

Planning Commission Meeting Minutes

Monday, January 9, 2017

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, January 9, 2017 at 7:00 pm. Ms. Shellenberger led those in attendance in the Pledge of Allegiance to the Flag. Ms. Shellenberger introduced the Board.

Members Present: Don Mann, Mark Harman, James Henke, Pamela Shellenberger and Keith Hoover

Members Absent: Jay Provanzo and Donald Witmer

Staff Present: Nickolas Ebersole 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 – Jay Provanzo, James Henke and Donald Mann have been appointed for the term January 3, 2017 to January 4, 2021 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.

November 2016 Month Minutes – Pam Shellenberger made a motion to approve the November 2016 months minutes as they have been submitted. Don Mann so motioned, Mark Harman seconded and the motion carried with James Henke abstaining.

New Business

16-006 – Brian and Petra King Final Subdivision Plan – Joe Stein, Penn Terra Engineering, representing Brian and Petra King, made a presentation to divide their property in half creating two lots. Mr. Stein stated they are present to seek recommendation of the waivers requested and conditional approval for the subdivision plan.

James Henke made a motion to approve modifications to Sections 303.E.2-Plan Review Process, 403.3.B-Existing Features, 404.2.A-Centerline and Right-of-Way Description for New Streets, 502.5.A & 502.5.G & 502.7.A.2 & 502.11-Reconstruction of Existing Streets and 502.12-Sidewalks per Rettew review letter dated December 1, 2016. Don Mann seconded and the motion carried unanimously.

James Henke made a motion to approve the Final Subdivision Plan per Rettew review letter dated December 1, 2016. Keith Hoover seconded and the motion carried unanimously.

16-007 – Shertzer Lot Add-On Plan - Rob Gabriel, Robert Gabriel & Associates Inc., representing the Shertzer's, made a presentation proposing to add 37.477 acres to an existing adjacent property.

James Henke made a motion to recommend approval of modifications to Sections 403.1.A-Plan Scale, 502.5.G-Additional Right-of-Way and 509.7.A.3.c-Riparian Buffer per Rettew review letter dated December 30, 2016. Keith Hoover seconded and the motion carried unanimously.

James Henke made a motion to recommend approval to the Shertzer Lot Add-On Plan per Rettew letter dated December 30, 2016. Mark Harman seconded and the motion carried unanimously.

Other Business

Nick Ebersole made the PC aware that a rezoning request has been submitted for a property at the corner of Walnut Hill Road and Rock Hill Road. A lot add-on plan will be presented.

Nick Ebersole also mentioned lot add-on plan from LCSWMA may be presented at the next Planning Commission meeting.

Correspondence

PSATS April Conference – Nick Ebersole stated that PC members are to let the Township office know if they will be attending.

Ms. Shellenberger entertained a motion to adjourn the meeting. Don Mann so motioned and Pam Shellenberger seconded and the motion carried unanimously. The meeting adjourned at 7:32 pm.

Respectfully Submitted,

Don Mann
Secretary

Recording Secretary
Teresa Strubel