

Planning Commission Meeting Minutes

Monday, April 9, 2018

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, April 9, 2018 at 7:00 p.m. Mr. Provanzo led those in attendance in the Pledge of Allegiance to the Flag. Mr. Provanzo introduced the Board.

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

Members Absent: Pamela Shellenberger

Staff Present: Nate Taggart

Visitors Present: See attached Sign-In Sheet

Public Comment – There was no public comment.

Appointments by the Manor Township Board of Supervisors – Mark Harmon and Martin Peak have been appointed for the term January 2, 2018 to December 31, 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. Don Mann seconded and the motion carried unanimously.

September 11, 2017 Minutes – Don Mann made a motion to approve the September 11, 2017 minutes as they have been submitted. James Henke seconded and the motion carried with Mark Harmon and Martin Peak abstaining.

New Business

18-001 – 651 Forrey Road Final Subdivision Plan – Steve Gergley, Harbor Engineering, representing C. Robert & Darlene C. Noll, made a presentation to subdivide one single family lot (1.72 acres) located at the northwest corner of their +/-125 acre parcel along Forrey Road. Mr. Gergley stated they are present to seek recommendation of two waivers/modifications and would like the request that the plan be moved to an action item at tonight's meeting. Mr. Gergley also stated that they have received preliminary approval from the Ag Preserve Board.

James Henke made a motion to move the plan from a briefing to an action item. Mark Harmon seconded and the motion carried unanimously.

James Henke made a motion to approve modifications to Sections 388-19.A - Plan Scale and 388-21.B Existing Features per the Rettew review letter dated March 30, 2018. Keith Hoover seconded and the motion carried unanimously.

James Henke made a motion to approve the Final Subdivision Plan per Rettew review letter dated March 30, 2018, the Lancaster County Conservation District review letter, and per the Rettew Stormwater Management Plan review letter. Don Mann seconded and the motion carried unanimously.

18-002 – Carol Drive Preliminary/Final Lot Add-On and Subdivision Plan - Brent Detter, David Miller Associates, representing Randy Hess, made a presentation proposing to take two adjoining parcels and subdivide them into 14 new lots.

The applicant is requesting 4 modifications to the following sections: 388-11 – Preliminary Plan Processing and Requirements, 388-42.K(3)(c) – Installation of slant curb along a street with existing straight curb, 388-42.L(2)(F) – Sidewalk installation within 2,500 feet of an existing or proposed school, and 388-42.M(1)(A)[1] – Street lighting at intersections.

Several topics were discussed including the number of street trees required per lot, the Greenway easement, Lot 15 (unbuildable lot with no street frontage for stormwater basin).

Laura Proctor, Lancaster County Planning Commission, recommended that sidewalks not be waived along Carol Dr and expressed the LCPC's concern of development outside of the Urban Growth Area.

No action was taken on this plan. It will be continued at the May Planning Commission Meeting.

Other Business

None

Correspondence

None

Mr. Provanzo entertained a motion to adjourn the meeting. Don Mann so motioned and James Henke seconded and the motion carried unanimously. The meeting adjourned at 7:45 pm.

Respectfully Submitted,

Don Mann
Secretary

Zoning Officer
Nate Taggart