

## Planning Commission Meeting Minutes

Monday, February 13, 2023

7:00 p.m.

Chairman Jay Provanzo called the meeting to order on Monday, February 13, 2023 at 7:00 p.m. Mr. Provanzo led those in attendance in the Pledge of Allegiance to the Flag and introduced the Board.

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

Approve the Meeting Minutes from January 9, 2023 – Chairman Jay Provanzo entertained a motion to approve the January 9, 2023 Planning Commission meeting minutes as presented. James Henke so motioned, Martin Peak seconded the motion and it carried unanimously.

### Old Business

Zoning Map Amendment for 289 Donerville Road (Tax ID: 410-45613-0-0000)– An ordinance of the Township of Manor, Lancaster County, Pennsylvania, amending the Manor Township Code of Ordinances, Chapter 425, Zoning, by revising the official Zoning Map to change the Zoning Classification of a tract of land from high density flex (RH1) to low density residential (RL).

Erik Hume, of Saxton & Stump, was present to represent the Eshleman Trust. The property in question is a 92-acre tract and its currently zoned High Density Residential Flex. It's within the Urban Growth boundary. It is close to Donerville Road, Centerville Road, and Columbia Avenue. It is immediately adjacent to a High-Density development, Woods Edge. When Woods Edge was developed there were two stub streets created, anticipating that the Eshelman tract would eventually be developed. It is also suitable for development because there are utilities located there. It has flat terrains and no wetlands. The question becomes should this be High-Density Flex or Low Density Residential. There was a discussion about this today at the Lancaster County Planning Commission. The Lancaster County Planning Commission stated that there are all only seven large tracts devoted to High Density Residential in Lancaster County. The threshold to be considered a large tract is 40 acres.

Mr. Hume stated that in Manor Township, currently there are 110 acres available for housing types other than single family homes. If the Township changes the zoning on this tract, there will only be 18 acres of land in the Township that would be available for something other than single family homes. The Township should be looking to build efficiently and have a variety of housing types available. The Lancaster County Planning Commission looked at this plan today and they unanimously voted to recommend disapproval of this ordinance. The Township Comprehensive Plan says growth should be concentrated in designated growth areas. The plan also says that you need a variety of housing types to keep housing affordable. Mr. Hume stated that it's important to realize what affordable housing is. Affordable housing does not mean subsidized housing, or Section 8, it means the Township needs to have housing available for people in different income levels and different stages of life.

Mr. Hume asked why this property is being looked at for rezoning. At the LCPC meeting today, Mr. Strohecker indicated one of the concerns is traffic and another concern is that the schools are having trouble keeping up with the growth in the area. Mr. Hume countered those concerns by stating that the housing type that generates the most traffic and most students are single family homes.

Mr. Hume stated that another reason that was offered from the Township was the idea of a transition zone from High Density to preserved farms. There will be a collector road between the development and the preserved farm. Mr. Hume discussed the different zones that are located around this property. There is no consistency and this zoning stands out as a spot zone.

Mr. Hume stated that the Township runs the risk of having an issue providing their fair share of housing types. If the Township makes this zoning change, less than 1% of the land in Manor Township will be available for housing other than single family homes.

Mr. Hume stated that the Township wants a connector road as an extension to Stone Mill Road. If this property is developed under High Density Residential, it would be a lot easier for a developer to build that road. If it would be Low Density Residential, it would be very difficult for any developer to bare the cost for building a road like that.

Mr. Henke stated that the statistics from the Lancaster County Planning Commission on the removal of the 92 acres do not factor in the Armstrong tract, which is Zoned Industrial, and does afford a PRD option. Mr. Henke stated that you could have High Density under the PRD also. The Armstrong tract is approximately 480 acres in size.

Mr. Provanzo referenced one of the statements that Mr. Hume brought up regarding traffic and that a single-family house produces more traffic. Mr. Hume stated that it is his understanding according to the ITE Manual, that is more trips are generated by a single family home. Mr. Provanzo stated that if he has one single family home or five townhomes on the same amount of ground, the single family home will produce less traffic on the same footprint than the 5 townhomes.

Mr. Strohecker stated that a question that has been brought up is why are we now changing the zoning. Over the past 15-20 years the Township has seen a significant impact on the intersection at Donerville Road. The Township had Parkfield, Timson Hills, and Eagle Path all developed. Now another large development is being proposed and Donerville Road can't handle that much traffic. Mr. Strohecker is not disagreeing with the comments Mr. Hume is making that this property shouldn't be developed. It is certainly targeted for development and is within the Urban Growth boundary. The question is how it should be developed, and what is the best kind of development for Manor Township. Mr. Strohecker stated the development will mostly look like Parkfield or Woods Edge. It is a matter of planning principles. The Township is not taking away the development rights it is just a matter of what is the best way to develop it.

Yvonne Krouse, Owl Bridge Road, stated that her family is here tonight asking the Commission to do nothing to the zoning that has been in place for 17 years. The Township Supervisors did this themselves without the family's request. Mrs. Krouse stated that she loves living here and loves the farming community. Mrs. Krouse asked to discuss preferences, about what is better for the community at large. Mrs. Krouse's grandfather owned Parkfield, and her Dad owned 289 Donerville Road, where she was raised. The family's plea to the Board is to not suddenly change what has been in place for 17 years. This farm has been identified for development for years. Mrs. Krouse's desire is for the farm to be developed efficiently to save other farms. For good planning to be useful, it would need a mixture of housing types. Mrs. Krouse stated that no one asked the family what was envisioned for this farm or even her dad. Mrs. Krouse stated that the Township knows that the family wants to develop a mixed use community including single family dwellings, and targeted multiple market segments including 55+

communities. The family's vision was to put the lowest density housing right along the border of Woods Edge to be respectful of them. With this kind of proposed down zoning Manor Township is going backwards.

Mr. Hume stated that one of the Lancaster County Planning Commission members stated that they understand the Township's position and they understood the landowner's position and they hope both parties can continue to have conversations and work cooperatively on this. Mr. Hume stated he would love to have conversations with the Township.

Tom Krouse, of 332 Owl Bridge, asked about the Armstrong property. If the Township has traffic problems now, how will that be addressed with a 500-acre parcel?

Mr. Strohecker stated that the Township communicates with the School District on a regular basis about these kind of issues.

Susan Scheeler, of 101 Langley Square, stated that Woods Edge has grown so big that there is no where for the traffic to go. Mrs. Scheeler stated that they would like to see the Low Density Zoning because the area is extremely overcrowded.

Leah Bacon, of 194 Springdale Lane, stated she has many reasons why she would support High Density.

Mary Glazier, of 269 Chestnut Grove Road, stated that she was on the Planning Commission 17 years ago when they gave the recommendation to rezone this property to High Density. Ms. Glazier stated that it does not make sense to go back to a lower density than it was originally.

Patty Beaumont, of 145 Carol Drive, stated that the process should get slowed down and looked at from different perspectives.

Mr. Provanzo stated that the Planning Commission is being asked as part of the process to make a recommendation within 45 days.

Mr. Harman sees both sides of the discussion. He is also looking at the impact on the value of the property as well. He is looking at all the aspects of it, including the traffic, but the positive aspects for keeping it High Density override the negative.

Mr. Peak agreed with both sides as well. There are obviously traffic issues out there. Mr. Peak would like to see more discussions on this property.

Mr. Strohecker stated that he rarely sees a developer baulking at extending and paying for the extension of Stone Mill Road. No one would pay for the extra roads that needs to be addressed.

Mr. Hume stated that his client understands that the collector road is part of the project.

Mr. Provanzo stated that the collector road is important to the Township. Mr. Provanzo also stated that he hasn't seen any presentation of the plans.

Mr. Henke stated that he supports High Density. He personally believes that the Township should provide a variety of homes within the Urban Growth Boundary.

Mr. Hoover stated that he loves farmland. He is concerned about moving the Urban Growth Boundary.

Mr. Strohecker commented to Mr. Hoover that the Township would agree with not moving the Urban Growth Boundary. The Township will fight for against any movements along that border.

Mr. Provanzo stated that the Planning Commission takes the public comments very seriously and is also tasked with understanding the planning aspects. Mr. Provanzo understands the needs for diversity of housing types. He understands the Township's perspective on the traffic concerns.

Mr. Henke made a motion to recommend not approving the rezoning from High Density Residential Flex to Low Density Residential. Mark Harman seconded, and the motion carried unanimously.

**Public Comment**

None

**Adjourn**

With no further business to discuss, Mr. Provanzo motioned to adjourn the meeting. The meeting adjourned at 9:00 p.m.

Respectfully Submitted,

Don Mann  
Secretary

Recording Secretary  
Adrienne Kautz