

Planning Commission Meeting Minutes

Monday, July 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, July 9, 2018 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: Mark Harman, James Henke, Jay Provanzo, Pamela Shellenberger, Keith Hoover, and Martin Peak

Members Absent: Don Mann

Staff Present: Nate Taggart and Teresa Strubel

Visitors Present: See attached Sign-In Sheet

Public Comment – There was no public comment.

Approve Previous Month Minutes – Pam Shellenberger made a motion to approve the previous months minutes as they have been submitted, Jim Henke seconded, and the motion carried. Mark Harman abstained.

Old Business – There was none.

New Business

Petition to Amend the Manor Township Zoning Map. Murry Development Corporation is petitioning to amend the Manor Township Zoning Ordinance, Ordinance No. 3-2016, adopted June 6, 2016, as amended, Zoning Map, to change the zoning classification for portions of the tract of land identified as tax parcel No. 410-14912-0-0000 from General Commercial (GC) to High Density Residential Flex (RH1).

Claudia Shank of McNees Wallace & Nurick LLC along with Bill Swiernik of David Miller/Associates, and Bill Murry of Murry Development, made a presentation. Ms. Shank indicated they were present to talk about a portion of the Crossgates tract which is about 195 acres. The proposal is to rezone about 11 acres which is west of Shenks Lane and also an 8.7 acre portion to the east of Shenks Lane. The difficulty in developing the tract of land commercially is due to there not being major adjoining roads in the area.

Bill Murry added that he did try to develop the land commercially by approaching grocery chains and had no success because there is no traffic. The thought is now to develop the land residentially.

Bill Swiernik made a few comments as to how the property could be developed based on what is best suited from a market place.

Chairman Provanzo entertained a motion for a recommendation of approval for the Petition to Amend the Manor Township Zoning Map. Murry Development Corporation is petitioning to amend the Manor Township Zoning Ordinance, Ordinance No. 3-2016, adopted June 6, 2016, as amended, Zoning Map, to change the zoning classification for portions of the tract of land identified as tax parcel No. 410-14912-0-0000 from General Commercial (GC) to High Density Residential Flex (RH1). Martin Peak so motioned, Mark Harman seconded, and the motion carried unanimously.

Other Business – There was none.

Correspondence – There was none.

With no further business to discuss, Chairman Provanzo motioned to adjourn the meeting. Martin Peak so motioned, Mark Harman seconded, and the motion carried unanimously. The meeting adjourned at 7:37 p.m.

Respectfully Submitted,

Don Mann
Secretary

Recording Secretary
Teresa Strubel