

Planning Commission Meeting Minutes

Tuesday, October 10, 2023

7:00 p.m.

Chairman Jay Provanzo called the meeting to order on Tuesday, October 10, 2023 at 7:00 p.m. Chairman Jay Provanzo led those in attendance in the Pledge of Allegiance to the Flag and introduced the Board.

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

Approve the Meeting Minutes from September 11, 2023 – Chairman Jay Provanzo entertained a motion to approve the September 11, 2023 Planning Commission meeting minutes. Martin Peak made a motion to approve the minutes as presented. Keith Hoover seconded the motion and it carried unanimously.

New Business

Agricultural Security Area Declaration for 1226 Breneman Road, Conestoga PA 17516, Tax ID 41001492700000

Mr. Taggart commented that this is just a procedural step, the Ag Preserve Board sent this to the Township. The Township had to post the property and allow a 15-day period for people to make comments or modifications to the proposal. Then it comes before this Board for recommendation. The proposal then goes to the Board of Supervisors for a Public Hearing before going back to the Ag Preserve Board for final approval. The Township has not heard any feedback after posting the property

Keith Hoover made a recommendation to approve the declaration designating 1226 Breneman Road, Conestoga, PA into the Ag security area. Jim Henke seconded and the motion carried unanimously.

Proposed Zoning Ordinance Text Amendment – Petitioner: LCSWMA

Present at the meeting to represent LCSWMA is Bob Zorbaugh, the CEO of the Lancaster Area Waste Authority and their legal counsel, Mike Davis, of Barley and Snyder.

Mr. Zorbaugh gave a presentation on the Text Amendment. As a background, the Solid waste authority is tasked with managing the solid waste disposal for the County of Lancaster. They do a tremendous amount of long-range planning and management of the waste capacity for the County. They are looking at this text amendment which would allow for a more efficient re-use of the Creswell site to allow for additional capacity in the future.

The text amendment addresses an area within the landfill that was a former PPL corridor. In 2014 LCSWMA purchased this area from PPL. The amendment would change language in the current zoning ordinance to allow LCSWMA to use this former PPL land as infill when developing the Creswell site. It will not be moving the exterior waste disposal boundary on the Creswell or Frey Farm landfill sites.

Mike Davis, of Barley and Snyder, explained the detailed changes being proposed to the zoning ordinance. He also noted that this proposed change is consistent with the Lancaster County Places 2040 plan.

Mr. Henke asked for Mr. Davis to clarify the process that this proposal must go through and if the County reviews the amendment. Mr. Davies stated that it is also going to the Lancaster County Planning Commission for their review and comment. It will also go to the Lancaster Intermunicipal Committee for their review and comment.

Mr. Provanzo asked about the time frame of this project. Mr. Zarbaugh stated that they cannot submit a permit application to DEP until they have five years or less capacity at the current landfill. LCSWMA wanted to start working on the background pieces now so they are ready to submit their permit application when they get to that point.

Martin Peak made a motion that the Manor Township Planning Commission recommend approval of the Petition to Amend the Manor Township Zoning Ordinance (the "Petition") submitted by the Lancaster County Solid Waste Management Authority ("LCSWMA") to the Township Manager on September 21, 2023.

Pursuant to Section 303(b) of the Pennsylvania Municipalities Planning Code, the Manor Township Planning Commission determines that the proposed amendments to the Zoning Ordinance are in accordance with the objectives of Growing Together, a Comprehensive Plan for Central Lancaster County, Pennsylvania, including the following portions of Growing Together:

1. The Future Land Use Plan included within and adopted as part of Growing Together (Map 6.15) shows the location of the existing LCSWMA landfill and the internal tract of land formerly owned by PPL Electric Utilities Corporation and now owned by LCSWMA which is referred to in the Petition as the PPL Power Line Corridor.

2. The PPL Power Line Corridor is surrounded by LCSWMA's existing landfill.

3. The current zoning classification of the land proposed to be used by LCSWMA for future landfill operations is (E) Excavation Zone which permits landfills and solid waste processing facilities as of right by virtue of Section 425-23B(2) of the Manor Township Zoning Ordinance.

4. Growing Together Map 6.15 titled Future Land Use Plan designates the land proposed to be used by LCSWMA for the placement of landfill materials as being within the "Institutional" category which, as stated on page 6.16 of Growing Together, includes "larger utility sites ... such as landfills".

5. Page 6.17 of Growing Together under the heading "Analysis of Future Land Use Plan" states in part: "The plan provides sites for several major regional land uses, such as the Lancaster Area Solid Waste Management Authority's landfill in southwestern Manor Township." Page 6.17 further states: "These kinds of facilities are intended to serve the entire Central Lancaster County region, and there is no need to provide additional sites for these same kinds of uses in other municipalities."

6. Chapter 13 of Growing Together titled "Utilities" includes within the listing of Utilities "Solid Waste". The "Overview" of that Chapter (pages 13.1 and 13.2) points out the need to maintain and improve solid waste disposal facilities.

7. Page 13.5 of Growing Together under the heading Objective U.5 is titled "Provide facilities and services for proper disposal of refuse" and states that "Further details about the region's solid waste facilities can be found at the Lancaster County Solid Waste Management Authority website." Accordingly, Growing Together recognizes the important role which LCSWMA performs in providing facilities for proper waste disposal.

8. Pages 6.8 and 6.9 of Growing Together recognize LCSWMA's landfill as a "prominent" utility in the area.

Keith Hoover seconded and the motion passed unanimously.

Public Comment - None to report

Adjourn

With no further business to discuss, James Henke motioned to adjourn the meeting. The meeting adjourned at 8:00 p.m.

Respectfully Submitted,

Don Mann
Secretary

Recording Secretary, Adrienne Kautz