberger, and Martin Peak
Members Absent: Jay Provanzo and Keith Hoover
Staff Present: Teresa Strubel
Visitors Present: None

Public Comment - There was none.

Approve the Meeting Minutes from July 8, 2019 – Vice-Chairman Shellenberger entertained a motion to approve the July 8, 2019 minutes once a correction was made regarding a motion. Martin Peak so motioned, Mark Harman seconded, James Henke abstained. The minutes passed.

Old Business

19-002-Preliminary/Final Subdivision & Land Development Plan for 1086 Central Manor Road – The applicant would like to construct two new single-family dwellings on their lot. One dwelling will be located on the existing parent tract and one will be located on a new two-acre lot. The property is zoned Agricultural.

The applicant is requesting modifications to the following sections: 388-11 (Preliminary Plan Application), 388-19A & 19B (Plan Scale), and 388-21B(3) (Existing Features within 200 Feet).

John Weese of Harbor Engineering gave a presentation detailing the lot subdivision and the construction of two single-family dwellings. Mr. Weese reviewed two Rettew letters dated August 8, 2019.

After discussion from the Board, it was determined to have the applicant return when the module is complete along with the results of the hydrogeologic study.

James Henke made a motion to recommend approval to grant the applicants modification requests to the following sections: (Preliminary Plan Application), 388-19A & 19B (Plan Scale), and 388-21B(3) (Existing Features within 200 Feet). In addition the applicant is seeking additional waivers dealing with sections: 373-22.C.2.c (Loading Ratio), 373-18.G (Minimum Swale Slope), 388-42.E.7 and 388-42.G.1.a (Dedication of Additional Right-of-Way Along Abutting Streets) and 373-18.P (Maximum Gutter Flow) related to Subdivision and Stormwater

Management, contingent upon the satisfaction of Rettew, Martin Peak seconded, and the motion passed unanimously.

Other Business – There was none.

Correspondence – There was none.

With no further business to discuss Ms. Shellenberger motioned to adjourn the meeting, James Henke seconded, and the motion passed unanimously. The meeting adjourned at 7:50 p.m.

Respectfully Submitted,

Don Mann
Secretary

Recording Secretary
Teresa Strubel