

Manor Township Planning Commission Meeting Minutes

Monday, May 8, 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, May 8, 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, Donald Witmer, Pamela Shellenberger, Jay Provanzo, and Don Mann

Members Absent: James Henke and Mark Harman

Staff Present: Nick Ebersole, Ryan Strohecker and Teresa Strubel

Visitors Present: See attached Sign-In Sheet

Public Comment – There was no public comment.

Approve Minutes from the April 10, 2017 Meeting – Chairman Provanzo entertained a motion to approve the April 10, 2017 minutes as they have been submitted. Pam Shellenberger so motioned, Keith Hoover seconded and the motion carried with Donald Witmer and Don Mann abstaining.

Old Business

17-003 – LCSWMA Land Development Plan (Action Item) – The Applicant is proposing to construct a Metals Recovery Facility. This facility is proposed on a property that contains multiple uses including the Frey Farm Landfill, Creswell Landfill, and other uses. The property is located within multiple zoning districts, Excavation (E), Industrial (I), and Conservation (C).

The Applicant is requesting modifications to the following sections: 388-11-Preliminary Plan Processing, 388-42.E.7 – Right of Way Width, 388-42.K.2, 388-42.L & 388-42.M(1) – Road Improvements Including Curbing, Sidewalks, and Street Lighting, and 388-19.A – Plan Scale.

Scott Hain, David Miller Associates, made a presentation and briefly summarized the plan for the Metals Recovery Facility as to location and access. Truck traffic will increase on average one truck per day. Additional traffic will be from the eight employees hired to work at the facility. A plan for stormwater runoff was discussed. Mr. Hain commented on the letters that were received from Buchart Horn and Manor Township and steps are being taken to comply.

Mary Glazier, 269 Chestnut Grove Road, expressed concern about the ash after going through the Metals Recovery Facility and its use as ground cover on the landfill. Ms. Glazier also wanted to know the height of the building and whether or not it would be visible from the road.

Scott Hain answered Ms. Glaziers question by showing the details of the plan analysis.

Chairman Provanzo entertained a motion to approve the modifications. Pam Shellenberger motioned to approve the requested modifications to the following sections: 388-11- Preliminary Plan Processing, 388-42.E.7 – Right of Way Width, 388-42.K.2, 388-42.L & 388-42.M(1) – Road Improvements Including Curbing, Sidewalks, and Street Lighting, and 388-19.A – Plan Scale provided all the comments are met per the Buchart Horn letter dated May 8, 2017. Don Mann seconded and the motion carried unanimously.

Chairman Provanzo entertained a motion to approve the plan. Pam Shellenberger made a recommendation that LCSWMA Metals Recovery Facility be approved provided all comments are met per the Buchart Horn letter dated May 8, 2017. Donald Witmer seconded and the motion carried unanimously.

New Business

17-004 – Musselman Subdivision Plan – The Applicant is proposing to subdivide an existing 0.83 acre lot into two (2) lots. A future duplex use is proposed. The property is zoned Medium Density Residential (RM).

Jim Sanchez, Sanchez Associates, representing the Musselman’s, made a presentation on the proposed subdivision. Stormwater management is currently being worked on. Mr. Sanchez stated the presentation is a briefing item. No plans are available for the construction that will take place on the lots. This plan is simply for the subdivision of the lot.

Other Business – There was none.

Correspondence – There was none.

Chairman Provanzo entertained a motion to adjourn the meeting, Pam Shellenberger seconded the motion carried unanimously. The meeting adjourned at 7:45 p.m.

Respectfully Submitted,

Don Mann
Secretary

Recording Secretary
Teresa Strubel