

Planning Commission Meeting Minutes

Monday, November 14, 2022

7:00 p.m.

Vice-Chairman Pam Shellenberger called the meeting to order on Monday, November 14, 2022 at 7:00 p.m. Ms. Shellenberger led those in attendance in the Pledge of Allegiance to the Flag and introduced the Board.

Members Present: Pam Shellenberger, Keith Hoover, Mark Harman, Martin Peak, Jay Provanzo
Members Absent: Don Mann, James Henke
Staff Present: Nate Taggart, Adrienne Kautz
Visitors Present: See Attached Sign In Sheet

Approve the Meeting Minutes from Tuesday, October 11, 2022 – Martin Peak entertained a motion to approve the Tuesday, October 11, 2022 minutes. Keith Hoover seconded, the motion carried unanimously.

New Business

15-009-Preliminary Subdivision & Land Development Plan for The Village at Funk's Farm – This plan was conditionally approved at the Manor Township Board of Supervisor's meeting on April 4, 2016. The property is zoned Rural.

The applicant is seeking new modifications to the following sections: 502.8.G. (Centerline Radii).

Bill Swiernik of David Miller and Associates is here representing The Village at Funk's Farm. Mr. Swiernik is presenting a revised updated plan; however, they did have to modify a section of the roadway associated with the project. This project had received conditional plan approval from the Supervisors in 2016, however since that time period there has been a shift in the builder. As part of this shift, there has been a reconfiguration of the Community Center and the Care Facility. Previously those elements were part of a single building, the intent now is to have them in separate structures. The plan has been revised to reflect the buildings being relocated along with the parking. Additionally, the applicant has chosen to reduce the size of the townhouse style units. There are the same number of dwelling units as originally proposed, but they are smaller in size. The configuration of the street is what we are addressing in the additional modification. The plan has otherwise not had any more changes. Mr. Swiernik is working on addressing the NPDES permit for the project.

Chairman Provanzo made a motion to approve The Village at Funk's Farm modifications to the following sections: 502.8.G (Centerline Radii) based upon the justification provided with Rettew's letter dated 8/18/22. Martin Peak seconded, the motion passed unanimously.

Chairman Provanzo made a motion to recommend conditional approval for The Village at Funk's Farm based on the engineer's review letter dated 8/18/22. Keith Hoover seconded, the motion passed unanimously.

Public Comment –

Leah Bacon, of 194 Springdale Lane, would like to address a plot of land that was brought up during the Supervisors Meeting. This property is adjacent to the Woods Edge development that they would like to change the zoning from High Density Residential Flex to Low Density Residential. Mrs. Bacon is concerned about these zoning items.

Adjourn

With no further business to discuss Vice-Chairman Shellenberger motioned to adjourn the meeting. Martin Peak seconded, the motion passed unanimously. The meeting adjourned at 7:30 p.m.

Respectfully Submitted,
Don Mann, Secretary

Recording Secretary
Adrienne Kautz