

Manor Township Planning Commission Minutes

Monday, January 11, 2010

Time: 7:30 P.M.

The Manor Township Planning Commission met on Monday, January 11, 2010 at the Manor Township Municipal Building, 950 West Fairway Drive, Lancaster, PA. Chairman Scott Haverstick opened the meeting with the Pledge of Allegiance to the Flag. Mr. Haverstick introduced the members of the Planning Commission.

Members Present: Scott Haverstick, Pamela Shellenberger, Donald Witmer, James Henke, Mark Harman, Don Mann and Mary Glazier
Visitors Present: James Huber, 113 Shannon Dr., Lancaster
Elaine Jones, LNP
Caroline Hoffer, 126 E. King Street, Lancaster
Robert McLane, 206 Manor Avenue, Millersville
Justin Evans, LCPC

Public Comment

There was no public comment.

Re-organization Meeting

Mr. Haverstick stated that Don Witmer and Mark Harman were reappointed by the Board of Supervisors.

Ms. Glazier nominated Mr. Haverstick continue as Chairperson for another term. Mr. Witmer seconded the nomination and the nomination carried.

Mr. Haverstick nominated Ms. Shellenberger for another term as Vice Chairperson. Ms. Glazier seconded the nomination and the nomination carried.

Mr. Haverstick nominated Ms. Glazier for another term as Secretary. Mr. Henke seconded the nomination and the nomination carried.

Minutes

Ms. Shellenberger made a motion to approve the minutes as presented. Mr. Henke seconded the motion and the motion carried.

New Business

Text Amendment to MRC – Mixed Residential Commercial Zoning District - Caroline Hoffer, representing 3200 Columbia Avenue LLC, presented the request. Phil Wolgemuth, the principal owner of 3200 Columbia Avenue LLC, was also present. Ms. Hoffer stated her client owned the property from 3200 to 3212 Columbia Avenue that is currently zoned Mixed Residential Commercial Zoning District (MRC). They are requesting an amendment to the text of that section of the zoning ordinance. The proposed use of the property is a free standing bank. Banks and similar financial institutions do not appear on the list of permitted uses in the Mixed Residential Commercial Zoning District. Banks and similar financial institutions are permitted uses in the Local Commercial, General Commercial, Commercial Office and Limited Commercial. The applicant believes that this would be an appropriate addition to the Mixed Residential Commercial Zone particularly if you look at the purpose. A bank is typically a free standing use, fairly low impact, and it tends to serve local people. Individuals do not

drive to a destination to go to a bank; you go to a bank that is convenient on your way home. The applicant did meet with the Supervisors on two occasions before they submitted the petition. The Supervisors felt that there was a basis to proceed with the petition. When the petition was filed, they went back to the Supervisors and they accepted the petition and referred it to the Planning Commission for their review and recommendation. It will also go to the Lancaster County Planning Commission for their review and recommendation.

Mr. Haverstick pointed out that this affects a very small area in Manor Township. There is mixed residential commercial zoning areas on Columbia Avenue and Route 999.

Jim Henke stated that he would recuse himself from any discussion with the project or any recommendation due to some previous involvement with the company.

Ms. Shellenberger made a motion that they amend Section 214 the Mixed Residential Commercial Zone of the Manor Township Zoning Ordinance to add banks and similar financial institutions as a permitted use. Mr. Witmer seconded the motion and the motion carried with Jim Henke abstaining.

Correspondence

Ms. Glazier advised the Commission that she had a memo from the LCPC stating they have reviewed final subdivision plan of Daniel G. Beiler and have no comments.

Mr. Haverstick stated that Mr. Ott has provided the Commission with a petition regarding Frey Dairy Farms that they will deal with at the February meeting.

Mr. Haverstick stated that he had e-mailed the Commission members regarding the article in the Township Planner that deals with ordinances that a Township could adopt regarding vacant and deteriorating buildings. Also the Township would have the ability to enact ordinances that would require developers to consider existing facilities before they construct new facilities. Mr. Haverstick feels these items warrant the Commission taking a look, discussing, and perhaps making recommendations to the Supervisors.

Mr. Haverstick advised the Commission that Mr. Ott has provided them with the 2009 Annual Report for their review.

The meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Mary Glazier
Secretary

Recording Secretary
Evelyn Rineer

Manor Township Planning Commission Minutes

Monday, February 8, 2010

Time: 7:30 P.M.

The Manor Township Planning Commission met on Monday, February 8, 2010 at the Manor Township Municipal Building, 950 West Fairway Drive, Lancaster, PA. Chairman Scott Haverstick opened the meeting with the Pledge of Allegiance to the Flag. Mr. Haverstick introduced the members of the Planning Commission.

Members Present: Scott Haverstick, Pamela Shellenberger, Donald Witmer, James Henke, Mary Glazier, Mark Harman, and Don Mann

Visitors Present: David Charles, Country Manor
John Cox, Turkey Hill Dairy

Public Comment

There was no public comment.

Minutes

Ms. Shellenberger made a motion to approve the minutes as presented. Mr. Witmer seconded the motion and the motion carried unanimously.

New Business

Rezoning Petition – John Cox, Executive Vice President of Turkey Hill Dairy, presented the petition. Mr. Cox stated that Turkey Hill Dairy had an opportunity to purchase approximately 33 acres of land from a 61 acre parcel owned by Frey Dairy Farms which will be subdivided. The purchase of this tract would only take place if the tract was rezoned from Rural to Industrial. Turkey Hill Dairy has no specific land use planned for the tract at present time, but Frey Dairy Farms is interested in selling the land at this time and Turkey Hill Dairy is interested in purchasing the tract. There is a possibility that this tract would be used for future expansion of Turkey Hill Dairy.

There was a lengthy discussion regarding the justification to rezone the tract now or whether to wait until after the Township completed their review of rezoning some of the rural and the agriculture areas in the Township, which is currently in the review process. Several Commission members felt it would be better to hold off on the rezoning of this tract until the review of the rural and agriculture zoning was completed.

After discussion, Mr. Henke made a motion that the petition submitted to rezone approximately 33 acres of a 61 acre parcel to Industrial Zoning be recommended for approval to the Board of Supervisors. Mr. Mann seconded the motion and the motion carried four to three with Ms. Glazier, Ms. Shellenberger and Mr. Haverstick voting no.

Other Business

Revised Subdivision Land Development Plan For Country Manor and Modification Request - Chris Venarchick from RGS Associates along with Dave Charles presented the request. Mr. Venarchick stated the project was conditionally approved in November. They are requesting a waiver of Section 307.D.7 which is basically to make a small revision to the plan without going back through the whole process of land development review. Early in the planning process, there was discussion about the Aspril property and how if the applicant owned the property that it would make a nice shaped property with frontage all along North Duke Street. At that time, they did not have control of the Aspril property. Since the conditional approval, the Aspril's have reapproached Manorvest stating that they are

interested in selling their property. Manorvest has settled on the property which is approximately .36 acres. There are some minor changes. This purchase is a benefit since everyone had a desire to improve the frontage along North Duke Street. Now that the applicant has this property, the improvements are possible. The driveway that currently exists onto North Duke Street from the house is being removed which eliminates the close proximity of the existing improved entrance to the apartment complex. The building on the Aspril property may be an office that will support the daily operations of the rental community. The applicant looked at expanding the parking lot to accommodate access to the back of that building. Mr. Venarchick stated that they have met with staff and revised their plan; a plan was submitted along with the actual modification request.

Ms. Shellenberger stated that when they first reviewed this plan they had a concern regarding only one means of ingress/egress. She asked if by obtaining this property would there be an opportunity to have another entrance. Mr. Charles advised her that the site distance is an issue. The existing drive is actually on the highest point. If the apartment unit was not there, they could explore that option; but they still would run into the situation regarding driveway separation. This unit is remaining on the property. Mr. Charles advised the Commission that at this time the unit will remain as a standalone rental unit. Ms. Shellenberger asked that the driveway to be removed be labeled. She was advised that it is labeled.

Mr. Haverstick stated that they have Rettew's review letter. Ms. Shellenberger asked if there were new comments. Mr. Caldwell advised her that it is the same letter that was issued the last time under conditional approval and that they added this current modification. The comment to acquire a clear site triangle has been removed. Mr. Caldwell stated that this enables the sidewalk to be extended from the northern property boundary to the southern property boundary. Mr. Caldwell stated that he wants to discuss with the staff the possibility of the Township installing curbing to connect with the curbing at Springdale Farms so there would be contiguous edge of paving down the west side and even get the sidewalk extended to the intersection of West Charlotte Street.

Mr. Henke make a motion that the requested modification of Section 307.D.7 be recommended for approval based upon the February 8, 2010 Rettew Associates letter that also includes the outstanding items from the previous conditional approval that they still need to be addressed as well. Ms. Glazier seconded the motion and the motion carried unanimously.

Correspondence

Ms. Glazier stated that she received a memo from the LCPC dated December 15, 2009 referring to the project Woods Edge Phase One, Section III Lot Consolidation stating the "applicant and/or Zoning Officer ensure that the wording of General Note #5 is correct in the scope of the proposed consolidation of lots with regard to Section 312.2 of the Zoning Ordinance. The note stated that two off-street parking spaces are required per lot, rather than per dwelling unit." Mr. Ott advised the Commission that note was taken care of.

Mr. Haverstick asked if the Columbia Borough proposed amendment to their zoning ordinance and map was included in the packet. Mr. Haverstick assumed that this was in conjunction with the bypass. Mr. Ott stated that he was not sure. If Commission members have any comments they can get them to staff to give to Columbia Borough.

Article "No More Blight" - Mr. Haverstick expressed interest in the Township adopting this type of ordinance and include vacant and deteriorating structures. He would like to bring this to the attention of the Supervisors. Mr. Haverstick would like to see developers be required to look at using existing structures before being granted approval for new construction. There were questions and discussion on how this type of ordinance would be administered and if they could be selective with what

would be included in the ordinance. After discussion, it was determined that the Commission would like to look at ordinances that are in effect and what PSATS would have on file regarding property management codes. Mr. Haverstick stated that they were all in agreement with pursuing some kind of blight ordinance for the Township and they would like to look at sample ordinances.

There being no further business the meeting was adjourned at 9:10 p.m.

Respectfully submitted,

Mary Glazier
Secretary

Recording Secretary
Evelyn Rineer

Manor Township Planning Commission

Monday, March 8, 2010

Time: 7:30 P.M.

The Manor Township Planning Commission met on Monday, March 8, 2010 at the Manor Township Municipal Building, 950 West Fairway Drive, Lancaster, PA. Chairman Scott Haverstick opened the meeting with the Pledge of Allegiance to the Flag. Mr. Haverstick introduced the members of the Planning Commission.

Members Present: Scott Haverstick, Pamela Shellenberger, Donald Witmer, James Henke, Mary Glazier, Mark Harman and Don Mann

Visitors Present: Jim Huber, 113 Shannon Dr.
Justin Evans, LCPC
Elaine Jones, LNP
Al Kreider, 141 Supervisors Rd.

Public Comment

There was no public comment.

Minutes

Mr. Henke made a motion to approve the meeting minutes from February 8th as presented. Ms. Shellenberger seconded the motion and the motion carried unanimously.

Old Business

Zoning Ordinance Text Amendment to MRC - Mr. Haverstick advised the Commission that Mr. Ott provided them with a second copy of the amendment with the word "zoning" added. There was no discussion on the amendment. Pam Shellenberger made a motion that they recommend to the Manor Township Board of Supervisors that they proceed with amending Article 2, Zone Regulations, Section 214 for the Mixed Residential/Commercial Zone (MRC) to add Banks and similar financial institutions as a permitted use. Mr. Mann seconded the motion and the motion carried with James Henke abstaining.

Mr. Haverstick stated that Mary Glazier had given him information regarding lighting and he in turn e-mailed the information to the Commission members. Mr. Haverstick and Ms. Glazier stated that they feel like there is a weakness in the Ordinance regarding ambient light. Mr. Haverstick stated that it is a topic he feels they need to address and make recommendations to the Supervisors. Ms. Glazier had a handout for the Commission members and Mr. Haverstick advised the Commission that they would discuss it after the Commission members had a chance to review the handout. Mr. Haverstick requested this be put on the April agenda.

Mr. Haverstick advised the Commission that he would like to revisit and further discuss inventory of vacant properties, etc. and the maintenance of those vacant properties.

Ms. Shellenberger indicated that she had a handout from a workshop she attended on outdoor lighting issues and a few sample ordinances of how municipalities are handling lighting. Mr. Haverstick advised the Commission that this topic was brought to the attention of the Supervisors at their March meeting and there was interest on their part to at least examine what they may or may not be able to do.

Correspondence

Ms. Glazier stated that she had a letter from LCPC dated February 26th acknowledging the receipt of the proposed amendment to the Zoning Ordinance discussed tonight and they will be reviewing it on March 22nd.

Ms. Glazier stated that she had a copy of a letter that the LCPC sent to Barry Smith dated March 2nd enclosing a letter for his review and comment regarding the request for the LCPC to consider a time extension of 1825 days (5 years) for the Manor Corporate Center Preliminary Plan approval. LCPC has scheduled the request for March 22nd.

Mr. Haverstick had a question on the action at the Supervisors' meeting regarding Turkey Hill Dairy request. Mr. Smith advised him that the Board authorized the advertising for the rezoning request of Turkey Hill/Frey Dairies. Mr. Haverstick pointed out that the Supervisors were mindful of the dissension in the Planning Commission regarding the rezoning. There was discussion on the lack of presentation regarding the exact location of the tract.

There being no further business the meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Mary Glazier
Secretary

Recording Secretary
Evelyn Rineer

Manor Township Planning Commission

Monday, April 12, 2010

Time: 7:30 P.M.

The Manor Township Planning Commission met on Monday, April 12, 2010 at the Manor Township Municipal Building, 950 West Fairway Drive, Lancaster, PA. Chairman Scott Haverstick opened the meeting with the Pledge of Allegiance to the Flag. Mr. Haverstick introduced the members of the Planning Commission.

Members Present: Scott Haverstick, Pamela Shellenberger, Donald Witmer, James Henke, Mark Harman and Don Mann
Member Absent: Mary Glazier
Visitors Present: Jim Huber, 113 Shannon Dr.
Al Kreider, Supervisors Rd.
Elaine Jones, LNP
Justin Evans, LCPC
Les Eckman, Washington Boro
Richard Bauder, Manor Twp.
Jay Clark, 1055 Hearthstone Rd.

Public Comment

There was no public comments.

Minutes

Ms. Shellenberger made a motion to approve the minutes as presented. Mr. Henke seconded the motion and the motion carried with Mr. Haverstick abstaining.

Old Business

Mr. Haverstick stated they had intended to discuss some long range projects the Commission has been talking about that included light pollution, Transferable Development Rights, and disposal of blighted buildings. Since there are no plans before the Commission for their review, the Supervisors have decided this is a good opportunity to continue the work session dealing with the agriculture and rural zoning issues.

John May stated the issues Mr. Haverstick referred to are important issues, but he feels they need to be addressed one at a time. Mr. May suggested the issues be prioritized and Mr. Haverstick agreed.

Mr. Haverstick adjourned the Planning Commission meeting at 7:35 p.m. and re-adjourned the joint meeting with the Supervisors.

Respectfully submitted,

Evelyn Rineer
Recording Secretary

Manor Township Planning Commission

Monday, May 10, 2010

Time: 7:30 P.M.

The Manor Township Planning Commission met on Monday, May 10, 2010 at the Manor Township Municipal Building, 950 West Fairway Drive, Lancaster, PA. Chairman Scott Haverstick opened the meeting with the Pledge of Allegiance to the Flag. Mr. Haverstick introduced the members of the Planning Commission.

Members Present: Scott Haverstick, James Henke, Don Mann, Donald Witmer and Mary Glazier
Members Absent: Pamela Shellenberger and Mark Harman
Visitors Present: Brooks K. Norris, LCSWMA
Tom Farcht, JMT
Steve & Deb Shertzer, 233 Coffee St.
Justin Evans, LCPC
Stacey Morgan, LCSWMA
Al Kreider, 141 Supervisors Rd.

Public Comment

There was no public comment.

Minutes

Jim Henke made a motion to approve the minutes as presented. Donald Witmer seconded the motion and the motion passed with Mary Glazier abstaining.

New Business

Briefing Item – Plan #10-001-A-Final Subdivision Plan for Stephen & Deborah Shertzer - Tom Farcht from JMT presented the plan. Mr. Farcht advised that the land is zoned Agriculture and the applicant would like to make a smaller tract that encompasses the house and sell the remaining land to the neighbor. The Shertzer property is in agricultural preservation and the Shertzer's have a letter indicating approval of the subdivision from the Agriculture Preserve Board. There is an existing driveway. There is no building proposed. Mr. Farcht provided the Commission with revised plans that addressed Rettew's comments in their review letter dated May 4, 2010. Mr. Farcht went over the comments in Rettew's review letter of May 4, 2010 indicating how they complied with the comments. Mr. Farcht stated that there were no major issues and they had no problem complying with any of the comments.

Mr. Witmer questioned if the "no building rights" applied to the land that Mr. Barley was adding the lot to. Mr. Witmer also expressed surprise with the Agriculture Preserve Board giving their approval for this subdivision.

Mr. Caldwell indicated that this was approved through the Trust and not the Agriculture Preserve Board.

Mr. Henke made a motion that the two modifications Section 403.1.A - Plan Scale and Section 502.5.G - Dedication of Additional Right-of-Way be recommended for approval as suggested by Rettew Associates in their May 4, 2010 letter. Don Mann seconded the motion and the motion carried unanimously.

Mr. Henke made a motion to recommend to move the Stephen and Deborah Shertzer Final Subdivision Plan along for approval pending the satisfaction of addressing the May 4, 2010 Rettew letter specifically with clarification and additional documentation to be submitted to the Township and the

Engineer addressing the ability to subdivide Lot #3 from the Farmland Trust Property. Also, adding additional adjustments to the word "apart" in the comment letter in a plan note #36 and adding the separation distance from the side property line to the isolation distance on the new septic system adding that information to the plan in accordance with the rules and regulations of DEP. Mr. Henke amended his motion to also include verification that the Barley Property has the ability to build a residential dwelling on this property subject to the satisfaction of Rettew and the Township. Don Witmer seconded the motion and the motion carried unanimously.

Petition to Rezone – Petition of Lancaster County Solid Waste Authority to Rezone Two Tracts of Land from Rural to Excavation - Stacey Morgan presented the petition. Ms. Morgan advised the Commission that the request arises out of the settlement agreement order in the PALE litigation between PALE, the Authority and the Township. The two tracts were purchased from Tom and Abe Barley and the tracts are zoned Rural and the Order contemplated the Authority moving subsoil from the two tracts. Subsoil removal is not permitted in the Rural Zone, hence, the request to have it rezoned to Excavation. When the subsoil is removed, they will be back to have it rezoned to Conservation. One of the requirements of the Order is that after the subsoil is removed, that this ground be reclaimed and left open for passive recreation. Ms. Morgan stated that this applies to tract 5 and most of tract 4. Ms. Morgan stated that tract 4 in its entirety is 119 acres.

Mr. Henke questioned the depth of the subsoil that would be excavated. Brooke Norris from the Authority advised Mr. Henke that the subsoil varies from 5 to 20 feet. Mr. Norris stated they anticipate going down to bedrock.

Mr. Witmer stated that there was subsoil removed years ago and asked if they would be removing more subsoil and Mr. Norris stated that they would be removing more soil.

Mr. Haverstick questioned the location for storage of the soil. Mr. Norris stated that the large subsoil stock pile would be located behind the ball field and the top soil will be staged by the contractor. The top soil will go back on very quickly as they are obligated to minimize the area of disturbance.

Ms. Glazier asked what the period of time was that they have to do this work. Mr. Norris stated the agreement states that they have within 18 months of achieving all required permits to take off of parcel 5. Their plans are to do everything in one project regarding parcels 4 and 5.

Mr. Haverstick questioned what the subsoil pile will look like. Mr. Norris advised him that it would be large and the area that is visible from the roads will be seeded and amendable to people passing by.

Mr. Henke made a motion to recommend that the petition by LCSWMA to rezone be approved subject to the stipulation agreement referenced this evening. Mr. Mann seconded the motion and the motion carried unanimously.

Mr. Ott stated in reference to the first plan, that he had a Planning Agency Concurrence to sign for DEP requesting a non-building waiver that he generally signs for the Planning Commission. Mr. Ott was just making the Commission aware of the waiver.

Correspondence

Ms. Glazier indicated she had correspondence from the LCPC dated March 23 regarding Manor Corporate Center that was scheduled on March 22, 2010. LCPC approved a five year waiver of the time period provided to submit a final plan application for the entire project, as stated in Section 302.07 of the Lancaster County Subdivision and Land Development Ordinance of 1991.

A memo from the LCPC dated May 23, 2010 regarding the review of the Zoning Text Amendment and recommends approval because it is consistent with comprehensive planning and it will

increase the range of commercial opportunities in the Mixed Residential/Commercial Zone without creating any apparent land use conflicts.

Letter dated May 3, 2010 from the LCPC regarding 216 Ironstone Ridge Road and Nelson R. & Janet M. Habecker inquiring if the plans still active. Mr. Ott advised the Commission that he has responded to this letter.

Mr. Haverstick stated that he would like to start working on the issues they have talked about if there are no plans next month. Mr. Ott advised the Commission that they are not past the filing deadline so he cannot say if there will be any plans before the Commission next month.

Mr. Henke asked Mr. Caldwell for an update on the ordinance that the Planning Commission and Supervisors have been working on. Mr. Henke asked if they would be seeing anything in May or June. Mr. Caldwell advised him that June would be a more realistic time that they would see something.

Mr. Haverstick questioned if the rail to trail would be impacted by any zoning changes. Mr. Caldwell advised him that the trail property is zoned conservation.

There being no further business the meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Mary Glazier
Secretary

Recording Secretary
Evelyn Rineer

Manor Township Planning Commission

Monday, June 14, 2010

Time: 7:30 P.M.

The Manor Township Planning Commission met on Monday, June 14, 2010 at the Manor Township Municipal Building, 950 West Fairway Drive, Lancaster, PA. Chairman Scott Haverstick opened the meeting with the Pledge of Allegiance to the Flag. Mr. Haverstick introduced the members of the Planning Commission.

Members Present: Scott Haverstick, James Henke, Don Mann, Mark Harman and Pamela Shellenberger
Members Absent: Donald Witmer and Mary Glazier
Visitors Present: Jim Huber, 113 Shannon Dr., Lancaster
Justin Evans, LCPC
Stacey Morgan, 221 E. Chestnut St., Lancaster
Elaine Jones, LNP

Public Comment

There was no public comment.

Minutes

Jim Henke made a motion to approve the minutes as drafted. Mr. Mann seconded the motion. Pamela Shellenberger and Mark Harman abstained. There was not a quorum; therefore, the minutes will be approved at next month's meeting.

Old Business

Proposed Rezoning Ordinance to Amend Zoning Map – Lancaster County Solid Waste Authority to Rezone Two Tracts of Land from Rural to Excavation – There was no discussion on the Ordinance. Ms. Shellenberger made a motion to approve the rezoning of 150 acres from Rural to Excavation. Mr. Henke seconded the motion. Mr. Haverstick wanted to express his opinion regarding the large pile of dirt at the Landfill that can be seen from a distance stating it is unsightly. The motion carried unanimously.

Don Mann asked if there were any type of maps available that would show the development in the Township over the last ten years or so. There was discussion on what the Lancaster County Planning Commission would have available. Mr. Ott reviewed the developments in the Township that still have lots that do not have buildings on them.

Ms. Shellenberger asked for an update on the Ordinance that they have been working on with the Supervisors. Mr. Ott advised that he and Mr. Smith met with Steve Gabriel from Rettew and Mr. Gabriel is working on a final draft. Mr. Ott stated at the last meeting the Commission had requested the draft be e-mailed to them and after reviewing it send back their comments. After the comments are received, the changes will be made. Mr. Ott advised it would probably be July before they see anything.

There being no further business the meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Evelyn Rineer
Recording Secretary

Manor Township Planning Commission

Monday August 9, 2010

Time: 7:30 P.M.

The Manor Township Planning Commission met on Monday, August 9, 2010 at the Manor Township Municipal Building, 950 West Fairway Drive, Lancaster, PA. Chairman Scott Haverstick opened the meeting with the Pledge of Allegiance to the Flag. Mr. Haverstick introduced the members of the Planning Commission.

Members Present: Scott Haverstick, James Henke, Don Mann, Mark Harman, Pam Shellenberger, Don Witmer and Mary Glazier.

Visitors Present: Howard Kelin, Attorney, 24 N. Lime St.
 John Cox, 2601 River Road, Turkey Hill
 Justin Evans, LCPC
 Jim Huber, 113 Shannon Drive
 Elaine Jones, LNP

Public Comment

There was no public comment.

Approve Minutes

May 10, 2010 - Mr. Henke made a motion to approve the minutes as drafted for the May 10, 2010 meeting. Mr. Witmer seconded the motion, which carried. Mark Harman and Pam Shellenberger abstained.

June 14, 2010 - Mr. Henke made a motion to approve the minutes from the June 14, 2010 meeting as drafted. Ms Shellenberger seconded the motion, which carried. Mr. Witmer abstained.

Old Business

Ordinance for Turkey Hill Rezoning - Amend zoning map by changing a tract of land containing approximately 32.64 acres located on the west side of land owned by PP&L and the east side of lands owned by the Lancaster County Solid Waste Management Authority & Pennsylvania Lines, LLC from Rural (R) to Industrial Zone (I).

Mr. Ott stated that there is a change in the paperwork due to a number change. He explained where it occurred on the drafted copies, and the corrections being 327.44 instead of 347.44 and also a (2) corrected from a (3).

Mr. Haverstick asked if there was anyone present representing Turkey Hill.

Mr. Howard Kelly Attorney for the applicant, and Mr. John Cox, Turkey Hill were present. Mr. Kelly stated that they were also present at the February meeting of this Board to approve the recommendation of this ordinance change, and noted that it is their understanding that the purpose of this meeting tonight is for the correction of the language of the ordinance. Mr. Cox noted that there are no new plans to present or any new information and everything is the same as presented at the February meeting.

Mr. Haverstick agreed and asked if there were any plans of eminent development at this time. Mr. Cox explained that there are no plans at this present time but he did not want to be misleading to the Board because they must expand sometime in the future.

Mr. Haverstick stated that the MTPC did recommend approval to the Board of Supervisors for this in February 2010 with a 4 to 3 vote. Ms Shellenberger stated that the Supervisors have supported this and

that is the reason it is here again tonight to make the correction in the ordinance and approve the proposed Ordinance. Mr. Haverstick stated that he did find out that the owner did sign the petition in support of this. Mr. Cox stated that he thought that was on the petition.

The Board asked several questions about the ownership of the property and the zoning. Mr. Cox explained the area that they are in the process of purchasing. Mr. Ott stated that it is currently zoned industrial. They discussed the size of the property and how they will add this ground to existing ground owned by Turkey Hill.

Mr. Henke made a motion to recommend to the Board of Supervisors, for approval, the ordinance to amend the zoning map by changing a tract of land containing approximately 32.64 acres located on the west side of land owned by PP&L and the east side of lands owned by the Lancaster County Solid Waste Management Authority & Pennsylvania Lines, LLC from Rural to Industrial Zone. Mr. Mann seconded the motion. The motion carried unanimously.

New Business

There was no new business.

Correspondence

Ms Glazier went over the correspondence received. She noted letters from the County of Lancaster, recommending approval of CPF# 41-130 Zoning Map Change from Rural to Excavation on two tracts of land located on the west side of Chestnut Grove Road, a memo regarding the Stephen & Deborah Shertzer Final Subdivision Plan and a letter regarding the proposed rezoning of the 32.64 acres discussed here tonight. She also noted a letter from Robert McLane in reference to the Funk Farm project.

Mr. Witmer made comments about the Shertzer subdivision plan. The Board made comments on the Park and Recreation plan in regards to future recreation needs and connectivity, the LIMC and the Land Use Advisory Board. The Land Use Advisory Board should be reviewing these rezoning applications as well as any other land use changes. Mr. Haverstick stated that there are still some issues that he would like this Board to discuss in the future but without engineering input, which there is no funding for, he is not sure it would be worth scheduling discussion time. Mr. Ott distributed the text changes for the rural/agricultural rezoning. Mr. Ott recommended that the Board review the information that they have been given and get comments back to him and he will see that Steve Gabriel receives them.

There being no further business, Mr. Haverstick adjourned the meeting at 8:25 PM.

Respectfully submitted,

Mary Glazier
Secretary

MG/rjy

Manor Township Planning Commission

Monday, September 13, 2010

Time: 7:30 P.M.

The Manor Township Planning Commission met on Monday, September 13, 2010 at the Manor Township Municipal Building, 950 West Fairway Drive, Lancaster, PA. Chairman Scott Haverstick opened the meeting with the Pledge of Allegiance to the Flag and introduced the members of the Planning Commission. Mr. Haverstick asked for a moment of silence in memory of Jim Huber.

Mr. Haverstick stated after the agenda items they would adjourn and begin the work session that is a continuation of the discussion on agricultural and rural zoning text amendment with the Supervisors.

Members Present: Scott Haverstick, James Henke, Don Mann, Pam Shellenberger, Don Witmer, and Mary Glazier

Member Absent: Mark Harman

Visitors Present: Robert McLane, 206, Manor Ave., Millersville
Richard Bauder, Manor Township Supervisor
Justin Evans, LCPC
Joan Matterness, 213 Sutherland Rd., Lancaster
Elaine Jones, LNP

Public Comment

There was no public comment.

Minutes

Jim Henke made a motion to approve the minutes as presented. Pam Shellenberger seconded the motion and the motion carried unanimously.

Other Business

Mr. Ott gave the Commission members the sketch plan for Manor Oaks for their review. The revised final plan for Manor Oaks will be on the October Agenda.

Correspondence

Ms. Glazier reported she received correspondence from the LCPC dated August 24, 2010 regarding Frey Dairy Farms, Inc. Zoning Map Amendment. The LCPC recommended approval stating the Industrial Zone expansion is consistent with the Rural Strategy of Balance and its Rural Business Area concept.

There being no further business Mr. Haverstick adjourned the meeting at 7:40 p.m.

Respectfully submitted,

Mary Glazier
Secretary

Recording Secretary
Evelyn Rineer

Manor Township Planning Commission

Tuesday, October 12, 2010

Time: 7:30 P.M.

The Manor Township Planning Commission met on Tuesday, October 12, 2010 at the Manor Township Municipal Building, 950 West Fairway Drive, Lancaster, PA. Chairman, Scott Haverstick, opened the meeting with the Pledge of Allegiance to the Flag and introduced the members of the Planning Commission.

Mr. Haverstick stated after they completed the agenda items, the Commission would adjourn and begin the work session which is a continuation of the discussion on agricultural and rural zoning text amendments with the Board of Supervisors.

Members Present: Scott Haverstick, James Henke, Mark Harman, Don Mann, Pam Shellenberger, Don Witmer, and Mary Glazier

Visitors Present: Howard Kelin, 24 N. Lime Street, Lancaster
James Strong, 100 Pine Street, Harrisburg
Bill Swiernik, DM/A
Gene Oldham, D. C. Gohn Assoc.
Jerry Duffie, 301 Market Street, Lemoyne
Korte Shearer, 809 Central Manor Rd., Washington Boro
John Cox, 2601 River Rd.
Justin Evans, LCPC

Public Comment

There was no public comment.

Minutes

Ms. Shellenberger made a motion to approve the September 13, 2010 minutes as presented. Mr. Henke seconded the motion and the motion carried unanimously.

New Business

Briefing Item – Revised Final Land Development Plan – Frey Dairy Farms – Howard Kelin, Council for Turkey Hill, presented the plan. Mr. Kelin stated that they have been before the Commission previously for rezoning the tract and this is the next step in the process concerning the same 32.64 acre parcel currently owned by Frey Dairy Farms near the Turkey Hill Dairy property. Previously, the Commission recommended to the Board of Supervisors that they approve the rezoning of this property from Rural to Industrial. Before the Commission is an application to subdivide the 32.64 acre Frey Dairy Farm parcel from the balance of the property which is just less than 10 acres. There is a strip currently owned by PP&L between the Frey Dairy Farm Property and the Turkey Hill property that Turkey Hill currently has a leased access to this property. Turkey Hill has entered a signed agreement with PP&L to purchase the strip. Gene Oldham from D. C. Gohn filed the application before the Commission and he is present this evening. Mr. Oldham has been in communication with Mr. Caldwell from Rettew Associates concerning Rettew's comment letter. The applicant sees no major problem with addressing any of the comments in the letter from Mr. Caldwell. One of the waivers requested in the application was to waive the briefing item with recommendation of approval of the plan to the Board of Supervisors.

Ms. Shellenberger requested that the remaining acres be given a lot number to better identify the parcel.

There were questions on future plans concerning the parcels and whether the transmission lines will affect the development of either lot.

Mr. Henke made a motion that the Revised Final Land Development Plan for Frey Dairy Farms as it relates to requested modifications Section 303.F.2.a – Briefing Item, Section 403.1.A – Plan Scale, Section 407.1.C- Water Service Feasibility Report, Section 407.2.D-Sewer Service Feasibility Report, Section 507.1.E-All lots shall Front on an Approved Public or Private Streets and Section 301-Stormwater Management Plan be approved with conditions as noted in the September 28, 2010 review letter from Rettew Associates. Ms. Shellenberger seconded the motion and the motion carried unanimously.

Mr. Henke made a motion to recommend conditional approval of the plan based on the conditions outlined in September 28, 2010 Rettew Associates review letter. Mr. Henke added to the motion that a lot designation be added for the remaining lands. Ms. Shellenberger seconded the motion and the motion carried unanimously.

DEP Form - Mr. Ott explained to the Commission that this is a DEP waiver for the Frey Dairy Farm project that he signs on behalf of the Planning Commission and it is on the agenda as an information item. No action is needed.

Briefing Item – Final Minor Subdivision Plan – Manor Oaks Lot 146 – Bill Swiernik from David Miller Associates presented the plan. Mr. Swiernik stated that they were there for a briefing item but in the end would ask that it be moved to an action item. The project is the subdivision of Lot 146 in Manor Oaks. It is bounded to the south by Letort Road, on the east by Knollwood Road, on the north by Cartledge Lane and Bradford Street. There are houses to the north, east, and west. It is approximately an 11.8 tract of land with 30 apartment units and 16 dwelling units individually occupied as condominium units. Four of the buildings are partially constructed. The goal is to create a subdivision line resulting in two tracts of land labeled Lot 145 and Lot 146. All the apartments would be on one tract Lot 145 held by a single owner. Lot 146 would be single ownership and condominium ownership would be the remaining units to be constructed. The applicant is also proposing to modify a drainage swale along Letort Road and the relocation of an easement to enable the construction of decks on the rear of the existing house units. Another physical improvement to the site would be the placement of plantings along Letort Road. The site is serviced by public water and sewer. The continued construction of the dwellings would be done in accordance with previously approved plans for the development. The reason for the subdivision is to allow for the density of the remaining units to be compliant with the Ordinance criteria of less than eight units per acre.

Jerry Duffie went over the history of the property from the previous owners to the present owners of the lots and the plans that they had for the lots. Mr. Duffie explained that the subdivision would allow the potential buyer, Manor Oaks Associates LLC, to meet regulations for FHA Loans and also conform to the Manor Township Zoning Ordinance requirements. Mr. Duffie explained that if this subdivision is not approved the project will not go forward.

Mr. Swiernik advised the Commission that the application is to create a two lot subdivision with some limited improvements including the relocation of the swale for the completion of the units that back up to Letort Road. The units that back up to Letort Road will be part of what would become Lot 146 and are the apartments. Mr. Swiernik stated that all the information they are requesting modifications for was part of a previous subdivision land development plan for these properties and the information has been previously provided.

Mr. Caldwell stated that the recommendation for modifications “A” & “B” he erroneously referenced Lot 146 when he should have referenced Lot 145.

Mr. Swiernik advised the Commission that the landscaping will be naturalizing plants with the trees selected to work around the overhead power lines.

Ms. Glazier made a motion to move the application from a briefing item to an action item. Mr. Haverstick seconded the motion and the motion carried unanimously.

Ms. Glazier made a motion to recommend to the Stormwater Administrator approval of the requested modification Section 508.2.B-Minimum Stormwater Easement Width subject to conditions spelled out in Rettew's review letter. Ms. Shellenberger seconded the motion and the motion carried unanimously.

Ms. Glazier made a motion to recommend approval of the requested modifications to Section 403; 404; and 505 subject to the conditions specified in Rettew's review letter as amended by changes of lot number from 146 to 145. Ms. Shellenberger seconded the motion and the motion carried unanimously.

Ms. Shellenberger made a motion to recommend the Manor Oaks Subdivision Lot 146 be approved subject to the requirements in Rettew's letter dated September 28, 2010 dealing with subdivision and land development and stormwater management. Mr. Henke seconded the motion and the motion carried unanimously.

Correspondence

Ms. Glazier listed the following correspondence she received from the LCPC:

Brochure received from the LCPC regarding Smart Growth Summit 2010 on October 28th.

Letter received from the LCPC acknowledging the receipt of Manor Oaks Plan which is scheduled for review on October 25th.

Letter received from the LCPC acknowledging receipt of Frey Dairy Farms Plan which is scheduled for review on October 25th.

Memorandum received from the LCPC listing their 2011 meeting and submission deadline dates.

Ms. Shellenberger shared with the Commission that there is a regional GIS Mapping Web System that has been developed as part of the BRAC Initiative. Ms. Shellenberger stated that anyone can access this. Ms. Shellenberger explained how it works and stated that she feels it would be of interest to everyone.

The meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Mary Glazier
Secretary

Recording Secretary
Evelyn Rineer

Manor Township Planning Commission

Monday, November 8, 2010

Time: 7:30 P.M.

The Manor Township Planning Commission met on Monday, November 8, 2010 at the Manor Township Municipal Building, 950 West Fairway Drive, Lancaster, PA. Chairman Scott Haverstick opened the meeting with the Pledge of Allegiance to the Flag and introduced the members of the Planning Commission.

Members Present: Scott Haverstick, James Henke, Mark Harman, Don Mann, Pamela Shellenberger, Don Witmer, and Mary Glazier

Visitors Present: Mark Deimler, Strausser Surveying
Stephen Shertzer, 233 Coffee Street
Justin Evans, LCPC
Jim Caldwell, Rettew Associates

Public Comment

There was no public comment.

Minutes

Ms. Shellenberger made a motion to approve the October 12th minutes as presented. Mr. Henke seconded the motion and the motion carried unanimously.

New Business

Briefing Item-Minor Subdivision Plan – Stephen & Deborah Shertzer - Mark Deimler from Strausser Surveying represented the Shertzer's plan. Mr. Deimler indicated that the property is located on the northeast side Coffee Street and contains 19.7 acres. Lot No. 1 will be subdivided from Lot No. 2 and Lot No. 1 will contain 1.96 acres and the existing house and barn. After the subdivision, Lot No. 2 will total 17.8 acres. The property is in Agriculture Preserve. There was one minor comment from the Ag Board that had to do with development of the remaining lands. Mr. Deimler reviewed the modifications that were being requested.

Mr. Harman had questions regarding the nitrate levels.

Ms. Shellenberger pointed out that in Plan Note No. 9, the dwelling location is on Lot #1 and not Lot #2.

Mr. Henke had questions for Mr. Caldwell regarding the wetland waiver request and what documentation would be acceptable for the study.

Mr. Witmer questioned the reason for a letter confirming that there is livestock in the barn. Mr. Ott explained that there are different setback requirements for buildings depending on the use of the building and whether the building is already being used for housing animals and predates zoning. The existing barn does not meet required setbacks and the letter is just confirming that this barn always housed animals.

Mr. Henke had questions on a speed limit study regarding when it is required and who is responsible for the study.

Ms. Glazier made a motion to move this plan to an action item.

Mr. Henke made a motion to recommend approval of modification requests of Section 403.1.A-Plan Scale, Sec. 403.6.A/403.5.A - Stormwater Management, Sec. 403.6.E/407.4- Wetlands Report, Sec. 404.4.C – E&S Plan, Sec. 404.2.G-Grading Plan, Sec. 502.5.G – Right-of-way, and Sec. 507.3.B – Farmland separation with conditions as noted on Rettew's review letter dated November 5, 2010. Mr. Henke amended the motion to defer the wetland study until the time that building occurs on the site and the Commission was

satisfied with Township Engineer's comment that what the applicant has done was sufficient to meet the Speed Study. Mr. Mann seconded the motion and the motion carried unanimously.

Mr. Henke made a recommendation to move this to an action item and recommended conditional approval of the final subdivision plan for Stephen and Deborah Shertzer based on satisfying the remaining comments from Rettew's review letter dated November 5, 2010 subject to Ms. Shellenberger's comment that Note #9 needs to be revised to refer to Lot #1 and not Lot #2. Ms. Shellenberger seconded the motion and the motion carried unanimously.

Correspondence

Ms. Glazier indicated that she had two pieces of correspondence from the LCPC:

A memorandum dated October 26, 2010 regarding Final Subdivision Plan for Integrity Bank, et al., at the northwest corner of the intersection of Letort Road and Knollwood. LCPC recommended a plan note should be added to reference the Document ID number assigned to the executed access and maintenance agreement binding Lots 145 and 146 since the subdivision will split several common infrastructure elements.

A memorandum dated October 26, 2010 regarding the final subdivision plan for Frey Dairy Farms, Inc. located on the west side of River Road at Letort Road and the east side of Susquehanna River. The LCPC offered several comments and recommendations.

Other Business

There was general discussion on topics the Planning Commission is interested in pursuing in the future. Lighting and TDR's were discussed as topics for future discussion. There was some discussion regarding if the Township has no funding budgeted for a consultant to help with information on the items, that maybe there are other ways to access existing documents, ordinances, and get other assistance without a cost to the Township.

Mr. Mann talked about the Park and Open Space Plan and how developments would be linked to each other. Mr. Mann asked about the Columbia Avenue Corridor Study. Mr. Evans, from the LCPC, gave a brief overview of the project and the grant that was applied for.

Mr. Caldwell spoke briefly regarding the draft rural/agricultural zoning ordinance revisions. Rettew in coordination with the Township Solicitor is preparing a new ordinance to advertise and adopt rather than a zoning ordinance amendment which would require all the rezoned properties to be posted. The ordinance may be ready some time later this week. All members will get a copy of that ordinance once it is prepared. The Planning Commission may be able to have their public hearing at the December meeting. This will depend on the completion of the document and deadlines that need to be met.

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Mary Glazier
Secretary

Recording Secretary
Evelyn Rineer

Manor Township Planning Commission

Monday, December 13, 2010

Time: 7:30 P.M.

The Manor Township Planning Commission met on Monday, December 13, 2010 at the Manor Township Municipal Building, 950 West Fairway Drive, Lancaster, PA. Chairman Scott Haverstick opened the meeting with the Pledge of Allegiance to the Flag and introduced the members of the Planning Commission.

Members Present: Scott Haverstick, James Henke, Mark Harman, Don Mann, Pamela Shellenberger
Don Witmer and Mary Glazier

Visitors Present: Mark and Melissa Sigman, 123 Carol Drive
Tom Matteson, Diehm & Sons
Justin Evans, LCPC

Public Comment

There was no public comment.

Minutes

Ms. Shellenberger made a motion to approve the November 8, 2010 minutes as presented. Mr. Witmer seconded the motion and the motion carried unanimously.

New Business

DEP Sewage Module for Stephen A. Shertzer – Componet 4A-DEP - Mr. Ott stated that he has a module for the Shertzer plan that was looked at last month. Mr. Ott stated that he will be filling out the Componet 4A section of the planning module. Mr. Ott stated that he also has a module for the plan that will be looked at tonight and if it is satisfactory with the Commission he will also fill those forms out.

Briefing Item – Final Subdivision Plan Wayne & Fannie E. Shaw and Theodore W. & Jacqueline Shaw and Modification Requests - Tom Matteson from Diehm & Sons, Inc. presented the plan. Mr. Matteson stated that the Conestoga River is on the east side of the property, the Little Conestoga Creek is on the west side and the property is actually split by the road. The property is a little over 17 acres in size. The existing farm is in production and at the back of the property near the river is a dwelling, barn and other accessory buildings. The portion of land on the opposite side of Rock Hill Road is steeply sloped and entirely wooded. There are three proposed lots. Lot #1 is the existing farm and remaining lands after the subdivision; Lot #2 is a flag lot; and Lot #3 will actually front on Rock Hill Road. The flag poles for the two lots are being placed on the north end; however, the existing driveway for the farm comes out along the southern property line to the road. The reason the flag poles are not being proposed overtop of the drive is that the additional lot coverage on Lot #1 will make it non-conforming. The existing driveway is approximately 10 feet wide and the applicant is proposing to widen the driveway to 16 feet for the section that will be the shared access between the three lots. The applicant is proposing on lot sewage and water. There is proposed an underground stone trench for the front lot and a rain garden for the back lot similar to a retention basin. The applicant is asking for modifications for additional right-of-way along Rock Hill Road and for radial lot lines.

Mr. Harman asked why the lot would be non-conforming if the driveway was moved to the flag. Mr. Matteson stated that the maximum lot coverage is presently 30% and with the removal of

approximately four acres that reduction in lot area with the existing driveway as well as the widening of the driveway makes the lot coverage exceed the maximum allowed coverage.

Ms. Shellenberger pointed out that the driveway widening will be on the other two lots. Mr. Matteson stated that the two lots will comply because they are mostly all green. Ms. Shellenberger stated that the lot coverage will be lessened on the remaining acreage and Mr. Matteson agreed.

Mr. Haverstick asked if the computation could be done including the separated lot on the west side. Mr. Matteson stated that lot is included. Mr. Haverstick asked questions out of curiosity on the history of the lot.

Mr. Harman asked what the zoning district would be on the lot and he was advised that it would be agricultural after the rezoning.

Mr. Witmer had questions regarding the modification request for the right-of-way.

Mr. Harman asked if the water feasibility study has been started and Mr. Matteson stated that it has not been started yet. Mr. Harman asked when the water feasibility study would be completed. Mr. Harman questioned the type of septic systems that will be allowed on the lots and whether there were high nitrates levels in the area.

Ms. Glazier questioned whether the applicant is certain that they do not want to do anything more regarding the subdivision of the property. She stated that she would not want to see them have to come back at a later date if they would decide to further divide the remaining land.

Mr. Matteson stated that they have reviewed Mr. Caldwell's letter of December 10th and there is nothing in the review letter that they cannot address. Mr. Harman questioned the significance of Comment #4 in the December 10th review letter. Mr. Caldwell stated it is a fairly common comment. There are two areas of concern with one being the drainage around what would be the west side of Lot #2 and the other concern would be the sizing of the rain garden on Lot #2.

Mr. Henke had a question regarding the comment on the greenways and lack of wanting to establish an easement along the stream. He asked if there is any real reason that it could not be done. Mr. Matteson stated that the process of obtaining easements and developing the corridors are still in its infancy. Mr. Caldwell advised the Commission that the Township is in agreement with a deferral regarding the easements and there is a note on the plan.

Mr. Henke made a motion that the Shaw Final Subdivision Plan be advanced to an action item versus a briefing item. Mr. Witmer seconded the motion and the motion carried unanimously.

Mr. Henke made a motion that the Shaw Final Subdivision Plan be recommended for conditional approval in accordance with Rettew's December 10, 2010 review letter #1 which includes several of the waivers that are being requested as outlined in Rettew's December 10th review letter. Ms. Shellenberger seconded the motion and the motion carried unanimously.

Correspondence

There was no correspondence.

Ms. Shellenberger announced that there is an Envision Design Seminar that is being held Wednesday night at 6:30 p.m. at the Millersville University. The lecture will begin at 7:15 p.m. Mr. Evans from the LCPC gave a brief outline of what will be included in the lecture. Mr. Evans stated that reservations are not needed for the Wednesday night seminar.

There was general discussion on the rezoning and when the Commission will have it to look at, the rail to trails and the ideas being developed for the landfill property that was the Barley Farm.

Mr. Ott handed out the rezoning request that the Supervisors have passed onto the Planning Commission for their comments which will be on the January agenda. The rezoning request is for the

two lots between Kirchner Beer Distributor and Peace of Mind Self Storage owned by David Charles and Risko Partners. The petition is asking that the lots be rezoned from Industrial to High Density Residential.

There being no further business the meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Mary Glazier
Secretary

Recording Secretary
Evelyn Rineer