

## Planning Commission Meeting Minutes

Monday, June 12, 2023

7:00 p.m.

Chairman Jay Provanzo called the meeting to order on Monday, June 12, 2023 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: Jay Provanzo, Pam Shellenberger, Keith Hoover, James Henke, Don Mann  
Members Absent: Martin Peak, Mark Harman  
Staff Present: Nate Taggart, Adrienne Kautz  
Visitors Present: See Attached Sign In Sheet

Approve the Meeting Minutes from April 10, 2023 – Chairman Provanzo entertained a motion to approve the April 10, 2023 Planning Commission meeting minutes as presented. Pam Shellenberger so motioned, Don Mann seconded the motion and it carried unanimously.

### New Business

#### Discussion on the Township Zoning Map

Mr. Taggart stated that this discussion is based on the work session that recently took place with the Planning Commission members and the Supervisors. The Supervisors are asking the Planning Commission members for their feedback on any parcels or properties on the map that are not zoned properly.

Ms. Shellenberger commented that she and Mr. Henke attended the work session. The primary discussion at that meeting was the Armstrong property and the Stauffer Farm, which are currently zoned Industrial.

Mr. Henke stated there was consensus that a mix of zoning districts would be appropriate for the Armstrong property.

Mr. Provanzo pointed out that the PRD is allowed within the Industrial Zone and that we should look at having High Density along Charlestown Road.

Mr. Henke stated that there was some concern from the Supervisors regarding the Armstrong parcel being developed with all Industrial.

Mr. Mann stated that he thinks one of the biggest concerns for our Township is traffic when it comes to looking at future development.

Mr. Provanzo stated that Lancaster County is a desirable location to live. The Township has had relatively minimum development over the last 10 years because of the water tower. Manor Township is going to have to be prepared to grow.

Mr. Mann stated that we need to grow but we also want to maintain the character of Lancaster County.

Ms. Shellenberger suggested that the Township look at a bigger picture and we should amend the Comprehensive Plan if we are going to continue to make changes.

Mr. Henke stated that at this point he isn't looking to see anything different on the map.

Mr. Provanzo discussed the urban growth boundary. He is in favor of keeping the boundary where it is and developing what we have within the UGB. This will help prevent the Urban Growth Boundary from being expanded out further.

Mr. Provanzo commented that he feels the Planning Commission should leave the parcels the way they are for the time being.

Mr. Taggart stated that the County has restarted the Regional Places 2040 process which we on the staff level are waiting on before we update the Township comprehensive plan. Mr. Taggart indicated that we do want to join in with this plan.

Mary Glazier, of 269 Chestnut Grove Road, discussed the Industrial Zone and it's permitted and special exception uses.

Mr. Henke stated that the County has identified Armstrong as the only undeveloped 400+ acre Industrial parcel left in the County.

Mr. Provanzo stated that the Planning Commission is suggesting that the Township keep the Zoning Map the way it is until we receive more information. The Planning Commission will look at the Regional plan coming out from the County.

Review of Proposal Zoning Ordinance Amendments

Mr. Provanzo summarized the proposed amendments. He noted that in some zones, we are proposing to move Cluster Developments out of Special Exception into Conditional Use. Mr. Provanzo believes that we should keep the ordinance consistent and move cluster developments to Conditional Use in all Zones where it is currently a Special Exception Use.

Mr. Taggart noted the comment from Mr. Provanzo and will update the amendments to reflect that change.

Mr. Taggart added that another big item in the proposal is adding a Solar Energy section to the ordinance. The Supervisors were concerned about the growing trend of the Solar Farms and the possibility of losing some of our Ag land.

**Public Comment** - None to report

**Adjourn**

With no further business to discuss, Jay Provanzo motioned to adjourn the meeting. Pam Shellenberger seconded and the motion carried unanimously. The meeting adjourned at 9:00 p.m.

Respectfully Submitted,

Don Mann  
Secretary

Recording Secretary, Adrienne Kautz