

Planning Commission Meeting Minutes

Monday, January 13, 2025

7:00 p.m.

Chairman Jay Provanzo called the meeting to order on Monday, January 13, 2025 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, Pam Shellenberger, Keith Hoover, Dan Fisher, Martin Peak
Members Absent: Jared Texter, Don Mann
Staff Present: Nate Taggart, Adrienne Kautz
Visitors Present: See Attached Sign In Sheet

Appointments by the Manor Township Board of Supervisors – Jay Provanzo has been appointed for the term January 1, 2025 to February 3, 2025. Don Mann has been appointed for the term January 1, 2025 to February 3, 2025. Dan Fisher has been appointed for the term January 1, 2025 to December 31, 2028.

Re-Organization – Keith Hoover made a motion to nominate Jay Provanzo as Chairman, Pam Shellenberger as Vice-Chairman and Martin Peak as Secretary. Martin Peak seconded, and the motion carried unanimously.

Set Meeting Dates for 2024 – Chairman Provanzo 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 Wednesday, October 15, 2025. Martin Peak so motioned, Pam Shellenberger seconded and the motion carried unanimously.

Approve the Meeting Minutes from December 9, 2024 – Chairman Jay Provanzo entertained a motion to approve the December 9, 2024 Planning Commission meeting minutes. Pam Shellenberger made a motion to approve, Martin Peak seconded the motion and it carried unanimously.

Old Business

Action Item – 24-001 – Preliminary Subdivision & Land Development Plan for Legacy Crossing – The purpose of this plan is to subdivide the parent tract to construct 163 single family units, 116 duplexes and 150 apartments with public streets, open space, and stormwater management facilities. A new collector road to extending Stone Mill Road to provide vehicular access between Donerville Rd (SR 3030) and S. Centerville Road is proposed to enhance circulation within the Township.

Craig Smith, of RGS Associates, was present to discuss the plan. One of the big components of this project is the extension of Stone Mill Road and the realignment of Donerville Rd. Mr. Smith stated that there are some property swaps that will happen at the turn at Donerville Road. There is a small piece of land that is part of the Charles Farm that is going to be dedicated to PennDOT for this road realignment. There is a small triangle section within the Right-of-Way which will also be dedicated to PennDOT. There is also a piece of property that will be abandoned and dedicated back to the Charles property.

Mrs. Shellenberger asked Mr. Smith when the roundabout and Donerville Rd realignment would be constructed. Mr. Smith stated that this would take place in Phase 4.

Mr. Hoover asked if they had any feedback from the Preserve Board. Mr. Smith stated that they just sent the project information to them.

Mr. Taggart confirmed the square footages of the land involved with the land swap with Mr. Charles. The piece of land that is being removed from the Charles property for the Donerville Rd right-of-way is 1,576 square feet. The piece that is being dedicated back to the Charles property is 4,755 square feet.

Mr. Peak asked Mr. Smith if they are discussing signal timing changes with the Township at the Donerville Road/Centerville Road intersection. Mr. Smith stated they currently know there is an issue at Donerville Road/Columbia Avenue. They are working on a calculation based on the percentage of impact of this project to make a financial contribution to the Township toward future improvements at that intersection. The improvements are difficult now because of the properties surrounding that area and the lack of available right-of-way.

Mr. Hoover asked what happens if the homeowner doesn't approve the easement. Mr. Smith stated that they have done an analysis of the downstream stormwater facilities, and show stability, if the easement isn't granted. Ms. Kelly stated that there is an ordinance requirement about discharge onto adjoining properties. Mr. Smith will need to relook at how their basin discharges at the property line.

Requested Modifications include: 388-19.A (Plan Scale), 388-21.B (Existing Features), 388.22.V (Percentage of Units), 388-42.E (Reconstruction of Existing Streets), 388-42.G(1)(a)(Cartway Widths & Construction Standards), 388-42F(1) (Street Construction Standards), 388-42.H(1) & 388.42.H(7) (Street Horizontal Alignment), 388-42.K(1)(a)(Curbing Along Streets), 388-42.K(3)(a) Curing Along State Highways), 388-42.K(3)(b) (Curbing Along Arterial or Collector Streets), 388-42.K(4) (Slant Curbing), 388-42.L(3)(a) (Sidewalk), 388-42.O(1)(e) (Alley Street Specifications), 388-43.A(1) (Access Drives Construction Specs), 388-43.A(7) & 388-43.A(7)(a) (Access Drives Green Area), and 388-46.D (Block Length).

Martin Peak made a motion to recommend to the Board of Supervisors to conditionally approve the requested modifications for the Preliminary Subdivision & Land Development Plan for Legacy Crossing based on the justification and alternative provided and subject to the Rettew review letter dated December 6, 2024 being addressed. Pam Shellenberger seconded and the motion carried unanimously.

Martin Peak made a motion to recommend to the Board of Supervisors to conditionally approve the Preliminary Subdivision & Land Development Plan for Legacy Crossing subject to the Rettew review letter dated December 6, 2024. Dan Fisher seconded and the motion carried unanimously.

Public comment:

No Public Comment

Adjourn

With no further business to discuss, Pam Shellenberger respectfully submitted the meeting. The meeting adjourned at 8:30 p.m.

Don Mann
Secretary

Recording Secretary, Adrienne Kautz