

Manor Township Planning Commission Meeting Minutes

Monday, July 10, 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, July 10, 2017 at 7:00 p.m. Chairman Provanzo led those in attendance in the Pledge of Allegiance to the Flag and introduced the Board.

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

Public Comment – There was no public comment.

Approve Minutes from the May 8, 2017 Meeting – Chairman Provanzo commented that due to attendance of Board members, approval of the May 8, 2017 meeting minutes will be postponed until the next meeting scheduled for Monday, August 14, 2017.

New Business

17-005 – Breneman Subdivision Plan (Action Item) – The applicant is proposing to subdivide a two acre lot from an existing property. A single family detached dwelling use is proposed. The property is zoned Agricultural (A).

David Mease, Project Manager at Diehm & Sons, representing the Breneman's, made a presentation of the proposed subdivision plan. The purpose of the subdivision is to divide the lot so a new home can be built. Plans have been submitted to Rettew in regards to stormwater and general subdivision comments.

Mr. Mease stated the right-of-way dedication is not necessary for this subdivision due to the rural setting of this property. However, an easement has been provided for use by the township for maintenance of the culvert.

D.P. Smith, 3500 Mountain View Drive, added that the proposed project will be done in stages. At this time, the plans indicate maximum possibilities of improvements to the lot.

Chairman Provanzo entertained a motion to approve the modifications. Mark Harman motioned to recommend approval of the requested modification to Section 388-42.E.7 – Dedication of Right-of-Way provided all conditions are satisfied per the Rettew letter dated May 19, 2017. Keith Hoover seconded and the motion carried unanimously.

Mark Harman motioned to recommend approval of the requested modification to Section 388-47.A.2 – Regular Lot Lines provided all conditions are satisfied per the Rettew letter dated May 19, 2017. Keith Hoover seconded and the motion carried unanimously.

Mark Harman motioned to recommend approval of the Plan based on final subdivision and land development plan review and stormwater plan review per Rettew letter dated May 19, 2017. Keith Hoover seconded and the motion carried unanimously.

Nick Ebersole added that the Breneman Planning Module was reviewed and submitted on behalf of the Planning Commission.

Other Business

Chairman Provanzo introduced Laura Proctor as the replacement for Brad Stewart of the Lancaster County Planning Commission.

Correspondence

Nick Ebersole mentioned the PSATS Newsletter that was received and distributed to the Board. Mr. Ebersole also commented on the letter that was received introducing Laura Proctor.

Chairman Provanzo entertained a motion to adjourn the meeting. Mark Harman seconded and the motion carried unanimously. The meeting adjourned at 7:35 p.m.

Respectfully Submitted,

Don Mann
Secretary

Recording Secretary
Teresa Strubel