

Planning Commission Meeting Minutes

Monday, January 8, 2024

7:00 p.m.

Vice-Chairman Pam Shellenberger called the meeting to order on Monday, January 8, 2024 at 7:00 p.m. Vice-Chairman Pam Shellenberger led those in attendance in the Pledge of Allegiance to the Flag and introduced the Board.

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

Appointments by the Manor Township Board of Supervisors – Pam Shellenberger has been appointed for the term January 1, 2024 to December 31, 2027.

Re-Organization – James Henke made a motion to approve Jay Provanzo as Chairman, Pam Shellenberger as Vice-Chairman and Don Mann as Secretary. Martin Peak seconded, and the motion carried unanimously.

Set Meeting Dates for 2023 – Vice-Chairman Shellenberger entertained a motion to meet the second Monday of each month at 7:00 p.m. except in October, when the meeting will be held on Tuesday, October 15, 2024. James Henke so motioned, Martin Peak seconded and the motion carried unanimously.

Approve the Meeting Minutes from October 10, 2023 – Vice-Chairman Pam Shellenberger entertained a motion to approve the October 10, 2023 Planning Commission meeting minutes. Martin Peak made a motion to approve, James Henke seconded the motion and it carried unanimously.

New Business

23-004 – Final Subdivision Plan for Proto Real Estate LLC – 205 Bender Mill Road

The applicant is proposing to subdivide a 15, 319 sq. ft. parcel from the existing 1.378 acre tract. The applicant intends to construct a single family detached dwelling on the new lot. The property is zoned Low Density Residential.

The applicant is seeking modifications to the following sections: Section 388-42.E.7 & Section 388.42.G.1.b – Dedication of Additional Right-of-Way and Section 388-42.E. – Reconstruction of Existing Streets.

John Pogue, of Landvision LLC, represents Matt Proto the owner of this property. This is the old Stone Mill building, which currently contains several apartments. Mr. Proto would like to build a house at the one end of his property, subdivide the lot off, and reside there. Mr. Pogue stated that it is a unique property with a narrow configuration, the creek is located at the back of the property. There is just enough room to place a modest size house on the property. LASA has a sewer force with an easement through the property.

Mr. Henke asked if this property is going to be served by a on-lot water well. Mr. Pogue stated that it has an on-lot well. Mr. Henke asked if there were any other Zoning issues that needed to be addressed beyond water. Mr. Pogue stated that the building will be within 100 feet of the Agricultural Zone so a variance was already obtained for that provision as well as for the on-site well.

James Henke made a recommendation to the Board of Supervisors that waivers for Section 388.42.E.7 & 388-42.G.1.b be recommended for approval based on the justification provided by our Township engineer and the Township Roadmaster supporting the request. Also, waivers for Section 388-42.E which is the Reconstruction of Existing streets be approved with the same justification. Martin Peak seconded, the motion passed unanimously.

James Henke recommended that the plan be conditionally approved subject to the applicant satisfying the comments in the January 8, 2024 SALDO and stormwater review letters by Rettew. Keith Hoover seconded, the motion passed unanimously.

Public Comment - None to report

Ms. Shellenberger asked if there was any word on the big plans coming this year. Mr. Taggart believes we will see them but isn't sure when they will come forward.

Adjourn

With no further business to discuss, James Henke motioned to adjourn the meeting. The meeting adjourned at 7:30 p.m.

Respectfully Submitted,

Don Mann
Secretary

Recording Secretary, Adrienne Kautz