

**Planning Commission Meeting  
01/12/04**

Manor Township Planning Commission Agenda

Monday, January 12, 2004 Time: 7:30 P.M.

1. Call to Order
2. Pledge to the Flag
3. Roll Call
4. Public Comments
5. Re-organizational Meeting Elect - Chairman Vice-Chairman Secretary Appointments/Re-appointment by Township Supervisors for vacancies on the Board Set Meeting Dates for 2004
6. Approve Minutes of the December 8, 2003 meeting

7. New Business Rezoning Petition for Amendment to the Manor Township Zoning Ordinance - Crossgates Phase IV - High Density Residential (RH) to High Density Residential- Flex (RH1)  
The zoning request is to rezone 11.54 acres, 33 undeveloped building lots owned by the Murry Development Corporation and the developer of 24 improved building lots conveyed to third parties located in Crossgates - Phase IV. The petitioner requests that the Zoning Ordinance and map be amended to change the zoning from High Density Residential (RH) to High Density Residential Flex (RH1). The Commission needs to review and make recommendations to the Township Supervisors.

Sketch Plan - MDS Custom Homes, LLC The proposed project is located on Manor Boulevard and will create 3 lots for residential single family detached dwellings. The zoning district is Medium Residential (RM) and public water and sewer is available. Lot #1 will contain 1.180 acres, Lot #2 will contain 2.22 acres, and Lot #3 will contain 11.3 acres. The Commission needs to review sketch plan and make recommendations to the applicant and LCPC.

8. Other Business - Act 537 Update - Annual 2003 Report - Correspondence

9. Adjourn

DRAFT Manor Township Planning Commission Minutes

Monday, January 12, 2004 Time: 7:30 P.M.

The Manor Township Planning Commission held its regularly scheduled meeting on Monday, January 12, 2004 at 7:30 p.m. at the Manor Township Municipal Building, 950 West Fairway Drive, Lancaster, PA.

Mr. Lauriello, Chairman, introduced the Commission members and led the Pledge of Allegiance to the Flag.

Members Present: Mark Lauriello, John Ahlfeld, Beth Herr, Scott Haverstick, Paul Holt, Don Witmer and James Miller. Visitors Present: Elaine Jones, Hershey Avenue Linda Michels, David Miller Associates L. Allen Kreider, 141 Supervisors Road Ellsworth & Jerry Stoll, 1766 Colonial Manor Bonnie Miller, 113 Bent Tree Drive Ed Kladky, 109 Chestnut Grove Road Mike Saxinger, Saxinger & Black, Inc. Danny Whittle, LCPC Mary Glazier, 269 Chestnut Grove Road John & Barbara May, 100 Red Fox Road Pat Lemay, 78 Sun Lane Chris Sellers, 315 Carol Lynn Drive, Willow Street Barry Smith, Manor Township Jim Huber, 113 Shannon Drive Bill Murry, Murry Development Corporation

Mr. Lauriello stated this was a reorganizational meeting and the Commission would be electing officers for the year 2004 as well as setting meeting dates. Mr. Miller nominated Mark Lauriello for chairman and the nomination was seconded by Paul Holt. The nominations were closed. Mr. Miller made a motion to elect Mark Lauriello as chairman and the motion was seconded by Beth Herr. The motion was unanimously approved. Mr. Holt nominated John Ahlfeld for vice chairman and the nomination was seconded by Don Witmer. The nominations were closed. Mr. Holt made a motion to elect John Ahlfeld as vice chairman and the motion was seconded by Scott Haverstick. The motion was unanimously approved. Mr. Miller nominated Don Witmer for the position of secretary. Mr. Witmer declined the nomination. Mr. Miller nominated Scott Haverstick for the position of secretary. Mr. Haverstick declined the nomination. Mr. Haverstick nominated Mr. Miller for the position of secretary and the nomination was seconded by Beth Herr. The nominations were closed. Mr. Holt made a motion to elect Jim Miller as secretary and the motion was seconded by Don Witmer. The motion was unanimously approved.

Mr. Lauriello stated he felt the meeting dates should continue to be the second Monday of the month at 7:30 p.m. with the exception of October when the meeting would be the second Tuesday of the month. Mr. Haverstick made a motion to keep the meeting dates as stated by Mr. Lauriello with the noted exception. The motion was seconded by Beth Herr and the motion carried unanimously.

Mr. Haverstick made a motion to approve the minutes as written and the motion was seconded by Beth Herr. The motion was unanimously approved.

New Business Rezoning Petition for Amendment to the Manor Township Zoning Ordinance - Crossgates Phase IV - High Density Residential (RH) to High Density Residential Flex (RH1) The zoning request is to rezone 11.54 acres, 33 undeveloped building lots owned by the Murry Development Corporation and the developer of 24 improved building lots conveyed to third parties located in Crossgates - Phase IV. The petitioner requests that the Zoning Ordinance and map be amended to change the zoning from High Density Residential (RH) to High Density Residential Flex (RH1). The Commission needs to review and make recommendations to the Township Supervisors. Mr. Lauriello advised Mr. Murry any action by the Commission would be withheld until comments are received from the LCPC. Bill Murry, from Murry Development Corporation, and Linda Michels, from David Miller Associates, presented the petition. Ms. Michels handed out a plan that shows the current configuration of Phase IV in Crossgates. Mr.

Murry stated the rezoning request is being made to accommodate continuing design elements that has currently been used in Crossgates. The marketplaces is basically empty nesters of various age groups and what buyer's want is single family first floor living with secondary bedrooms located on the second floor space. The homes constructed in this phase of Crossgates are predominately first-floor with 23 units constructed that are first floors versus four standard two-story houses where the secondary bedrooms are located on the second floor. Mr. Murry stated they had been before the Planning Commission to do lot add-ons two times before and when that was done the overall density was reduced in this phase of the development. Mr. Murry stated what is being proposed in this petition would not change the density at all. Mr. Murry stated they believed this petition is in keeping with the Smart Growth Concepts of the County Smart Growth Committee and also Manor Township. Mr. Murry stated they are requesting the rezoning of this Phase of Crossgates from Residential High Density to Residential High Density Flex. Mr. Murry stated what brought them to this request was when building permits were applied for Lots 27 - 30 the Township Staff indicated they would be able to reduce the front yard setback to Flex Zoning standards and then after they made the application it was determined that this portion of Crossgates was not Flex Zoning and the applications for the building permits were denied. The footprint of the home was increased by a few hundred feet to accommodate a bedroom, closets, laundry and bath on the main floor. With Flex Zoning, they would be able to continue to build first floor living units on the ends of the proposed four unit buildings and standard two story townhouses for the two interior units. Mr. Murry stated Flex Zoning would reduce the building constraints mentioned. The homeowners were made aware of this request and there was only one homeowner who had asked any questions and she was satisfied after the request was explained to her. Mr. Murry stated the Flex Zoning would allow the front yard setback to be reduced but the side yard setback would remain the same. Mr. Murry stated he believes the request for rezoning is consistent with the surrounding zoning. Mr. Murry stated tracts to the east and south is zoned Flex, to the north is General Commercial and to the west is the Borough. Mr. Murry stated the original phase was done under cluster development. Mr. Murry stated they believe this request is reasonable due to the surrounding area being Flex Zoning. Mr. Murry stated he believed when the Township adopted the new zoning map they were originally zoned Residential High Density and the plan conformed to the Zoning Ordinance at that time so when a new zoning plan with Flex Zoning was completed it was assumed these areas at Crossgates were included in the Flex Zoning as well as Woods Edge but since the plan was already filed it fit the High Density Residential Zone but not the Flex Zoning that is how it came about. Mr. Ahlfeld asked where the club house was located and Mr. Murry pointed the club house out on the plan. Mr. Haverstick asked if the units were owner occupied. Mr. Murry stated the units were fee simple and owned by individual property owners. Mr. Murry showed the Commission photographs of the area. Mr. Lauriello clarified Mr. Murry's petition request and asked what the change would allow Mr. Murry to do that he cannot do at present. Mr. Murry stated it would allow them to move the garages closer to the street. Mr. Ahlfeld stated the front yard setback would be moved from 25' to 10'. Mr. Murry stated that was correct. Mr. Witmer asked how close the garage is to the road. Mr. Murry stated the garage would be 20' off the curb which allows for two off street parking spaces which are required. Mr. Ahlfeld questioned what three lots would be used for. Mr. Murry stated they would be a three-unit townhouses. Mr. Haverstick asked if the same is being done with the narrow lots. Mr. Miller stated during the last zoning ordinance change that the descriptive nature of the zoning ordinance is not conducive to good planning in those very specific setbacks, specific minimum lot sizes, specific lot widths,

depths, coverages. The function of the ordinance is to control density and not control how an individual builds a house on the lot and it was not the charge of the municipality to determine that every house should be in a cookie cutter type arrangement where each lot is stamped out and everything is the same. The point of Flex Zoning was to create flexibility in recognizing the density was the constraint that was most important to the Township. Mr. Haverstick stated in his opinion Crossgates is one of the nicest developments and is an asset to the Township. Ms. Herr stated the interiors are very tasteful. Mary Glazier asked Mr. Murry to give the names of the streets on the plan. Mr. Lauriello stated this petition would be tabled until next month when the Commission has received the LCPC' s comments.

Sketch Plan - MDS Custom Homes, LLC The proposed project is located on Manor Boulevard and will create three lots for residential single family detached dwellings. The zoning district is Medium Residential (RM) and public water and sewer are available. Lot #1 will contain 1.180 acres, Lot #2 will contain 2.22 acres, and Lot #3 will contain 11.3 acres. The Commission needs to review the sketch plan and make recommendations to the applicant and the LCPC. Mike Saxinger, from Saxinger & Black, presented the plan and Christine Sellers, who is a part owner of MDS, was also present. Mr. Saxinger stated the tract of ground was owned previously by George Splain and is also considered part of the old Georgetown Hills Subdivision. There is an LASA Pump Station and this property is in the area of the pump station. This piece of ground loops around the backs of the existing lots that are in Georgetown Hills. Mr. Saxinger pointed out the configuration of the lot and explained how this configuration occurred. Mr. Saxinger stated that they have met with LASA, County Planning and Township Staff to discuss this project. Several things came up during discussions. The frontage that was left on Williamsburg Road does not meet the lot width requirement. There was some discussion with Mr. Goodman the Township Solicitor who verified a variance would be required to call it a lot by itself without providing access for frontage to Manor Boulevard. Mr. Saxinger explained this is the reason you see Lot #3 that has a frontage on Manor Boulevard, but also shows a house and possibly access from Williamsburg Road. Mr. Saxinger stated they are considering several possibilities and they are before the Commission for the following recommendations: a.) should they consider four lots, b.) should they have three lots and leave the drawing as is, or c.) move the dwelling and change the lot lines. Mr. Saxinger talked about the water runoff and ways it could be handled on these lots. Mr. Saxinger stated he would like some feedback regarding storm water. Mr. Saxinger stated they must also be concerned with providing access to LASA and Verizon and there are several ways to do this. Mr. Saxinger listed several ways they could provide access to the utilities. Mr. Ahlfeld questioned the areas along the west and asked if they are part of the plan. Mr. Saxinger stated they are part of the plan and those areas will be offered to the homeowners. If they elect to take the lot add-on, it will be done as part of the plan. Mr. Saxinger stated all the homeowners would have to agree to the lot-add on for the plan to work.. Mr. Saxinger indicated the areas that would be offered as lot add ons. Mr. Ahlfeld questioned the plan notes and Mr. Saxinger stated there is an error in the note. Mr. Ahlfeld stated the plan shows a proposed conservation easement and Mr. Ahlfeld asked if it was publically accessible. Mr. Saxinger stated when they met with Township Staff it was indicated they desired to have a 25' greenway along the creek and that was to be included. Mr. Ahlfeld asked how the public would access it. Mr. Saxinger stated as far as he knew it would be connected in the future to a larger greenway system and it was something the Township is looking to do. At this point it does not have a public access. Mr. Miller stated, regarding storm water, the Commission does not get involved because

these are technical questions and the Commission is not qualified to answer these questions. Mr. Miller stated this is a strange configuration and hopefully the lot add-ons occur. Mr. Miller stated that he wants Mr. Saxinger to make sure LASA and Verizon are in agreement with what is being proposed. Mr. Saxinger stated there is a deeded parcel in the middle of the lot for LASA. Mr. Saxinger stated there are no recorded easements for LASA.

Mr. Saxinger stated they want to get the Planning Commission's feeling on the concept of a shared driveway with LASA. Mr. Lauriello asked if Lot #3 did not meet the flag lot requirement. Mr. Saxinger stated it could meet flag lot requirements. Mr. Ott stated Mr. Goodman indicated since this was a subdivision plan and lots were being subdivided, there needed to be a variance from the Zoning Hearing Board for the lot. Mr. Lauriello asked if there is a history behind the stream corridor. Mr. Smith stated that he assumed when the original development was laid out the easy course of action was to ignore this tract because of the topography. Mr. Haverstick asked if the lot was marketable. Ms. Sellers stated it was marketable to someone who wanted acreage. Mr. Lauriello asked if it is marketable from Manor Boulevard or Williamsburg Road. Ms. Sellers stated they are on the fence on that question. Ms. Sellers said she feels it would be better to front from Manor Boulevard because that part of the development is all single families. Mr. Lauriello asked what the lot frontage was off of Williamsburg Road at the setback. Mr. Lauriello stated he would like to see three units and if the one lot could be treated as a flag lot a home in that area. Mr. Lauriello stated he would like to see a shared driveway with the utilities. Mr. Ahlfeld feels they are getting a head of themselves to be talking of building lots out of a strip of land that is more than ½ mile long along the Little Conestoga Creek. Mr. Ahlfeld stated they are talking of greenways and he feels the two most logical things to do with this tract is to have the Township or the Conservancy take the tract over as open space land as was done with some other strips along the waterways or to extend all the lots back to the waterway so all the land owners take the advantage of having access to the water and putting some public accessible easement along the water front. Mr. Smith stated the Township would entertain discussion on purchasing the strip of ground. Mr. Haverstick stated he drove back to the tract and was struck by what a nice buffer it is. Mr. Haverstick stated he agrees with Mr. Ahlfeld if there would be a group interested in using it as a public access or greenway area it would be ideal. Ms. Sellers stated if some of the homeowners do not want the lot add-on it stops everything because it must be all or none. Barbara May, 100 Red Fox Road, asked if any consideration is given to the rain garden concept which requires fewer curbing. Mr. Lauriello stated he is aware of the concept and there is a lot of that happening.

Act 537 Plan Update Mr. Smith stated the next Regional Committee Meeting will be in February at which time the process will be set to introduce Phase II which is the public presentation of the on lot and public sewer systems proposed.

Annual Report Mr. Ott stated the annual report was compiled from the minutes. Mr. Lauriello asked if the building reports were up or down in 2003. Mr. Ott stated they were down in 2003 and one of the reasons were the subdivisions reviewed last year are now only pulling permits and some of the projects are built out.

Correspondence Mr. Lauriello stated the following letters were received from LCPC. Letter dated December 23 concerning Woods Edge Phase II Section IV in which they approved the 90-

day waiver of the time period to meet all the conditions of approval. Letter dated December 23 concerning the West Branch Townhouses and the application received preliminary plan approval subject to the applicant' s acceptance of certain conditions involving housekeeping. Letter dated December 23 regarding the Village Center at Mountville received final plan approval subject to three general comments and a storm water comment. Letter dated December 23 regarding Woods Edge Phase II Section IV did receive a waiver of the 90-day time period providing they meet all conditions of the approval and record the plan. Letter dated December 19 regarding the Mary E. Funk subdivision which the final plan was conditionally approved with three comments. Letter dated December 19 regarding the Edgar S. & Jean Funk lot add-on that received conditional approval with four general comments. Letter dated December 16 regarding the Stauffer lot add-on plan received approval with no conditions. Letter dated December 9 regarding modification requests for the Gregory L. Kane project. Mr. Lauriello asked Mr. Whittle what was decided on the Kane requests. Mr. Whittle stated a waiver of the curb was granted. Regarding the sidewalk the applicant offered to provide a level walkway area along Charlestown Road and Hempfield Street. Letter dated December 9 regarding notice of receipt of the lot add-on plan for the Edgar & Jean Funk project. An update on the Regional Comprehensive Plan was given by Mr. Ahlfeld. Mr. Ahlfeld stated there are four public meetings relative to the Regional Comprehensive Plan and he encouraged everyone to attend at least one of the sessions. Mr. Ahlfeld stated there is a workshop on Thursday afternoon for representatives of various organizations.

There being no further business the meeting was adjourned at 8:45 p.m.

Respectfully submitted,

James A. Miller, Jr. Secretary

Recording Secretary Evelyn Rineer

Planning Commission Meeting

02/09/04

Manor Township Planning Commission Agenda

Monday, February 9, 2004 Time: 7:30 P.M.

1. Call to Order
2. Pledge to the Flag
3. Roll Call
4. Public Comments
5. Approve Minutes of the January 12, 2004 meeting
6. Old Business Rezoning Petition for Amendment to the Manor Township Zoning Ordinance - Crossgates Phase IV - High Density Residential (RH) to High Density Residential- Flex (RH1)

The zoning request is to rezone 11.54 acres, 33 undeveloped building lots owned by the Murry Development Corporation and the developer of 24 improved building lots conveyed to third parties located in Crossgates - Phase IV. The petitioner requests that the Zoning Ordinance and map be amended to change the zoning from High Density Residential (RH) to High Density Residential Flex (RH1). Last month the Planning Commission tabled this item until LCPC comments were received. The Commission needs to review and make recommendations to the Township Supervisors

7. New Business Revised Final Plan For Woods Edge - Phase 2 Section 2B This project is located adjacent to Section 4 to the south and Section 2A to the east in Woods Edge. This section contains 36 single family lots with public water and sewer over approximately 11 acres. The preliminary plan for Woods Edge Phase 2 received unconditional plan approval August 22, 1994 from the LCPC. The Manor Township Planning Commission reviewed the original final plan for Section 2B at the May 12, 2003 meeting. The Commission needs to review and make comments to the LCPC on this revised plan.

Manor Oaks Remaining Lands - Section 2 - Final Plan The Manor Oaks Development is located along the north side of Letort Road, Manor Township, Lancaster County, Pa. The proposed section of the project will include the construction of 88 townhouse dwelling units, roads, parking, and extension of existing utilities. The zoning district is high density residential flex (RH1). The preliminary plan and LCPC waiver requests were already reviewed. The Commission needs to review and make comments regarding the final plan for Manor Oaks Remaining Lands - Section 2.

Huber Subdivision & Lot Add-On Plan & Planning Module The project is located on River Road west of Oak Road (T-561). The plan proposes to subdivide off Lot #7 containing 71,515 sq. ft. On lot septic and water will be used. The Commission needs to review and make recommendations to the LCPC on this plan and complete Section 4A of the Planning Module.

8. Other Business -Act 537 Update - Regional Comprehensive Plan - Correspondence

9. Adjourn

DRAFT Manor Township Planning Commission Minutes

Monday, February 9, 2004 Time: 7:30 P.M.

The Manor Township Planning Commission held its regularly scheduled meeting on Monday, February 9, 2004 at 7:30 p.m. in the Manor Township Municipal Building, 950 West Fairway Drive, Lancaster, PA.

Mr. Lauriello, Chairman, introduced the Commission members and led the Pledge of Allegiance to the Flag.

Members Present: Mark Lauriello, John Ahlfeld, Beth Herr, Scott Haverstick, Don Witmer and James Miller. Absent: Paul Holt Visitors Present: Linda Michels, David Miller Assoc. Ellsworth

Stoll, 1766 Colonial Manor Dr. Stacey Morgan, Hartman Underhill & Brubaker Elaine Jones, Lancaster Newspapers Don Huber, 2448 River Road Allen Kreider, 141 Supervisors Rd. Bill Murry, Murry Dev. Richard Bauder, 135 Sheep Lane Evelyn & J. Richard Stehman, 75 Chestnut Grove Rd. Bill Sell, Light Heigel & Assoc. Connie Jackson, 348 W. Charlotte St. Pat Lemay, 78 Sun Ln. Jeff Burkhart, David Miller Assoc. Mary Glazier, 269 Chestnut Grove Rd. Jim Huber, 113 Shannon Drive Jeff Shyk, David Miller & Associates Donna Bare, 107 Chestnut Grove Rd.

Mr. Ahlfeld made a motion to approve the minutes as written and the motion was seconded by Scott Haverstick. The motion was unanimously approved.

Old Business Rezoning Petition for Amendment to the Manor Township Zoning Ordinance - Crossgates Phase IV - High Density Residential (RH) to High Density Residential- Flex (RH1) The zoning request is to rezone 11.54 acres, 33 undeveloped building lots owned by the Murry Development Corporation and the developer of 24 improved building lots conveyed to third

parties located in Crossgates - Phase IV. The petitioner requests that the Zoning Ordinance and map be amended to change the zoning from High Density Residential (RH) to High Density Residential Flex (RH1). Last month the Planning Commission tabled this item until LCPC comments were received. The Commission needs to review and make recommendations to the Township Supervisors. Mr. Lauriello stated last month the Commission stated they were tabling this request until comments were received from the LCPC. Mr. Lauriello stated the Commission has received the LCPC's comments which states the LCPC endorses the rezoning. The letter from the LCPC stated the rezoning request would not change the number of units, only give flexibility in lot configurations in order to more readily meet a changing market. The flex zone allows for greater creativity in design. Mr. Ahlfeld made a motion to recommend that the Board of Supervisors to approve the rezoning as requested by the Murry Development Corporation. Mr. Witmer seconded the motion and the motion carried unanimously.

New Business Revised Final Plan for Woods Edge - Phase 2 Section 2B This project is located adjacent to Section 4 to the south and Section 2A to the east in Woods Edge. This section contains 36 single family lots with public water and sewer over approximately 11 acres. The preliminary plan for Woods Edge Phase 2 received unconditional plan approval August 22, 1994 from the LCPC. The Manor Township Planning Commission reviewed the original final plan for Section 2B at the May 12, 2003 meeting. The Commission needs to review and make comments to the LCPC on this revised plan. Jeff Shyk from David Miller Associates presented the plan. Mr. Shyk stated the plan was before the Commission last spring when originally 34 lots were subdivided. Mr. Shyk stated that at this time they are requesting those 32 lots be subdivided to 36 lots allowing a gain of four additional lots. All the lots meet minimum lot sizes, and there is no expansion of the external area. The street frontage is being maintained and the utility improvements the same with the exception of the extension of the sewer. Mr. Lauriello stated the reason for this is to adjust some lot lines to pick up four additional lots. Mr. Lauriello questioned Mr. Shyk if this could be done as a revised final plan. Mr. Shyk stated that he was told by the LCPC that this would be the process. Mr. Lauriello stated he was under the impression that density could not be increased with a revised final plan. Mr. Shyk stated it was discussed with the Township Staff and the LCPC and they both felt this was the way to proceed. Mr. Haverstick asked how many lots would be made narrower. Mr. Shyk stated 18 lots would be affected of the

original 32 lots. Mr. Witmer asked how many times a final plan can be revised. Mr. Lauriello stated that as long as the procedure is followed there is no limit. Jim Huber, 113 Shannon Drive, asked if the question was resolved as to whether these changes can be made as a revised final plan. Mr. Lauriello stated he was looking for that answer in the LCPC Ordinance. Mr. Miller asked if the procedure was recommended by the County Staff and the Township Staff. Mr. Shyk stated that through discussions with Mr. Ott and Mr. Whittle, that was the recommendation.

Mr. Witmer asked what the frontage was on the lots. Mr. Shyk stated the minimum lot width is 70' and all the lots on the plan are at least 80' wide. Connie Jackson, 348 W. Charlotte Street, stated the last time she saw a revised plan, it was for a safety or utility reason. There was a better reason than just for more lots. Ms. Jackson asked if there would be more open space in the development because of these four additional lots. Ms. Jackson was advised the open space has been dedicated for the entire tract which far exceeds what was required. Mr. Lauriello advised that this plan will not be consuming any additional open space. Mr. Shyk stated the plan is in the confines of the previous Section 2B. Mr. Haverstick stated that if Mr. Shyk had come before the Commission and asked for 36 lots originally, there probably would not have been a problem. It seems like a little point to be fussy at this time. Mr. Miller stated more density in what is already developed is a good thing. Ms. Jackson asked if the revised plan is approved, does Mr. Shyk have to tell the public it is being revised. That is what is occurring this evening, stated Mr. Lauriello. Jim Miller made a recommendation to the LCPC for approval of the additional four lots but would also ask that the LCPC clarify the procedural question making certain this is the proper procedure. The motion was seconded by Scott Haverstick and the motion carried unanimously.

Manor Oaks Remaining Lands - Section 2 - Final Plan The Manor Oaks Development is located along the north side of Letort Road, Manor Township, Lancaster County, Pa. The proposed section of the project will include the construction of 88 townhouse dwelling units, roads, parking, and extension of existing utilities. The zoning district is high density residential flex (RH1). The preliminary plan and LCPC waiver requests were already reviewed. The Commission needs to review and make comments regarding the final plan for Manor Oaks Remaining Lands - Section 2. Jeff Burkhart from David Miller Associates presented the plan. Mr. Burkhart stated this is the second section of the approved preliminary plan for this development. Mr. Burkhart stated this completes all of the townhouse units that were left after the first section. It will also provide an interconnection among all the roads that are in the development at the present time. Section 1 is approved but not built. There is infrastructures in place for Section 1 including quite a bit of storm water management, a basin installed, sewer and water lines, and roads are roughed in. With the implementation of this plan, the roads can go through and interconnect with all the existing roads. Mr. Burkhart stated there is some remaining land in this area which has a detention basin and there is an open area that is undeveloped as of yet but is slated for apartments. This will be the last phase of the development. Mr. Lauriello asked if there were any changes since the preliminary plan was approved and Mr. Burkhart stated there were no changes. Mr. Burkhart stated the only thing that would be modified would be some of the grading to blend into whatever has been done in the field for the construction of the detention basin since the preliminary plan was approved. Mr. Lauriello asked about the open space lot and Mr. Ahlfeld asked how it would be accessed. Mr. Burkhart stated the open space will be dedicated as part of this phase and there are several alleyways coming through and there

is an alley access off the rear of the lots. Mr. Haverstick asked what is the size of the open space? Mr. Burkhart stated the open space is approximately 2.4 acres. Mr. Haverstick asked what is the topography? Mr. Burkhart stated it is not real steep but it is not flat. Mr. Lauriello asked how steep is the open space? Mr. Burkhart stated it is roughly 6-8% and some of the area is flatter in the rear of the site. Mr. Ahlfeld asked who will own and maintain the open space and will it be developed? Mr. Burkhart stated he is not aware of any plans for a tot lot or play fields. A homeowner's association will probably be in charge of the open space. Mr. Lauriello asked if there are other common areas in the development maintained by a homeowner's association. Mr. Burkhart stated the only area that would be a common area would be in the apartment section. Mr. Lauriello stated there is nothing in the plan notes defining who owns the open space. Mr. Burkhart stated he believed that there was something on the plan. Mr. Lauriello stated there needs to be something on the plan indicating who owns the open space. Donna Bare, 107 Chestnut Grove Road, asked where the stream was located on the plan. Ms. Bare was advised there was no stream in this part of the development. Pay Lemay, 78 Sun Lane, had some general questions on the plan. Jim Huber, 113 Shannon Drive, asked how many acres are in this section. Mr. Burkhart stated the total acreage of the subdivision for Section 2 is 21 acres. There are 88 townhouses and 2.4 acres of open space planned. Mary Glazier, 269 Chestnut Grove Road, asked how many units were in Section 1. Mr. Burkhart stated he was not sure. Connie Jackson asked for clarification as to who would own the open space. Ms. Jackson stated she was concerned that this is a chunk of land that would be accessible only by alleyways. Ms. Jackson stated that there are very steep hills on this site. Ms. Jackson talked about the access that was on the original plan but was never put in. Mr. Miller explained why that access to N. Duke Street was never installed. Mr. Lauriello asked Ms. Jackson to clarify what her concern was regarding the access. Ms. Jackson stated there seems to be very little area in the alleys and she wants to be sure there is space for emergency vehicles to access the area. Mr. Burkhart stated there is an access alley that is sized to handle those types of vehicles. There was extensive discussion on the accesses, walking paths, and ownership of the parcel connecting to N. Duke Street. Mr. Ahlfeld asked if the open space would be limited to a homeowner's association use or would the open space be able to be used by the general public. Mr. Burkhart stated that at this time it is set up as a homeowner's association for the people who live there. Mr. Ahlfeld stated that a plan note could state that the open space would be available for use by the public. Mr. Burkhart stated he would have to look into how the preliminary plan was approved but in theory that would be possible. Ms. Glazier asked what is to the left of the open space lot. Mr. Burkhart stated that is a property owned by private individual. Mr. Haverstick asked Bruce Ott if there are instances of community owned property not maintained by the Township that is open to the public. Mr. Ott stated that he did not know. Pat Lemay stated that she thinks it is a good idea to create open space and pedestrian pathways but she wishes that there would be more balance with an aesthetic sense. It is not pleasant driving by this site particularly since the trees have been removed on the hillside and it really looks like a rape of the hillside. Also, with all the trees cut down, the houses will be very visible. In terms of aesthetics, there is nothing there and this is very unfortunate. Mr. Lauriello stated he understands Ms. Lemay's concern. Mr. Lauriello stated this is an issue in planning in general in Pennsylvania in terms of architectural controls. There is nothing much that can be done about it. The configuration of the land can be controlled, the street design and things like that, but the architecture is off limits. Ms. Glazier stated the density is appropriate assuming the infrastructure is in place. Driving through Millersville, the roads are no better now than they were before any of the area was developed and it is becoming a nightmare. Ms. Glazier asked if

West Lampeter Township had done something in their plans to address aesthetic issues. Mr. Lauriello stated that they have what is called a neighborhood design option where you go through a lengthy conditional use process. If you do that, you can get more units, but you have to basically volunteer to implement certain architectural controls. Ms. Bare stated she would like to see the ideas Mr. Lauriello talked about implemented in future developments. Mr. Miller stated there are bad builders and bad developers but more importantly there are bad ordinances. The ordinances, by nature, are very prescriptive. They tell you what you can do as far as minimum lot widths, depths, and lot sizes when in reality the issue here is density and safety of the residents. Municipalities go in a lot of places where they should not be and what you get is a cookie cutter layout like this development because we have prescribed how the houses need to sit on the lots by ordinance. The flexibility is lost in a lot of these plans and the plans that allow creativity has to go through a conditional use or special hearing process. The reality is a lot of these things should be allowed by right to make it more attractive and easier to develop nice plans rather than harder to do. Mr. Lauriello stated the conditional use process and the neighborhood design options are available, they are legal, and they do work, but you are still at the mercy of the developer on the architecture. The developer can present to you architecture that you do not like in that process and he can say this is the architecture he is using. You can still get stuck with the architecture they want to use. There is a little pressure put on the developer and the builder because they have to put it in front of you at the design stage and sometimes it makes them raise their quality, but you are still at their mercy. Mr. Lauriello stated there is a note on the plan indicating that Lot 148, which is the open space lot, is to be owned by a homeowner's association and will not be further subdivided. Mr. Haverstick questioned if homeowner association ownership precludes the open space from public use. Mr. Lauriello stated it all depends on the homeowner's association documents. Mr. Ahlfeld made a motion that the LCPC act in whatever way is possible to keep the option open for there to be a public accessible connection between N. Duke Street and Knollwood Road. The motion was seconded by Beth Herr and the motion carried. Jim Miller abstained.

Huber Subdivision & Lot Add-On Plan & Planning Module The project is located on River Road west of Oak Road (T-561). The plan proposes to subdivide Lot #7 containing 71,515 sq. ft. from the parent tract. On lot septic and water will be used. The Commission needs to review and make recommendations to the LCPC on this plan and complete Section 4A of the Planning Module. Bill Sell from Light & Heigel Associates represented the plan. Mr. Huber wishes to subdivide a farm that was looked at by the Commission last year under the name of Dennis Sipel. Mr. Huber adjoins the Sipel farm which took off a 2.5 acre lot on the southeast corner. Mr. Huber wishes to do two things: 1. Add approximately 10.6 acres to Mr. Huber's 7 ½ acre parcel making that one tract joined in common, and 2. Subdivide a 1.7 acre tract next to the one subdivided last year. The remaining land would be a single farm. Mr. Sell stated one of the features of this area are moderate nitrate levels. Mr. Sell stated the remaining land is not able to be subdivided because of zoning limitations and DEP's recharge easements that are required. Mr. Sell stated the applicant is looking for a recommendation of approval of the plan to LCPC and also for approval of the planning module for this one lot subdivision. The module is not necessary for the remaining land or the lot add-on. The existing lands of the Hubers' does contain a septic system and well. All the parcels are independent. Mr. Miller asked for clarification as to what is being added to the existing Huber tract. Mr. Sell proceeded to further clarify their request. Mr. Miller stated the intent of the rural zoning district when it was amended was to limit driveway accesses

on rural roads and try to encourage common driveways and to have rear access to serve the lots. Mr. Miller stated that he recalled when the previous lot was subdivided, the Commission requested that for any future lot (the one being proposed in this plan) the driveway needs to connect with the drive on the previously subdivided lot and not be a separate driveway. Mr. Sell stated the zoning ordinance states you are allowed one driveway for every 500' of road frontage. Mr. Sell stated after discussion with the Township Staff and interpretation by the Township Solicitor, the current wording, whether it was the intent or not, means you cannot restrict the driveways to 500' apart. Mr. Sell stated they considered several options. Mr. Lauriello questioned the Solicitor's statement and Mr. Ott explained how the Solicitor reached his interpretation. Mr. Ott stated he has asked Mr. Goodman to look at the Zoning and provide wording to make a change to the Zoning Ordinance. Mr. Miller asked Mr. Huber to consider the Commission's dispensation with respect to the driveway. Obviously, the Commission cannot require the driveway. Mr. Miller stated the driveways really detract and it is the intent not to have any more driveways coming out onto this road. Mr. Miller stated the driveway could be shared with the existing remaining lands. Mr. Sell stated that creates several problems. The first problem is topographical due to steep slopes and the second problem is a legal problem because you would have to make up a private street access. By adding the additional drive, it is considered an access road since it serves more than one single family dwelling unit. Mr. Sell stated the classification of this entrance would become different from a standard driveway. Mr. Sell stated that the lot being subdivided is the last lot that can be subdivided from this tract. Mr. Sell stated the lots next to the Huber farm and the lots along the front of the Sipel farm have driveways consistent with the rest of the driveways along River Road almost down to Pittsburg Valley Road. Mr. Miller asked Bruce Ott what other subdivision possibilities are there with respect to different acreage occurring on different parcels. Mr. Ott stated there is still road frontage issue. Mr. Sell stated there is not enough area down stream to meet DEP requirements and the Act 537 Plan does not have in the 20-year cycle any public sewer in this area so these flow easements consume all the remaining land. Mr. Miller expressed his appreciation to Mr. Sell for his thoroughness of the plan. Donna Bare asked how close the two driveways would be and Mr. Sell stated about 275'. Ms. Bare stated when the hill is icy, it is an issue for people pulling out of driveways so she would like to see the driveways kept close. Mr. Sell stated there is a thought that by evenly spacing the driveways, it lends itself to an association for the driver that every so often there is going to be a driveway. Mr. Sell stated at the speed limit of 40 mph, which going up the hill on an icy day probably would not be maintained, you will be looking for a driveway at each interval. Ms. Jackson asked if acreage could be purchased from a neighbor to make a lot. Ms. Jackson was told there is always that possibility but Mr. Sell stated to create another a lot would be more than just the issue of acreage. Mr. Haverstick made a motion to recommend to the LCPC approval of the Huber subdivision/lot add-on plan as shown. The motion was seconded by Mr. Miller and the motion carried unanimously. Mr. Miller made a motion to recommend to the LCPC approval of the Planning Module. The motion was seconded by John Ahlfeld and the motion carried unanimously.

ACT 537 Plan Update Mr. Ott stated there was no update.

Regional Comprehensive Plan Update Mr. Ahlfeld stated the stakeholder workshop on January 19 was attended by 80 - 90 people. There were four public meetings and probably due to the weather, the attendance for the four meetings combined was 190. The consultants felt there were

many good ideas and they are in the process of compiling the ideas presented. At the annual dinner meeting of the LIMC on March 4, there will be a forum writing exercise where everybody present will have an opportunity to participate in drafting some goals and those will be taken before a Community Summit meeting in May or June. Mr. Ahlfeld encouraged all members of the Planning Commission to attend the annual dinner meeting of the LIMC. Ms. Glazier asked who is invited to the dinner and Mr. Ahlfeld advised her that it was up to the municipalities whom they wished to invite.

Correspondence Mr. Miller stated the following letters were received from LCPC: Letter dated January 21 concerning the community planning review for the proposed Phase 2 of the regional sewage facility plans for LASA which is scheduled for action on February 23rd. Letter dated January 22 for the proposed rezoning of 11 ½ acres on the north side of Murry Crossway. Letter dated January 13 regarding Jon Segro approval of the final plan with several conditions. Letter dated January 13 regarding final plan approval for Norman Crill with several conditions. Letter dated January 13 regarding approval of the requested modifications of the necessity to install curbs and the condition was approved for the installation of a graded area parallel to the existing roadways and suitable for walking for Gregory Kane property. Letter dated February 2 regarding plan receipt scheduled for action February 23 on Woods Edge Phase 2 Section 2B. Mr. Miller stated a letter was received from the Alliance for the Chesapeake Bay stating that on March 9 at Four Seasons there will be a meeting which will be a site planning round table supported by Pennsylvania Growing Greener Program and Chesapeake Bay Program under Builders for the Bay Initiative. The public is invited.

There being no further business the meeting was adjourned at 8:50 p.m.

Respectfully submitted,

James A. Miller, Jr. Secretary

Recording Secretary Evelyn Rineer

Planning Commission Meeting

03/08/04

Manor Township Planning Commission Agenda

Monday, March 8, 2004 Time: 7:30 P.M.

1. Call to Order
2. Pledge to the Flag
3. Roll Call
4. Public Comments

5. Approve Minutes of the February 9, 2004 meeting

6. New Business

Myer Family Trust - Lot Add-On - The property is located on Walnut Hill Road at Rock Hill Road. Parcel 'A' containing 10 acres will be joined in common with Lot No. 13, Block 'C', containing 8.10 acres. The combined lot will be 18.10 acres. Also, Lot No. 1 Block 'C' containing 3.63 acres will be joined in common with Parcel 'B'. The combined lot area will be 38.20 acres. The Commission needs to review and make comments to the LCPC.

Zoning Ordinance Text Amendments for Discussion - Section 202.5.2.c – Lot Area Requirements – 500’ Driveway Separation Amendment need to this section based on the Planning Commission review of last month’ s Huber subdivision/lot add-on plan and the application of this section. - Section 111 – Definition – Flag Lot Flag lots are only defined in the Zoning Ordinance. To permit flag lots, we need to define Zoning Districts and requirements for them. - Section 315 – Sign Ordinance The Ordinance needs to reflect the Township Zoning Districts (chart attached) - Section 214.2 (MRC) Mixed Residential/Commercial Zone Permitted Uses Single family detached dwellings are not permitted without public water and sewer. Request to allow use without public utilities. - Section 433 – Home Occupation 433.3 – No more than two persons, at least one of whom shall be a resident of the dwelling, may be engaged in the home occupation use. Zoning Hearing Board has suggested to limit this to the person that resides in the dwelling. - Section 424 – Echo Housing This section contains no minimum lot size requirement. Consider minimum lot size requirement as part of the special exception requirement.

7. Other Business - Act 537 Update - Regional Comprehensive Plan Update - Correspondence

8. Adjourn

DRAFT Zoning Hearing Board Agenda

Wednesday, March 10, 2004 7:30 P.M.

1. Introduction of Board Members

2. Pledge of Allegiance to the Flag

3. Approve January 7, 2004 Meeting Minutes

4. New Business Case #1-04 - The application of Jeffrey and Karen Snow, property located at 1019 Millersville Road, Lancaster, PA. The applicant is requesting the following variances: 1) Section 204.4 - To allow a new detached garage to have an encroachment into the front yard setback and 2) Floodplain Zones - Section 211.7 - Variances - to allow the demolition and replacement of an existing detached garage in the floodplain zone with the same foot print approved by the Zoning Hearing Board on July 30, 2003 because the existing garage has structural problems. The property is located in the Medium Density (RM) Zoning District.

Planning Commission Meeting  
04/12/04

DRAFT

Manor Township Planning Commission

Monday, April 12, 2004 Time: 7:30 P.M.

The Manor Township Planning Commission held its regularly scheduled meeting on Monday, April 12, 2004 at 7:30 p.m. at the Manor Township Municipal Building, 950 West Fairway Drive, Lancaster, PA.

Mr. Lauriello, Chairman, introduced the Commission members and led the Pledge of Allegiance to the Flag.

Members Present: Mark Lauriello, Scott Haverstick, John Ahlfeld, James Miller and Donald Witmer. Members Absent: Beth Herr and Paul Holt Visitors Present: Craig Williams, Lancaster, PA Ellsworth & Jerry Stoll, 1766 Colonial Manor Dr. Elaine Jones, Lancaster Newspapers G. C. Desmond, 1085 Manheim Pike Rita & John Young, 163 Seitz Rd. Jim Huber, 113 Shannon Drive Bonnie Miller, 113 Bent Tree Drive Bruce E. Hershey, Sr., 20 Penn St. John May, 100 Red Fox Rd. Linda Strauss, 503 W. Chestnut Street Tom Strauss, Homefields Ed Kladky, 109 Chestnut Grove Rd. Todd Smith, 251 Ironstone Ridge Rd. L. Allen Kreider, 141 Supervisors Rd. Richard Bauder, 130 Sheep Lane Keith Miller, RGS Associates Mary Glazier, 269 Chestnut Grove Rd. Mike Saxinger, Saxinger & Black Inc. Chris Sellers, MDS Custom Homes Barry L. Smith, Manor Township Manager

John Ahlfeld made a motion to approve the March 8, 2004 minutes as circulated and the motion was seconded by Don Witmer. The motion carried unanimously.

New Business Duke Street Site – Final Subdivision Plan - The project is located between Charlotte Street and West Cottage Avenue to the east of N. Duke Street. The project site consists of 9.49 acres. The proposed use is for cluster development semi-detached residential dwellings. There are 48 units proposed. The Zoning is Medium Residential Density (RM) Cluster Development. The Zoning Hearing Board approved the special exception of Section 204.3 of the Manor Township Zoning Ordinance to permit cluster development. The Commission needs to review the plan and make comments to the LCPC regarding this plan. Rob Gabriel from Gabriel & Associates presented the plan. Mr. Gabriel stated basically this plan is identical to the preliminary plan that was reviewed with the Commission a year ago. Mr. Gabriel reported that he has received the storm water management plan approval letter from the Township Engineer, sediment and erosion control approval, sewer and water approval, and the developer has posted a letter of credit with the Township. Mr. Gabriel stated the site is currently under construction from the preliminary plan. Mr. Lauriello asked if there were any changes from the preliminary plan and Mr. Gabriel stated the only change has to do with the NPDS permit requirements regarding the infiltration trenches which had to be added to satisfy the permit requirements. Mr. Gabriel stated during the preliminary plan stage it was reviewed and the applicant has proposed a storm sewer along the east side of North Duke Street. Mr. Lauriello stated that at the preliminary

plan, there was discussion concerning the off-site easement for the detention basin and the results of that discussion was not decided. Mr. Lauriello asked for an update. Attorney Mark Stanley, who represents George Desmond and the development, reported they had extensive negotiations with the neighbors not only with respect to the basin, but also to acquire an additional five foot right-of-way along the east side of North Duke Street to facilitate storm water improvements. Those documents have been executed and recorded. There is also a temporary grading easement with each of the five property owners. Mr. Miller made a motion to recommend to the LCPC approve of the final land development plan for Westwood Green. The motion was seconded by John Ahlfeld and the motion carried unanimously.

Bruce E. Sr. & Patricia A. Hershey Lot Add-On - The project is located on Alley ' M' off of Penn Street, Washington Boro, PA. The project consists of an existing 5,072 sq. ft. lot and a lot add-on Parcel " A" containing 5,266 sq. ft. The combined lot will be 10,338 sq. ft. The Commission needs to review this plan and make comments to the LCPC regarding this plan. Bruce Hershey, the owner of the property, presented the plan. Mr. Hershey stated that he is adding depth to his property so he would have more ground. Mr. Hershey stated there is no construction proposed with the lot add-on. Mr. Witmer made a motion to recommend to the LCPC approval of the lot add-on for Bruce E. & Patricia A. Hershey. The motion was seconded by Scott Haverstick and the motion carried unanimously.

Hampilos Subdivision – Waiver Request of LCSDDLDO & Sketch Plan - The project is located on Walnut Hill Road, Millersville, PA. The total acres are 14.2 with 33 single family dwellings planned for the development. The Applicant needs the following two waivers from the LCSDDLDO: 1) Section 602.16.C – Bulb at ends of cul-de-sacs – The applicant is requesting relief from the requirement to provide a temporary turnaround bulb or hammerhead configuration for the termination of Street " B" at Lot 30 and the termination of Street " C" between Lots 21 and 22 and 2) Section 602.16.F – Maximum 600' cul-de-sac length – The applicant is requesting relief from the requirement that a cul-de-sac street (Street " B" ) not be greater than 600 feet in length. The overall distance from the intersection of Street " A" to the end of the cul-de-sac on Street " B" exceeds 600' . The Commission needs to review the plan and make recommendations to the LCPC. Keith Miller from RGS Associates presented the plan. Mr. Miller stated that the Applicant is proposing access for the development onto Walnut Hill Road, which is a State road. Mr. Miller stated they have met with PennDot and are proposing a boulevard entrance onto Walnut Hill Road. The main purpose for this entrance, other than being aesthetic, is in the event there was an accident or something blocking one of the lanes of the boulevard, there would be the possibility of a secondary access so an accident would not block both lanes. Mr. Miller stated they have provided the possibility of connecting the development with the property to the west of the site. Mr. Miller stated that they are pursuing that as part of their development, but the owners of the property are not interested at this time. Mr. Miller stated they have made the connection with that property for possible future connection and have extended summary note Street " C" to " T" right at the property line at this time. Mr. Miller stated they have also provided on the sketch a possibility of creating an access right-of-way to the north in the event a road could be built to Letort Road. In the future, there would be the possibility, without having to remove one of the houses, of a connection with Letort Road. Mr. Miller stated the justification for the waiver is primarily due to the fact that there is such a short distance on the cul-de-sac length. The cul-de-sac bulb would be a majority of the road area and it

did not seem prudent for this development to have to provide either the hammer head or the temporary turn around. Mr. Miller stated the other item is the cul-de-sac length. One possibility was to look at actually summarizing the length of Street “ A” and the distance on Street “ B” from the intersection of Street “ C” to the end of the cul-de-sac. The distance is actually only 590’ which is less than the 600’ requirement. Mr. Miller stated between those two intersections there are multiple routes to drive through the development. The development will be served by public water and public sewer. Mr. Miller stated they have met with Lancaster City Water Authority who has proposed water be extended through the Manor Oaks Development. The Lancaster City Water Authority did state that the water to serve the site would come from Manor Oaks but would also have to extend along Walnut Hill Road to Duke Street. The sewer would require a pumping station. Jim Miller asked in which direction on Walnut Hill Road will the water line be extended. Mr. Miller stated it would go east towards Millersville. Jim Miller asked how the water and sewer would be provided. Mr. Miller stated currently the water is within the vicinity. Water is in the development at Manor Oaks and would have to come into Letort Road and extend a few hundred feet on Letort Road before going into the proposed site on the west side of the existing barn. Mr. Miller stated they have looked at this area for access from the site, but site visibility was dangerous at that point. Jim Miller asked where the proposed access road from the development at Manor Oaks intersects Letort Road. Mr. Miller stated that the street is a few hundred feet away from their proposed development. Mr. Lauriello stated that Mr. Miller indicated that they looked at bringing the intersection west of the barn, but there was no site distance at that point. He asked if it could be brought out east of the barn. Mr. Miller stated they have considered that and the Township Staff asked them to consider it. That is why the provision for the access right-of-way between Lots 11 and 12 has been provided. Mr. Miller stated at this time the only way that would work is if the existing house was removed. The developer did not want to propose that at this time but did not want to preclude that might happen in the future. Mr. Lauriello indicated Lot 33 was part of the tract and the easement could be extended through that lot. Mr. Miller stated that was possible. Mr. Lauriello asked what the distance was from the end of the cul-de-sac to Walnut Hill Road? Mr. Miller stated it is in the neighborhood of 1100’ . Mr. Lauriello asked what the possibility was of extending the easement to Letort Road through Lot 33 and putting some kind of emergency access through there. Mr. Miller stated he did not feel it would be a problem. John May, 100 Red Fox Road, asked if the plans were looked at from the point of a fire truck maneuvering. Mr. Lauriello stated the radius is 40’ . Mr. Lauriello stated that a review by the emergency service providers is a good idea. Mr. Lauriello asked what the plans were for storm water management. Mr. Miller stated the site currently drains to the center and the storm water discharge would be to the northwest. Mr. Miller stated they would be seeking from the owner of the property an easement for storm water discharge across the property. Tom Strauss, President of Homefields Inc., located to the west of the development spoke. Currently this is an organic farm project operated by Goodwill Industries and we are particularly concerned regarding water runoff because of the organic farming. Mr. Strauss stated currently the area floods about twice a year. Mr. Lauriello stated that it was indicated by Mr. Miller that they needed an easement from the property owner. That property owner would be Homefields. Mr. Haverstick stated he feels strongly there is a reason for a 600’ limit to a cul-de-sac length and he assumes the reason is primarily a public safety issue for emergency vehicles. Mr. Haverstick stated that he feels the requirement should not be circumvented. Mr. Haverstick stated that he feels it is imperative that another right-of-way be established so there is access. Mr. Lauriello asked Mr. Whittle from LCPC what his comment is regarding the 600’ cul-de-sac

requirement. Mr. Whittle stated the LCPC views the requirement the same as Mr. Haverstick indicated. Bonnie Miller, 113 Bent Tree Drive, questioned the size of the cul-de-sac in the Crossgates Development. Mr. Lauriello stated he did not know the size but they are typically a 40' radius. Mr. Lauriello stated in this development the cul-de-sac has a radius of 50'. Mr. Miller made a motion to recommend to the LCPC a waiver of Section 602.16.C for relief from the temporary turn around at Lot 21 & Lot 30. Don Witmer seconded the motion. Mr. Ahlfeld stated after looking at the paragraph, that he questioned whether the waiver is applicable in this situation. Keith Miller stated that the applicant would withdraw the request for a waiver from Section 602.16.C and the motion was withdrawn. Jim Miller made a motion to recommend to the LCPC a waiver of Section 602.16.F with the condition that there is emergency access provided to Letort Road. The motion was seconded by Mr. Haverstick. Mr. Lauriello stated he would recommend that the condition be expanded to include not just the emergency access but the emergency access contained within an easement wide enough for a future public street extension. Also, that the plan needs to be reviewed by the emergency service providers and be deemed acceptable with the emergency access before the LCPC grants this waiver. Jim Miller stated that he would modify his motion to include Mr. Lauriello's comments. The modified motion was second by Mr. Haverstick and the motion carried unanimously.

Norman Crill – Waiver Request – LCSDDLDO Sec. 602.06.A – Sidewalks – The Planning Commission reviewed this plan at the December meeting. The property is located on Charlestown Road and the plan proposes to subdivide the lot into two lots. One lot, No. 1A, contained 33,965 sq. ft. On this lot will be the existing dwelling and garage. Lot No. 1 contains 2.86 acres. On this lot will be the existing barn and a proposed dwelling unit. The property is located in the Medium Density Residential (RM) Zoning District. The applicant is now requesting a waiver of the LCSDDLDO Section 602.06.A – Sidewalks. The Planning Commission needs to review and make recommendations to the LCPC on this waiver request. Craig Williams, from Strausser Engineering, presented the plan. Mr. Williams stated that the property, as it exists consist of a home and barn with a water course that flows through the center of the property. Mr. Williams stated the request is a waiver for the requirement to have sidewalk placed along Charlestown Road. Mr. Williams stated he and Mr. Diemler went out and walked the property to ascertain where sidewalks would go and how they would fit into the site. What was determined was that the property itself is situated in such a way it would be cost prohibitive if not impossible and unsafe for pedestrians using the sidewalk. Mr. Lauriello asked why the sidewalk would be cost prohibitive. Mr. Williams stated that the lot is fairly level at the adjacent property but as you approach the stream the bank falls off very steeply from the road down towards the water. Mr. Williams stated that the bridge is just wide enough for two vehicles and is not wide enough to accommodate the addition of a sidewalk on either side of the road. Mr. Williams stated on the opposite side of the bridge the bank continues to be almost a shear drop and the property on the opposite side of the road would have a similar but different problem in that it is almost a shear bank straight up. The terrain itself is one of the problems. The other problem is the speed on the road. The speed is posted at 35 mph but Mr. Williams stated walking that road especially trying to cross the bridge was fairly terrifying. Individuals drive at least at the speed limit and probably in excess of the speed limit. It is likely a pedestrian trying to walk that close to the bridge and the traffic on a pretty narrow road would be somewhat dangerous. Mr. Laurillo asked if there is another way to access the park from Georgetown Hills. Barry Smith stated there was another entrance from the Woodgate Development. Mr. Haverstick asked if

there is a fair amount of foot traffic now on this property. It was indicated that there is little foot traffic at this time. Mr. Smith stated as a Township, we want to take a close look at our future improvements in that corridor. Specifically, the Board of Supervisors is considering at some point in the future, replacement of the culvert. At that point in time, we may need to accommodate a design for a footpath. Mr. Ahlfeld stated that when the Fairsted (Armstrong) tract plan was reviewed, the need for connections between that tract and the park was discussed. Potentially this would be the place. Mr. Ahlfeld stated maybe there is some way this plan could show an easement without necessarily approving a sidewalk at this time. Mr. Haverstick stated he feels it would be irresponsible for the Commission as planners not to allow for an easement at the very minimum for sidewalks. Mr. Haverstick stated he is aware of the burden of the expense, but it was part of the approval with the lot add-on. Mr. Miller questioned where the floodplain is relative to the road. Barry Smith stated the entire road is in the floodplain. Mr. Miller stated it may not be the right place for a sidewalk no matter how close the park may be. Mr. Miller stated that there will never be any fill brought in to widen the road or put a sidewalk in and move the guide rail back, so there will never be a sidewalk. Mr. Smith stated that it will not adversely affect the plan to have an easement put on the plan. Mr. Smith stated that he would like to see the easement in case it is ever needed along the entire frontage. The easement can be matched to the existing sidewalk that is on the adjacent property. Mr. Haverstick stated that his concept is more liberal. Mr. Haverstick stated he is not only looking at a concrete sidewalk, but possibly just a footpath made of any type of material. Mr. Smith stated there is a clear possibility that the Armstrong tract could be developed. If that would occur, with traffic studies and improvements that would be required, there would be significant improvements made from Manor Boulevard to the east including the signalization of the intersection and improvements to the intersection of Charlestown Road and Route 741. Bonnie Miller asked in what direction do the tractor trailers come that deliver to the Kirchner Beverage Company. Mr. Lauriello stated that some of them come from Rt. 741. Mary Glazier asked if the new dwelling would be on the same side of Charlestown Road as the park and she was advised that it is one the same side of the road. Ms. Glazier stated she agrees that an easement should be provided for future use. Jim Miller made a motion to recommend to the LCPC a waiver of the requirement to put in sidewalks, but that we require a 25' right-of-way be reserved from the centerline of the existing roadway for future public and municipal uses. Mr. Miller amended his motion to require a 30' easement for public uses from the centerline of existing roadway. The motion was seconded by Don Witmer and the motion carried four to one with Mr. Haverstick opposing the motion.

Smith – Trommer Tract Lot Add-On – The property is located at 251 Ironstone Ridge Road. The project will add 10,890 sq. ft., Parcel ' A' , to the existing 26,250 sq. ft. lot creating a combined lot size of 37,140 sq. ft. The Commission needs to review and make recommendations to the LCPC. Todd Smith, 251 Ironstone Ridge Road, who is the owner of the property, presented the plan. Mr. Smith stated he is requesting a one-quarter of an acre lot add-on to his existing backyard in order to install a pool. Mr. Haverstick made a motion recommending that the LCPC approve the lot-add on as presented. The motion was seconded by John Ahlfeld and the motion carried unanimously.

West Branch Townhouses – Final LDP - The project is on Columbia Avenue just east of Hershey Mill Road. The lot is 1.43 acres and zoned High Density Residential (RH). The project proposes seven townhouse dwelling units on this lot. Both public water and sewer will be used.

The Commission will need to review and make comments on the LDP to the LCPC. Mike Saxinger, from Saxinger & Black, presented the plan on behalf of MDS Custom Homes, who is the owner of the tract. Mr. Saxinger stated that the tract has gone through the approval process with the conservation district, storm water management, LASA, Lancaster City Water, and DEP and all of those letters have been obtained. In the preliminary plan, the LCPC had suggested that they consider talking with the adjoining land owner to the west. We have approached them and prepared a clear sight triangle easement agreement. We are still in the process of getting that taken care of. Mr. Saxinger stated that they had a preliminary meeting with the owner and they have agreed to the clear sight triangle on the plan. The agreement is in the owner's possession at this point, but has not been signed at this time. Mr. Saxinger stated that the LCPC requested that we get an updated letter from LASA indicating approval of the plan and a new application was signed by the owners. Mr. Saxinger stated that the Manor Township Planning Commission looked at the plan November 11, 2003. At that time, there was some question regarding an alternative design to the property in terms of rear entrance garages. Mr. Saxinger stated that they did take a look at the request. The issue with providing rear garages was that to maintain the same density that the tract would allow the grades would prohibit creating rear entrances because you would be down in the floodplain. The floodplain elevation eliminates the ability to have any type of rear access lower level garage. To have a rear access garage that would be at the same grade, the owner would need to eliminate units. The owner would like to utilize this lot to its fullest potential and in doing that it would eliminate the ability to have the rear garages. Mr. Saxinger stated the initial reason it was done this way was to have some backyard for the units which would give a safe area for people with children. Mr. Saxinger stated that the plan does meet the Ordinance requirements with regards to its design. A waiver was previously approved with regard to the separation distance. Bonnie Miller asked if these individuals would be pulling onto Columbia Avenue and she was advised there will be one access drive. John Ahlfeld made a motion to recommend approval of the final land development plan to the LCPC. Mr. Miller seconded the motion and the motion carried unanimously.

Mr. Lauriello stated that the presentation of the Pennsylvania Environmental Council for the Little Conestoga Creek Plan would not take place due to a scheduling conflict. This may take place at our next meeting.

Other Business Act 537 Update- Mr. Smith stated that Phase II of this project is nearing conclusion. Mr. Smith stated that within the next month or two there will be a schedule when the public hearings will be held in the various municipalities. At the public hearings, two significant issues will be dealt with in Manor Township. One issue is the plan will propose the extension of public sewer to Letort Manor and Perth Hills which is a necessary improvement based on failed systems and the likelihood that more will fail. Mr. Smith stated one of the things that are a struggle is the funding for this project. Mr. Smith stated it will be take millions of dollars to facilitate public sewer. Mr. Smith stated it is their goal not to impact the tax payers of Manor Township. Mr. Smith stated the second issue is the management of the on-lot systems. Mr. Smith stated at the public hearing there will be a draft ordinance. Mr. Lauriello asked if Manor Township is selling their sewer to LASA? Mr. Smith stated the sewer is being transferred to LASA. Mr. Smith stated that the proceeds from the transfer would not be used to cover the sewer at Perth Hills and Letort Manor. Mr. Miller asked if the other participating municipalities of LASA have existing areas like Letort Manor and Perth Hills. Mr. Smith stated that there are

areas in other municipalities. LASA tries to minimize the burden on the property owner when installing public sewer.

Regional Comprehensive Plan Update - Mr. Ahlfeld stated the main thing right now is the development of the set of draft goals for the plan. The consultants did more work on the draft goals after the dinner meeting and the Steering Committee went over them in detail. What is being handed out is a set of draft goals as developed up to this point. The Steering Committee has asked each municipality to have its Planning Commission and elected officials review these goals and acknowledge that they are an appropriate basis for the Steering Committee and consultants to move ahead and do further work. Mr. Ahlfeld stated that they would like to have a statement regarding the goals from each municipality by the middle of May.

Correspondence - The following correspondence was received from the LCPC: Letter dated March 9 regarding postponement of action on plans for the Lancaster Area Sewer Authority. Letter dated March 9 regarding Westwood Green receiving unconditional preliminary plan approval. Letter dated March 9 regarding the remaining lands of Manor Oaks, Section II, receiving final plan approval subject to conditions. Letter dated March 9 regarding the review of the planning module for Donald Huber. There were no environmental site concerns noted. Letter dated March 10 regarding the Norman Crill request for the modification of sidewalks was scheduled for April 26 at the LCPC. Letter dated March 23 regarding Woods Edge Phase II, Section IV, granting a 60 day waiver of time extension to meet all conditions of approval. Letter dated April 1 regarding the sketch plan for the Hampilos Subdivision is scheduled for action on May 10. Letter dated March 31 regarding notice of receipt of the lot add-on plan for Bruce and Patricia Hershey. Letter dated March 31 regarding receipt of the lot add-on plan for the Myer Family Trust. Mr. Lauriello stated he received an e-mail from Pat LeMay concerning the discussion at last month's meeting on the zoning amendments.

Amendments to the Zoning Ordinance - Mr. Lauriello stated that the solicitor was charged with taking the direction the Commission provided at last month's meeting and creating a draft ordinance. Mr. Lauriello stated the solicitor has been on vacation but hopefully there will be a draft amendment at the May meeting. Mr. Lauriello advised Mrs. Glazier that they will consider her comments at the next meeting.

Lower Windsor Comprehensive Plan - Mr. Ott stated the Lower Windsor Township is doing changes on the Township future land use map, farm preservation, and changes in some of the language dealing with their Village zone. Mr. Ott stated there was no impact on Manor Township.

Danny Whittle gave an invitation to the Commission regarding a workshop at the end of the month regarding Capital Improvements Planning. Mr. Whittle stated the speaker will be Jack Vogt, Professor of Public Finance and Government at UNC.

Mary Glazier gave the Commission several fliers she had on a seminar that she felt the Commission might be interested in.

There being no further business the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

James A. Miller Jr. Secretary

Evelyn Rineer Recording Secretary

Planning Commission Meeting

05/10/04

Manor Township Planning Commission Agenda

Monday, May 10, 2004 Time: 7:30 P.M.

1. Call to Order

2. Pledge to the Flag

3. Roll Call

4. Public Comments

5. Approve Minutes of the April 12, 2004 Meeting

6. New Business Final Subdivision Plan – Gregory Kane - The property is located at the corner of Charlestown Road and Hempfield Street. The final plan shows the current two tracts containing 13.4 acres would be divided into eight lots. Currently, each tract contains an existing dwelling, barn and several out buildings. Accordingly, the existing dwellings have been retained on individual lots and six (6) new lots are proposed. The property is located in the Village (V) Zoning District. The Commission needs to comment on the plan.

Final Subdivision Plan for David Charles – The property is located at 3878 Columbia Avenue, Mountville, PA. The plan shows a subdivision of the current 1.0059 acre lot into two tracts. Lot 3A contains 15,359 sq. ft. and has the existing house and accessory structure on the lot. Tract Lot 3B contains 27,961 sq. ft. and is a vacant lot. The lots are served by public water and sewer. The property is located in the Local Commercial (LC) Zoning District. The Commission needs to review and make comments to the LCPC.

Preliminary Plan – Cedar Chase – Waiver Request for Plan Review Process For Manor Township – The applicant is requesting a waiver of the plan review process for Manor Township at the direction of the LCPC. The LCPC will be reviewing this plan for Mountville Borough. The tract is 11.70 acres; .01 acre portion is in Manor Township. The Commission needs to act on the waiver request for the LCPC.

7. Presentation – Pennsylvania Environmental Council – Little Conestoga Plan

8. Other Business - Act 537 – Update - Regional Comprehensive Plan Update – Goals for “ Growing Together” - Correspondence - Amendments to the Zoning Ordinance

9. Adjourn

DRAFT Manor Township Planning Commission

Monday, May 10, 2004 Time: 7:30 P.M.

The Manor Township Planning Commission held its regularly scheduled meeting on Monday, May 10, 2004 at 7:30 p.m. at the Manor Township Municipal Building, 950 West Fairway Drive, Lancaster, PA.

Mr. Lauriello, Chairman, introduced the Commission members and led the Pledge of Allegiance to the Flag.

Members Present: Mark Lauriello, John Ahlfeld, Beth Herr, James Miller and Donald Witmer  
Members Absent: Paul Holt and Scott Haverstick  
Visitors Present: Kay Kane, 34 Charlestown Road  
Karen Kane-Hodge, 44 Charlestown Road  
Leanne Federick, 130 Locust Street  
Joel Snyder, RGS Associates  
Ellsworth & Jerry Stoll, 1766 Colonial Manor Drive  
Bonnie Miller, 113 Bent Tree Drive  
Elaine Jones, Lancaster City  
John S. May, 100 Red Fox Road  
Al Kreider, 141 Supervisors Road  
Greg Kane, 34 Charlestown Road  
Jeff Burkhart, David Miller Associates  
Jim Huber, 113 Shannon Drive  
Hugh Cadzow, ELA Group  
Danny Whittle, LCPC  
David Charles, 26 Millersville Road  
George Mann, 181 Supervisors Road  
Don Mann, 494 Walnut Hill Road  
Mary Glazier, 269 Chestnut Grove Road

John Ahlfeld made a motion to approve the April 12, 2004 minutes as circulated. The motion was seconded by Jim Miller and the motion carried and Beth Herr abstained.

New Business Final Subdivision Plan – Gregory Kane - The property is located at the corner of Charlestown Road and Hempfield Street. The final plan shows that the current two tracts containing 13.4 acres would be divided into eight lots. Currently, each tract contains an existing dwelling, barn and several out buildings. Accordingly, the existing dwellings have been retained on individual lots and six (6) new lots are proposed. The property is located in the Village (V) Zoning District. The Commission needs to comment on the plan. Jeff Burkhart from David Miller Associates presented the plan. Mr. Burkhart stated that the property is located at the edge of the Village Growth Boundary in Washington Boro. Mr. Burkhart stated that this plan was before the Commission in the fall at which time the applicant was asking for a modification waiver for curb, sidewalks, and road widening provisions from the LCSDDLDO. Mr. Burkhart stated that they were successful in gaining some of the modifications which are listed on the plan. Mr. Burkhart stated that they went ahead with the subdivision as it was presented to the Commission. Mr. Burkhart stated that all the lots are set up for connection to public sewer and will have individual on lot wells. Mr. Burkhart stated that the sewer connections are there for most of the lots and they are getting updates from LASA. Mr. Burkhart stated that these are rather large lots. It was not the intention of the family to subdivide these lots creating the highest density that was possible. These lots have been reviewed with the Township Engineer but to date

no comments have been received. Mr. Burkhart stated that they had been in contact with the Township Engineer during the preliminary plan stage and they are using a type of large French drain for the roof leaders from the houses. Mr. Burkhart stated that this will be a low impact subdivision. It is very rural in nature. Mr. Lauriello stated that this plan has been reviewed by the Commission several times over the past months. Mr. Burkhart stated that when the modifications were received for the curb and sidewalks, there was a recommendation from the LCPC that the applicant provide for some sort of walkway area along the edge of the road. The applicant has provided an easement for this use on the plan. Mr. Miller made a motion to recommend to the LCPC approval of the final subdivision plan for the Kane property with the condition that they satisfy all comments from the Township Engineer related to stormwater management. The motion was seconded by John Ahlfeld and the motion carried unanimously.

Final Subdivision Plan for David Charles – The property is located at 3878 Columbia Avenue, Mountville, PA. The plan is a subdivision of a current 1.0059 acre lot into two tracts. Lot 3A contains 15,359 sq. ft. and has an existing house and accessory structure on the lot. Tract Lot 3B contains 27,961 sq. ft. and is a vacant lot. The lots are served by public water and sewer. The property is located in the Local Commercial (LC) Zoning District. The Commission needs to review and make comments to the LCPC. Joel Snyder from RGS Associates presented the plan along with David Charles. Mr. Snyder stated that they were asking for a waiver of the three meeting delay along with the plan comments. Mr. Snyder stated that this is a one acre property about 400 feet west of Hershey Mill Road. Mr. Snyder stated that there is an existing dwelling on the site and the applicant is simply looking to subdivide the property into two lots; the dwelling will remain as a residential unit on one lot and a vacant lot will be created to the east which will be approximately 28,000 sq. ft. Mr. Snyder stated that no improvements are being proposed at this point. Mr. Snyder stated that there is an existing lane which is in a right-of-way easement connecting the existing lot and dwelling to Columbia Avenue. Mr. Lauriello asked Mr. Ott if there was any zoning issues regarding the plan and Mr. Ott stated that this plan meets all the zoning requirements. Mr. Miller asked if there was public water and Mr. Snyder stated it was available. Mr. Lauriello stated that he assumed since there is a stormwater pipe through the site, that for any stormwater management purposes, the stormwater could be tied into the existing pipe. Mr. Snyder stated that is what he anticipated would happen. Mr. Miller made a motion to recommend to the LCPC a waiver of the three meeting delay requirement. Mr. Witmer seconded the motion and the motion carried unanimously. Mr. Ahlfeld made a motion to recommend to the LCPC that the plan be approved contingent on meeting all standards of the County Ordinance and Township Stormwater Ordinance. Beth Herr seconded the motion and the motion carried unanimously.

Preliminary Plan – Cedar Chase – Waiver Request from the LCSDLDO for Plan Review Process For Manor Township – The applicant is requesting a waiver from the LCSDLDO for the plan review process for Manor Township at the direction of the LCPC. The LCPC will be reviewing this plan for Mountville Borough. The tract is 11.70 acres; .01 of an acre portion is located in Manor Township. The Commission needs to act on the waiver request from the LCSDLDO for the LCPC. Hugh Cadzow from the ELA Group presented the plan. Mr. Cadzow stated that this tract is located primarily in West Hempfield Township but also is partly in Mountville Borough and Manor Township. Mr. Cadzow stated that they met with West Hempfield Township and the LCPC to review the parcel. The tract is located within the Urban

Growth Boundary. After talking to West Hempfield Township and due to the limitations of the stormwater and the fact that the tract is only accessible from Manor Street, we came up with this plan design before you tonight. Mr. Cadzow stated that technically the plan is in Manor Township and we need to come before the Commission and request a waiver of the review process from Manor Township. Mr. Cadzow stated that there will be open space and the stormwater facilities will be located on the east side of the parcel. Mr. Cadzow stated that if there had been the ability to access this site from New Street, a higher density of units would have been proposed. John May, 100 Red Fox Road, asked how this plan would impact Manor Township and would any traffic improvements be required? Mr. Lauriello stated that PennDot approval will be needed to tie into Manor Street. Mr. Cadzow stated that there was a traffic study done. Mr. Witmer made a motion to defer Manor Township's review authority on this plan to the LCPC and let them represent Manor Township's interest as they review the plan for Mountville Boro and West Hempfield Township. The motion was seconded by Jim Miller and the motion carried unanimously.

Presentation – Pennsylvania Environmental Council – Little Conestoga Plan Fritz Schroeder, who is a Township resident and Vice President of the Little Conestoga Water Shed Alliance, and Leanne Federick, from the Pennsylvania Environmental Council, made a presentation regarding the Little Conestoga Creek Water Shed Alliance Restoration Plan.

Other Business Act 537 – There was no update on the Act 537 except to state that a public meeting will be held in the next few months.

Regional Comprehensive Plan Update – Goals for “ Growing Together” - Mr. Ahlfeld stated that the plan is going to have goals, objectives, and strategies. Mr. Ahlfeld stated that the goals are the broadest statements of what we would like to see happen in the community 20 or 30 years from now. The objectives will be more measurable and detailed statements and the strategies will be implementation techniques used to accomplish those objectives. Mr. Ahlfeld stated that each municipality has been asked to take a look at the goals and by the middle of May submit comments and accept the goals as a basis for further work on the plan. The consultants are meeting with the Steering Committee every month talking about one topic at a time. Mr. Ahlfeld stated that at this time he would like to hear the comments on the goals from the Commission. Mr. Lauriello stated that under the Agricultural Land Protection Goal, he agreed with the statement but he feels that it misses a fundamental point when it comes to agricultural preservation. Mr. Lauriello stated that he thinks the plan should speak to the economic viability of farming. The plan needs to preserve the land and provide means to preserve the farmer. Mr. Lauriello stated he believes the goal should speak in some way to doing whatever the plan can to make farming viable for the farmer so that the farmer can preserve the land and afford to live on the land. Mr. Lauriello also commented on the Community Character Goal stating that when you talk about community character, the architecture and the amenities are important as well as making it pedestrian friendly. Mr. Lauriello stated that he feels that the plan should contain something regarding the character of the architecture fitting in with the character and heritage of the area. Mr. Lauriello stated that under the Development Patterns Goal, he feels that the way it is currently worded, the goal only speaks to residential development patterns. Mr. Miller had a question on the Parks and Open Space Goal. He questioned the portion that stated the following: “ and will include neighborhood parks in all areas” . Mr. Miller wondered if the statement was

intended to include all areas or was it intended to be in the general sense for there to be viable park land in the developed areas. Mr. Whittle stated that has been a matter of discussion and Mr. Whittle stated the objective is to provide parks for all who need parks. Mr. Whittle stated that the goal will need to be clarified. Mr. Miller had a question on the wording “ energetic inter-municipal leadership” . Mr. Witmer had a comment on the agricultural land protection and unreasonable setbacks for agricultural buildings from property lines. Mr. Witmer stated that there should be caution used in enforcing unreasonable setbacks because they can put farmers out of business. Mr. Ahlfeld stated that all the statements everyone has made are positive and reasonable statements. Mr. Ahlfeld stated that the question is going to be how much can be included within a goal versus the more detailed objectives and some of the ideas talked about could more appropriately be considered strategies. Mr. Miller stated that he does not see any specific reference to maintaining or improving the economic vitality of the area. Mr. Miller asked if that is something that fits somewhere else. Mr. Ahlfeld stated that an economic development goal had been developed when the other goals were developed but the outline for the plan itself does not have a separate chapter on economic development like the goals of land use, housing, and natural resources to name a few. Mr. Ahlfeld stated that the thinking was that economic development is going to probably be mentioned under all the other elements.

Amendment to the Zoning Ordinance - Mr. Lauriello stated that the amendments to the Zoning Ordinance were just received by the Commission members this evening and Mr. Lauriello suggested that the Commission review the amendments and discuss them at the next meeting.

Correspondence Mr. Miller stated that he received a mailing from the Surface Transportation Board with respect to the abandonment of Conrail Lines with some explanations of the law suit that the Friends of the Atglen Susquehanna Trail filed against the Surface Transportation Board. Mr. Lauriello stated that on the first page of the Memorandum of Agreement, it is indicated that Tract 1 extends to milepost 33.7 in Manor Township and Tract 2 extends to milepost 33.9 in Manor Township. Mr. Lauriello stated he would like to know where this location is in the Township. There was some discussion on where the line abandonment may be in Manor Township. The discussion was centered on what section is in the Township and where it is located. Mr. Lauriello made a recommendation that the Township Supervisors try to find out Manor Township’ s involvement as described in the document. Mr. Ahlfeld seconded the motion and the motion carried unanimously.

Mr. Miller reported that the following correspondence was received from the LCPC: A letter was received dated April 13 stating that the Donald & Edwina Huber Subdivision Plan received final plan approval with a note. A letter dated April 13 was received in reference to the Regional Act 537 Plan postponing action and rescheduling for May 24. A letter dated April 14 was received regarding the notice of the Final Plan receipt for Westwood Green which is scheduled for May 10. A letter dated April 15 was received regarding the receipt of a lot add-on plan for Smith-Trommer.

A letter dated April 27 was received regarding the approval of a one lot Final Subdivision Plan for Normal Crill with conditions.

There being no further business meeting was adjourned at 8:40 p.m.

Respectfully submitted,

James A. Miller, Jr Secretary

Respectfully submitted, Evelyn Rineer

Planning Commission Meeting

06/14/04

Manor Township Planning Commission Agenda

Monday, June 14, 2004 Time: 7:30 P.M.

1. Call to Order

2. Pledge to the Flag

3. Roll Call

4. Public Comments

5. Approve Minutes of the May 10, 2004 Meeting

6. New Business Brian R. & Pauline L. McCreight – Final Subdivision Plan - The property is located on Habecker Church Road approximately 477' east of Prospect Road. The project will subdivide two lots off the 57.4 acre tract. Lot #5 will contain 1.99 acres from the right-of-way line and Lot #6 will contain 2.0 acres from the right-of-way line. The remaining lands will be 54.3 acres. The lots will be served by on lot septic and well. The land is in the Agricultural (A) Zoning District. The Commission needs to review and make comments to the LCPC.

Thomas Breneman – Land Development Plan - The property is located at Blue Rock Road, Lancaster, PA. The property contains 6.97 acres. This land development plan will create 286 storage units (miniwarehousing). The maximum lot coverage is 62.7%. The property is located in the Mixed Residential/Commercial (MRC) Zoning District. The Commission needs to review and make recommendations to the LCPC.

7. Other Business - Amendments to the Zoning Ordinance - Act 537 – Update - Regional Comprehensive Plan Update - Correspondence

8. Adjourn

DRAFT Manor Township Planning Commission Minutes

Monday, June 14, 2004 Time: 7:30 P.M.

The Manor Township Planning Commission held its regularly scheduled meeting on Monday, June 14, 2004 at 7:30 p.m. at the Manor Township Municipal Building, 950 West Fairway Drive, Lancaster, PA.

Mr. Lauriello, Chairman, introduced the Commission members and led the Pledge of Allegiance to the Flag.

Members Present: Mark Lauriello, John Ahlfeld, Beth Herr, James Miller and Donald Witmer.  
Members Absent: Paul Holt and Scott Haverstick  
Visitors Present: Elaine Jones, Lancaster Newspapers Ellsworth & Jerry Stoll, 1766 Colonial Manor Drive  
Craig Williams, 2586 Lititz Pike Tom Breneman, 81 Mt. Hope School Rd. Glenn & Joyce Rohrer, 3392 Blue Rock Road  
Allen Kreider, 141 Supervisors Road Jeff Burkhardt, David Miller Associates Mary Glazier, 269 Chestnut Grove Road  
Leslie Osborne, 109 Oak Road Don Mann, 494 Walnut Hill Road

Beth Herr made a motion to approve the minutes as written. The motion was seconded by John Ahlfeld and the motion carried unanimously.

New Business Brian R. & Pauline L. McCreight – Final Subdivision Plan - The property is located on Habecker Church Road approximately 477' east of Prospect Road. The project will subdivide two lots off the 57.4 acre tract. Lot #5 will contain 1.99 acres from the right-of-way line and Lot #6 will contain 2.0 acres from the right-of-way line. The remaining lands will be 54.3 acres. The lots will be served by on lot septic and well. The land is in the Agricultural (A) Zoning District. The Commission needs to review and make comments to the LCPC. Jeff Burkhardt from David Miller Associates presented the plan. Mr. Burkhardt stated this is a two lot subdivision off the existing McCreight farm. These two lots constitute the last two lots that are allowed to be subdivided off this tract according to the current zoning regulations. The size of these lots are supported with the nitrate study along with the planning module that was done for this tract. At this point, there does not appear to be a need to do any planning for stormwater controls with detention basins unless we hear differently from the Township Engineer. These plans have been submitted to the Township Engineer but have not received comments from the Engineer to date but are expecting them at anytime. Mr. Burkhardt stated the change in ground cover from agricultural groups to grass cover in this size basically balances the pre and the post storm events. If something is required, we would probably put in an underground stone bin type detention basin. Mr. Burkhardt stated the site is on a slight slope and the house placement is essentially in a benched area of the site. Mr. Miller asked if there is a note on the plan that this is the last subdivision and Mr. Burkhardt stated it is noted on the plan. Mr. Ahlfeld stated it appears five lots may have been subdivided off this farm previously. Mr. Burkhardt stated everything was subdivided before the present zoning ordinance. Mr. Lauriello asked if the stormwater plans have been submitted to the Township Engineer and Mr. Burkhardt stated the plans have been submitted. Mr. Lauriello stated the Township has the 50% reduction so there will probably need to be an infiltration. Mr. Lauriello questioned the site distance on Lot #5 looking to the right. Mr. Burkhardt stated the distance meets the minimum with the speed limit on that road. Mr. Lauriello suggested the minimum required site distance be noted on the plan. Mr. Ahlfeld made a motion to recommend to the LCPC approval of the final subdivision plan contingent upon meeting all stormwater management requirements and LCPC confirms site distance requirements are met along with all other details of the County Ordinance. Mr. Miller seconded the motion and the

motion carried unanimously.

Thomas Breneman – Land Development Plan - The property is located at Blue Rock Road, Lancaster, PA. The property contains 6.97 acres. This land development plan will create 286 storage units (mini-warehousing). The maximum lot coverage is 62.7%. The property is located in the Mixed Residential/Commercial (MRC) Zoning District. The Commission needs to review and make recommendations to the LCPC. Craig Williams from Strausser Surveying Engineering presented the plan along with Mr. Breneman. Mr. Williams stated the project is located on Blue Rock Road (Rt. 999) and it is a property that Mr. Breneman is proposing to construct storage units. There is an existing paving business operated by Mr. Breneman located at the facility. Mr. Williams stated the plan has been submitted to the Township Engineer but they have not received the Engineer's comments to date. The 50% requirement for stormwater has been met. There is no issue regarding site distance. Mr. Lauriello questioned what is located in the area of the discharge from the detention basin. Mr. Williams stated there is a field downstream and there is an existing basin where the stormwater currently discharges into that area. Mr. Williams stated there is a natural low spot which is more or less a swale. Mr. Williams stated he does not know if the swale was man made but there is a possibility it was. The area is not farmed over. Mr. Witmer asked who the adjoining property owner was and Mr. Breneman stated it was Pete Alexich Sr. Mr. Miller asked if the storage units were self access or a manager on site. Mr. Breneman stated they would be self access. The area will be contained with a fence and there will be an access through a locked gate. The fence will be screened. Ms. Herr asked what type of lighting would be used. Mr. Breneman stated the lighting will be located on the buildings. Mr. Miller asked if the lighting will be a motion detector or will it be a constant light. Mr. Breneman stated it will be dawn to dusk lighting. Mr. Miller questioned the type of business at the location and Mr. Breneman stated it is an asphalt maintenance business that he operates. Mr. Breneman stated he had met with the neighbors and they have reviewed the project and had no objections. Mr. Miller questioned what the existing dwelling was used for and Mr. Breneman stated it was a residence. Mr. Witmer questioned the dirt piles and Mr. Breneman stated they would be moved systemically. Mr. Miller questioned the impervious surface. Mr. Williams stated it was 62.7%. Mr. Miller made a motion to recommend that the LCPC approve the land development plan contingent upon review by the Township Engineer for the stormwater management compliance. The motion was seconded by Don Witmer and the motion carried unanimously.

Old Business Amendments to the Zoning Ordinance - Mr. Lauriello stated the Planning Commission has been waiting for the draft of the recommended amendments from the Township Solicitor which has been received. Mr. Lauriello stated the amendments would not be acted on at this meeting but would make a recommendation to the Supervisors at their next meeting. Flag Lots – Mr. Lauriello stated previously the Ordinance defined flag lots but did not specifically allow them anywhere. The Planning Commission stated they wanted to allow flag lots in all zoning districts and the requirements be consistent with the County's requirements. The language proposed by the Solicitor meets the Commission member's requests. Sign Ordinance – The Township adopted amendments to the sign ordinance which were consistent with LIMC's recommended changes. A table within the sign ordinance needed to reflect the Township Zoning District designations. The abbreviations were changed to reflect the abbreviations used by the Township. Access Drives – The desire was to bring the definition of access drives in line with the County's definition. It was decided nothing would be done

regarding access drives until the next meeting. Permitted Uses in MRC/Mixed Residential Commercial Zone – To subdivide a single family dwelling there is public water and sewer needed and there is some areas of the Township where public water and sewer is not available. After discussion, it was decided to allow single family detached dwellings with or without public water and sewer provided they meet DEP requirements. The section was amended and a subsection was added stating “ Single family detached dwellings without public sewer or public water provided that DEP requirements are met will be permitted” . Section 202 – Rural Zoning District Requirements -Lot Area Requirements – The issue was trying to minimize the amount of frontage lots that were cut off in the Rural District. To do, that a requirement said a new driveway could not be installed within 500’ of another driveway. The Commission wanted to clarify that because someone had found a loop hole. There is proposed language but the Solicitor wrote a letter expressing some concerns with the direction they are headed. The Solicitor suggest that in Section 202.5.2 replace sub paragraph “ c” with “ any driveway shall be located the minimum of 500’ from any adjacent driveway regardless of the parcel in which the driveway is located. Fractions shall be rounded down to the lower whole number.” Mr. Goodman wrote a letter dated May 19 where he expresses concern with the provision stating the amendment is too restrictive. If someone has an existing vacant lot and anywhere on that lot they would want to put a driveway and it would be within 500’ of another driveway it would be a situation they can build a house there but they can not construct a driveway. Mr. Lauriello suggest this apply to only lots created subsequent to the adoption of this amendment and the 500’ separation would apply only to existing public roads. Mr. Ahlfeld questioned whether this amendment would cause lots to be larger than needed to be therefore, using more land than necessary. Mr. Miller stated that could be a possibility. Home Occupations – The Commission decided there would be no changes to this section. Ms. Stoll had a concern regarding any changes made in this section. Mr. Lauriello stated there is no proposed changes. Echo Housing – This section requires no minimum lot size requirement and the Zoning Board asked the Commission to consider minimum lot size requirement as part of the special exception requirement. The Planning Commission felt that was unnecessary so there is no change being made.

Mr. Lauriello stated there are a few changes and there is a question as to why the access drive section is included for possible change. Mr. Lauriello stated maybe in July this could be ready for recommendation. Mr. Ahlfeld stated he does not feel the title of the ordinance as proposed encompasses all the sections that are proposed to be amended.

Mr. Lauriello read from the minutes of the March meeting regarding statements that were made by Ms. Glazier and Mr. Miller. Mr. Lauriello asked both individuals to clarify their view points and have discussion on them. Ms. Glazier reviewed some concerns that she had regarding development and Ms. Glazier indicated Mr. Miller had stated there was many things in the ordinance that locks the developer in and they end up doing a cookie cutter kind of development and if the developer had more freedom they could do a better job. Ms. Glazier stated she was interested in hearing what Mr. Miller’ s suggestions were for Manor Township’ s Ordinance that would potentially make it possible to do a nicer job in developments. Mr. Miller listed things in the ordinance that makes it difficult for a developer, indicated changes that are occurring and there was discussion on how the changes would make it possible for developers to be more creative in their developments. Allen Kreider, 141 Supervisors Road, stated that desires of the

buying public and what they wanted in the 50' s is not what is wanted today.

Act 537 - There was no update.

Regional Comprehensive Plan Update – Mr. Ahlfeld stated all the comments that were given are being addressed by the Steering Committee. There will be a Community Summit meeting on September 30 at Four Seasons Restaurant.

Correspondence - Mr. Miller stated the following correspondence were received from the LCPC: Letter dated May 7 regarding notice of plan receipt for West Branch Townhouses final plan scheduled for action June 14. Mr. Miller stated he received a copy of a letter written by John May addressed to the developer of Fawn Hill. Evidently a student had asked if an archeological review had been performed. John asked them if they had done one and if they had to make the study available to him and the student. Letter dated May 11 regarding West Branch Townhouses received unconditional preliminary plan approval on May 10. Letter dated May 11 regarding the sketch plan for the Hampilos property received conditional approval . Letter dated May 11 regarding final approval for Westwood Green subject to several conditions. Letter dated May 18 regarding notice of plan receipt for final plan for the Kane project in Washington Boro and is scheduled for action on June 28. Letter dated May 19 regarding conditional approval of the lot add on plan for Myers Family Trust at Rock Hill Road and Walnut Hill Road. Letter dated May 20 regarding lot add on for the Hershey tract at Alley M on Penn Street in Washington Boro received conditional approval. Letter dated May 21 correcting the meeting location for June 14. Letter dated May 21 regarding the Smith – Trommer tract received conditional approval for the lot add-on plan located on Ironstone Ridge Road. Letter dated May 27 regarding notice of plan receipt for plan on 3878 Columbia Avenue scheduled for action today. Letter dated June 1 correcting meeting location for the June 28 meeting.

Letter was received from the Surface Transportation Board which was a copy of the decision that effectively denied the County' s request to stay the transfer. Mr. Lauriello asked if there was any update regarding Manor Township' s involvement in this. Mr. Lauriello stated at the last meeting they talked about the correspondence and decisions from the Surface Transportation Board with the low grade rail line mentioning the limits of what they are talking about extends into Manor Township and they recommended as a Board last month that the Township Supervisors find out what Manor Township' s involvement is in this matter. Mr. Kreider stated Pete Shaub has been in contact in an informal way and Mr. Kreider stated they are concerned with the railroad bridge at Safe Harbor and the ramifications if Manor Township is involved in this because of the condition of that bridge. Mr. Kreider said there is nothing in a formal way going on. Mr. Shaub has been in contact with John May and Mr. Kreider stated he has not talked to Mr. May regarding the matter. There was discussion on the rail line and how Manor Township may be affected. Mr. Kreider stated possibly Pete Shaub should attend one of the Supervisor' s meeting and advise what is happening regarding the rail line.

There being no further business the meeting was adjourned at 8:40 p.m.

Respectfully submitted,

James A. Miller, Jr. Secretary

Recording Secretary Evelyn Rineer

Planning Commission Meeting

07/12/04

Manor Township Planning Commission Agenda

Monday, July 12, 2004 Time: 7:30 P.m.

1. Call to Order

2. Pledge to the Flag

3. Roll Call

4. Public Comments

5. Approve Minutes of the June 14, 2004 Meeting

6. New Business Harnish Brothers Farm Lot Add-On - The property is located on Blue Rock Road at Penn Street. The plan joins Parcel " A" area 10.67 acres with adjacent lands of the Harnish Brothers. Total acreage is 29.17 acres. The Commission needs to review and make comments on this lot add-on plan to the LCPC. Brian R. & Pauline L. McCreight – Planning Module - The property is located on Habecker Church Road approximately 447' east of Prospect Road. The project will subdivide two lots off the 57.4 acre tract. Lot #5 will contain 1.99 acres from the right-of-way line and Lot #6 will contain 2.0 acres from the right- of-way line. The remaining lands will be 54.3 acres. The lots will be served by on lot septic and well. The land is in the Agricultural (A) Zoning District. The Commission needs to review the Municipal Planning Review Component 4A.

7. Other Business - Act 537 – Update - Amendments to the Zoning Ordinance - Correspondence

8. Adjourn

DRAFT

Manor Township Planning Commission Minutes

Monday, July 12, 2004 Time: 7:30 P.M.

The Manor Township Planning Commission held its regularly scheduled meeting on Monday, July 12, 2004 at 7:30 p.m. at the Manor Township Municipal Building, 950 West Fairway Drive, Lancaster, PA.

Mr. Lauriello, Chairman, introduced the Commission members and led the Pledge of Allegiance

to the Flag.

Members Present: Mark Lauriello, Beth Herr, Scott Haverstick, John Ahlfeld and Jim Miller.  
Members Absent: Paul Holt and Donald Witmer Visitors Present: Jerry & Ellsworth Stoll, 1766 Colonial Manor Dr. Allen Kreider, 141 Supervisors Rd. Pat Lemay, 78 Sun Lane Jeff Burkhardt, David Miller Associates Jim Huber, 113 Shannon Dr. Mary & Penn Glazier, 269 Chestnut Grove Rd. Danny Whittle, LCPC John May, 100 Red Fox Rd.

John Ahlfeld made a motion to approve the June 14, 2004 minutes as circulated. The motion was seconded by Jim Miller and the motion carried unanimously.

New Business Harnish Brothers Farm Lot Add-On - The property is located on Blue Rock Road at Penn Street. The plan joins Parcel " A" containing an area of 10.67 acres with the adjacent lands of the Harnish Brothers. Total acreage is 29.17 acres. The Commission needs to review and make comments on this lot add-on plan to the LCPC. Jim Harnish presented the plan. Mr. Harnish stated they were adding a parcel containing 10.67 acres to adjacent lands belonging to the Harnish Brothers. Mr. Haverstick asked what the size of the property would be after the lot add-on. Mr. Harnish stated that the total acreage would be 29.17 acres. Mr. Haverstick made a motion to recommend to the LCPC approval of the lot add-on as presented by Mr. Harnish. The motion was seconded by John Ahlfeld and the motion carried unanimously.

Brian R. & Pauline L. McCreight – Planning Module - The property is located on Habecker Church Road approximately 447' east of Prospect Road. The project will subdivide two lots off of the 57.4 acre tract. Lot #5 will contain 1.99 acres from the right-of-way line and Lot #6 will contain 2.0 acres from the right-of-way line. The remaining lands will be 54.3 acres. The lots will be served by on lot septic and well. The land is in the Agricultural (A) Zoning District. The Commission needs to review the Municipal Planning Review Component 4A. Jeff Burkhardt from David Miller Associates presented the plan. Mr. Burkhardt stated that this is the same plan that was before the Commission last month. The planning module was submitted separate due to the septic system on the remaining property. The applicant was waiting for a repair permit which has been received. Mr. Haverstick asked Mr. Burkhardt to briefly review the plan since he was not present last month. Ms. Herr asked when the driveway location situation will be determined. Mr. Burkhardt stated that they are waiting for comments from the Township engineer. Mr. Lauriello asked if the lot had tested for a standard septic system. Mr. Burkhardt stated he believed one lot tested for a standard system and one lot would be a sand mound. Mr. Burkhardt stated that the site it is rather steep in the area but the nitrate test was low. Mr. Miller made a motion to recommend to the LCPC approval of the planning module for the McCreight subdivision. The motion was seconded by Ms. Herr and the motion carried unanimously.

Other Business Act 537 - There was no update. Mr. May stated that LASA would be at the Supervisor' s meeting on October 4 to make a presentation. Amendments to the Zoning Ordinance - Mr. Lauriello stated that the Commission reviewed the amendments last month and made comments. Comments have been added and the updated amendments from the Solicitor were before the Commission tonight. Mr. Lauriello gave a brief review of the proposed amendment revisions. There was extensive discussion regarding Section 5 – Article 2, Zoning Regulations, Section 202, (R) Rural Zone, Subsection 202.6.2 Lot Area Requirements,

Subparagraph C. Mr. Miller made a motion to recommend to the Manor Township Supervisors approval of the amendments to the Zoning Ordinance with changes to Section 5 being the word “ an existing” be inserted in the first sentence before public street and removing the sentence “ Fractions shall be rounded down to the lower whole number.” The motion was seconded by Beth Herr and the motion carried unanimously. In addition to the amendments reviewed last month, there is another amendment before the Commission which Mr. Ott stated basically changes the word “ building” in the Zoning Ordinance to “ zoning” in regards to permits. Mr. Kreider stated that the building permits will be issued by the inspection agency and the permits issued by the Township will be zoning permits. Mr. Ahlfeld made a motion to recommend the Manor Township Supervisors to adopt the Zoning Ordinance amendment. The motion was seconded by Scott Haverstick and the motion carried unanimously.

Correspondence - Mr. Miller stated the following correspondence was received from the LCPC since last month: A letter was received dated June 9 regarding the John Segro subdivision plan asking for a 60 day time extension which was granted. A letter was received dated June 9 regarding Norman Crill subdivision plan asking for a 60 day time extension which was granted. A letter was received dated June 15 regarding notice of plan receipt for the McCreight final plan scheduled for action on July 26. A letter was received dated June 15 regarding the subdivision plan at 3878 Columbia Avenue for David Charles which received final plan approval subject to conditions. A letter was received dated June 15 regarding the West Branch Townhouse LDP received final plan approval subject to conditions. A letter was received dated June 21 regarding the notification for Eagle Heights request for a waiver of the sidewalk requirement along one side of Eagle Path which is scheduled for action on August 9. A letter was received dated June 25 regarding the planning module for the McCreight subdivision plan which is scheduled for action on July 26. A letter was received dated June 25 regarding the notice of plan receipt for the Thomas Breneman preliminary LDP which is scheduled for action on August 9. A letter was received dated June 29 regarding Norman Crill subdivision plan requesting a 60 day time extension which was approved. A letter was received dated June 29 regarding Kane/Hodge/Craig Kane plan received final plan approval subject to conditions. A letter was received dated June 29 regarding the John Segro subdivision plan which received a 60 day waiver time extension. A letter was received dated June 30 regarding the notice of receipt of a lot add-on plan for the Harnish Brothers.

There being no further business the meeting was adjourned at 8:40 p.m.

Respectfully submitted,

James A. Miller, Jr. Secretary

Recording Secretary Evelyn Rineer

Planning Commission Meeting

08/09/04

DRAFT Manor Township Planning Commission Minutes

Monday, August 9, 2004 Time: 7:30 P.M.

The Manor Township Planning Commission held its regularly scheduled meeting on Monday, August 9, 2004 at 7:30 p.m. at the Manor Township Municipal Building, 950 West Fairway Drive, Lancaster, PA.

Mr. Lauriello, Chairman, introduced the Commission members and led the Pledge of Allegiance to the Flag.

Members Present: Mark Lauriello, Jim Miller, John Ahlfeld and Scott Haverstick. Members Absent: Donald Witmer, Beth Herr and Mary Glazier Visitors Present: Ellsworth & Jerry Stoll, 1766 Colonial Manor Dr. Jim Ober, 115 Mt. Tree Road, New Town Jacob Toews, 3001 Lititz Pike Al Segro, 280 Hershey Mill Road Elaine Jones, 670 Hershey Ave. L. Allen Kreider, 141 Supervisors Road Ron Beam, 3020 Columbia Avenue Bonnie Miller, 113 Bent Tree Drive

Public Comment Al Segro, 280 Hershey Mill Road, owns property located adjacent to Fieldcrest Development and Mr. Segro expressed concerns regarding work that needs to be completed before the road is blacktopped by the developer. Mr. Segro was advised he should contact the Township Staff and express his concerns to them.

Mr. Haverstick expressed concerns from a planning standpoint regarding a proposed ethanol plant in Conoy Townshp. Mr. Haverstick stated he wanted to go on record and request the Supervisors to join with other municipalities to express their concerns. Mr. Miller asked Mr. Haverstick what type of action he was suggesting. Mr. Haverstick stated he would like the Supervisors to deliberate among themselves and decide whether a letter should be considered. Mr. Haverstick stated as planners he feels they would be derelict if they did not acknowledge the potential for problems. After discussion Mr. Miller, Mr. Ahlfeld and Mr. Lauriello felt they did not have enough information regarding the proposed plant to make any suggestions or recommendations to the Supervisors. Mr. Kreider, 141 Supervisors Road, stated the Supervisors are going to address this issue and look at the facts. The Supervisors have not made any decisions what action they will take. Mr. Haverstick made a motion to recommend to the Supervisors they study and render a decision to Conoy Township on this issue. There was no second to the motion and the motion died.

Minutes Mr. Ahlfeld made a motion to approve the July 12, 2004 minutes as circulated. The motion was seconded by Mr. Haverstick and the motion carried unanimously.

New Business Jacob Toews - Final Subdivision Plan - The property is located on Central Manor Road 1189 feet south of Blue Rock Road. The plan proposes subdividing two lots off of the parent tract continuing 50.6 acres. Lot No. 1 will contain 1.85 acres to the property line and Lot No. 2 will contain 1.74 acres to the property line. The property is located in the Agricultural (A) Zoning District. The Commission needs to review and make comments on this final subdivision plan. Jim Ober from Diehm Surveyors presented the plan. Mr. Toews the owner of the property was also present. Mr. Ober stated the property is a 50.6 acre farm and according to zoning the owner is allowed to divide two lots. Mr. Ober stated the majority of the lots would be wooded area. The remainder of the farm after the subdivision is tillable land. Mr. Ober stated individual

driveways are being proposed that will be located three feet from the property line for each driveway, therefore, there will be a six foot grass strip between the two driveways. There was a hydro study done on the site and the lots are sized from the hydro study. Mr. Ober stated to have the site distance for the proposed driveways there will need to be improvements that will involve work on the road banks as well as removing some large trees. Mr. Toews has the permit from PennDot to do the work. Mr. Toews stated highway occupancy permits will be obtained for the two lots before the plans are approved. There were perc tests done for the lots and also a test to the rear of Lot 1 for a replacement system for the existing farm house. Mr. Miller asked what the nitrate levels were. Mr. Ober stated he did not have the results with him. Mr. Miller asked if the septic system would be a sand mound or conventional. Mr. Ober stated all four tests showed a conventional system. Mr. Lauriello asked if the plan was submitted to the Township Engineer for stormwater review. Mr. Ober stated the plan qualifies for an exemption. Mr. Lauriello asked if this was the least farmable area and Mr. Toews stated it is not farmable. Mr. Haverstick asked if these were the last lots to be subdivided from the property. Mr. Ober stated there was no prior subdivision and these two were the only ones allowed to be subdivided according to the Zoning Ordinance. Mr. Miller made a motion to recommend to the LCPC approval of the Toews final subdivision plan. The motion was seconded by Mr. Haverstick and the motion carried unanimously.

3020 Associates Lot Add-On Plan - The property is located along Columbia Avenue. The plan proposes Parcel " A" containing 17,568 sq. ft. and Parcel " B" containing 25,992 sq. ft. be joined in common with other lands of 3020 Associates Inc. Total area after lot add-on is 2.425 acres. The property is located in the GC (General Commercial) Zoning District. The Commission needs to review and make comments on this lot add-on Ron Beam from Rettew Associates presented the plan. Mr. Beam is also a partner along with George Rettew in 3020 Associates which is the owner of the property. Mr. Beam stated the triangular parcel was purchased by 3020 Associates around 1987 and it had a concrete block building on it at that time and the entire frontage at that time was Kready Road. Kready Road was abandoned shortly after and 3020 picked up ownership of the private road which is now the access to that particular parcel. Mr. Beam stated in 1988 they demolished the block building and built a three story office building which is rented to Rettew Associates. Mr. Beam stated in the last five years recognizing Rettew would outgrow the space they started negotiating with the landowner to the east who is Jack Cunningham to purchase one acre of land. Mr. Beam stated about four months ago an agreement was reached whereby 3020 Associates is purchasing Parcel " A" which is owned by the Cunninghams and the rear portion of Parcel " B" that together comprise one acre of land. Mr. Beam stated they are joining that property with the hopes of adding to the existing building at sometime. Mr. Beam stated their plans at this time are preliminary but they would be adding a building of equal size to the existing building and attaching them. Mr. Kreider asked where the proposed Wal-Mart is located to this property. Mr. Beam pointed out on the plan where the proposed Wal-Mart would be located and stated the two parcels would touch each other. Mr. Haverstick asked if 3020 Associates was forced into buying Parcel " A & B" . Mr. Beam stated they were not forced into it but that is what worked out best for 3020 Associates. Mr. Haverstick verified any building would be an addition to the existing building. Mr. Lauriello stated he would have to abstain from voting on this plan and since there were only four members present there was not a quorum. Mr. Lauriello stated action on this plan would need to be postponed until next

month.

Other Business Act 537 - There was no update. Regional Comprehensive Plan Update - Mr. Ahlfeld stated he had an update in the form of a handout. Mr. Ahlfeld stated a summary report has been prepared from the Steering Committee meetings each month. Mr. Ahlfeld stated the main topics that are being looked at presently are natural resources and historic resources and they are beginning to get into community facilities. Mr. Ahlfeld stated there was some discussion as to the eventual format for the plan. Fairsted Development Project - Mr. Lauriello stated the Commission received a letter from the Township Solicitor. The letter stated the " PRD" for Fairsted was approved several years ago and as per Ordinance that approval has expired. The Solicitor is recommending that the Commission make a motion and officially revoke the approval which will be another legal protection. Mr. Lauriello stated he feels it is in the Township' s best interest to make it official that the approval has expired that would protect the Township from someone coming in and trying to develop the tract in ways that are not compatible with the direction the Township wants to go. Mr. Miller asked if anyone had contacted the Attorney or the developers with respect to this decision. Mr. Laudien stated there was discussion with Carlinos regarding some other developments so he was sure it has come up in casual conversation but Mr. Laudien does not know if they have been contacted with regard to this letter from the Solicitor. Mr. Miller stated he feels out of courtesy the landowner should be advised of the action the Commission would be taking. Mr. Haverstick stated it is his understanding that bankruptcy proceedings have allowed Armstrong to have title to the property and it is his understanding they have no intention of selling the land while under bankruptcy. Mr. Lauriello asked Mr. Laudien if anyone has talked to the developer' s attorney, Mark Stanley, regarding this letter. Mr. Laudien stated he is not aware if Mr. Stanley was contacted. Mr. Lauriello stated it is his understanding Barry Smith has contacted the developer. Mr. Lauriello agreed with Mr. Miller that the proper thing to do would be to contact the property owners and postpone action until next month and ask that the Township Staff at least make a phone call to Mark Stanley and let him know how the Commission is proceeding and decided Armstrong should be contacted as a courtesy.

Correspondence - Mr. Miller stated the following correspondence was received from LCPC except for one letter. Letters dated July 9 and 21 scheduling action for today on the text amendments to the Zoning Ordinance. Letter dated July 27 regarding the approval of McCreight final plan subject to some conditions. Letter dated July 27 regarding the planning module for McCreight listing there is no environmental site concerns and is consistent with all the approved plan documents. Letter dated July 29 regarding receipt of lot add-on for 3020 Associates scheduled for October 17.

Mr. Miller stated for Commission members interested the Pennsylvania Planning Conference is scheduled for November 7 – 9.

There being no further business the meeting was adjourned at 8:20 p.m.

Respectfully submitted,

James A. Miller, Jr. Secretary

Recording Secretary Evelyn Rineer

Planning Commission Meeting

09/13/04

DRAFT

Manor Township Planning Commission Minutes

Monday, September 13, 2004 Time: 7:30 P.M.

The Manor Township Planning Commission held its regularly scheduled meeting on Monday, September 13, 2004 at 7:30 p.m. at the Manor Township Municipal Building, 950 West Fairway Drive, Lancaster, PA.

Mr. Ahlfeld, Vice Chairman, introduced the Commission members and led the Pledge of Allegiance to the Flag.

Members Present: John Ahlfeld, Beth Herr, Scott Haverstick, Donald Witmer and Mary Glazier  
Members Absent: Mark Lauriello and Jim Miller  
Visitors Present: Jim Hendricks, 269 Chestnut Grove Rd., Conestoga Penn Glazier, 269 Chestnut Grove Rd., Conestoga Mark Johnson, RGS Associates Bill Sell, Light – Heigel & Associates John Gilliland, Moove In Self Storage George Rettew, 3020 Columbia Avenue, Lancaster Elaine Jones, 670 Hershey Avenue, Lancaster John May, 100 Red Fox Road, Millersville Danny Whittle, LCPC Ellsworth & Jerry Stoll, 1766 Colonial Manor Dr., Lancaster Al Kreider, 141 Supervisors Road, Lancaster Randy Hess, 2547 Lititz Pike

Minutes Mr. Haverstick made a motion to approve the minutes as drafted. The motion was seconded by Mr. Ahlfeld and the motion carried.

Old Business 3020 Associates Lot Add-On Plan – The property is located along Columbia Avenue. The plan proposes Parcel “ A” containing 17,568 sq. ft. and Parcel “ B” containing 25,992 sq. ft. to be joined in common with other lands of 3020 Associates Inc. Total area after lot add-on is 2.425 acres. The property is located in the GC (General Commercial) Zoning District. The Commission needs to review and make comments on this lot add-on plan to the LCPC. This is carried over from the August meeting. George Rettew from 3020 Associates, Inc. presented the plan. Mr. Rettew stated the property was purchased around 1985 and in 1989 an adjoining lot was purchased. In 1998 a new building was built on Lot #2 and an old concrete block building was torn down. In 2001, the company completed occupancy on the third floor of their building. Mr. Rettew stated that Jack Cunningham owns two adjoining lots that front on Columbia Avenue and 3020 Associates is taking a combined one acre off the rear of these two lots. Mr. Rettew stated that they are seeking approval to add the one acre to the existing lot owned by 3020 Associates. Beth Herr asked if 3020 Associates would be making improvements on the lot. Mr. Rettew stated that they would not be making any improvements at the current time. Mr. Rettew explained the future plans for the lot add-on. Mr. Haverstick made a motion to recommend to the

LCPC approval of the lot add-on for 3020 Associates contingent to any County issues. The motion was seconded by Ms. Herr and the motion carried unanimously.

Moove In Partners Lancaster L.P. Land Development Plan & Lot Add-On - Waiver Modification Request from LCSLDLDO – Sec. 302, 602.5, and 602.06 The project is located on Temple Avenue west of Stonemill Road. The plan is adding on 0.791 acre tract that adjoins the main property which already contains 3 mini-warehouse buildings. The combined average is 2.901 acres. The development of the lot add-on property will contain 2 story mini-warehouse buildings containing a maximum of 229 storage units. The property is served by public water and sewer. The property is located in the General Commercial (GC) Zoning District. The Commission will review and comment to the LCPC on this plan and the modification requests. Bill Sell from Light-Heigel & Associates presented the plan. Mr. Sell stated that the lot add on plan would take place prior to the development of the parcel. Mr. Sell handed out to the Commission the project narrative explaining in detail the project. Mr. Sell stated a two story building is being proposed. Mr. Sell stated the Zoning Hearing Board granted a special exception and variances on July 7, 2004 the conditions of which are being met by the plan. The modification of waivers that are being requested deal with preliminary plan processing procedures and the curb and sidewalk issues that was not a waiver but a modification deferring curb and sidewalk construction along Temple Avenue until such time as the overall project of Temple Avenue reconstruction may take place. Curb and sidewalk are not typical to the area of West Lancaster, therefore, putting it into this small area would not be appropriate. Mr. Sell stated a grading area has been allowed for future installation of curb and sidewalk so that there are no large obstacles so that they can easily be installed. Mr. Sell stated that stormwater management will be controlled with a basin and underground storage in a 60” diameter pipe that will tie in and be controlled that the existing system will easily handle the stormwater. There will be no changes to the existing stormwater system. The parking requirements of the Zoning Ordinance, which require one space for every 24 units, is met and there is landscaping which buffers the adjoining properties. Mr. Haverstick stated that he assumes if there is one space for every 24 units, it is expected at any time, roughly four percent of the rental unit owners may be there at one time. Mr. Havaerstick questioned the Ordinance requirement and how the calculation was made. Mr. Sell stated it is in the Ordinance and Mr. Ott stated it has been in the Ordinance since 1990. Mr. Ott stated that he did not know how the requirement originally was determined. Mr. Gilliland, owner of the property, stated that the use of the storage facility is much less than is indicated. They have done studies on a national level and found a facility of this size, when completely built out, will have less than 12 car trips per day. Mr. Ahlfeld questioned if there is peak times in the car trips. Mr. Gilliland stated Saturday morning would be a peak time. Mr. Sell stated one of the variances granted by the Zoning Hearing Board involved the requirement by the Zoning Ordinance that an on site manager be in residence. It was determined by the Zoning Hearing Board, since the Ordinance was written at a time when electronic surveillance was not common usage they granted a variance for the on site manager. Mr. Sell stated the gate will be electronically controlled so that availability for access by unauthorized people will not occur and also should an emergency come about there is availability of getting help. Mr. Gilliland stated there is a vehicle gate which will be a vertical lift gate and beside that will be a man door that will have a push bar panic hardware on it that allows people to exit. Ms. Herr questioned the type of lighting on the premises. Mr. Gilliland stated it is currently wall packs that are rose covered ones that tilt downward and they will be used on the new building. John May, 100 Red Fox Road, stated he recalled from the

Zoning Hearing meeting that the facility is staffed and asked what the hours will be. Mr. Gilliland stated the hours are 9:30 a.m. to 5:30 p.m. Monday thru Friday and 9:30 a.m. – 2:30 p.m. on Saturday. Mr. Gilliland stated emergency numbers are posted. Mr. Haverstick asked if the units are accessible from the exterior. Mr. Gilliland stated some of the units are accessible from the exterior but a majority of the units are accessible from a series of internal hallways in a horseshoe shape from where the units will be accessed. Ms. Herr asked if the interior hallways are lighted and Mr. Gilliland stated they are. Ms. Glazier asked if there is curb and sidewalk along Stonemill Road. Mr. Sell stated that there is curbing along the radius from Rite Aide driveway and then there is guard rail. Ms. Glazier asked what the capability of curb and sidewalk is on Stonemill Road. Mr. Sell stated on Stonemill Road there is some issues one being controlled stormwater management which is more difficult with curb. Mr. Sell stated there is also 100 year flood plain. Mr. Sell stated he is sure that is one of the reasons the curb and sidewalk was waived. Allen Kreider, 141 Supervisors Road, asked if there is any control of hazardous material stored. Mr. Gilliland stated that storage of hazardous material is excluded in the lease and the manager tries to watch out for anyone storing those types of material. Ellsworth Stoll, 1766 Colonial Manor Drive, asked if another tower would be installed. Mr. Gilliland stated there would not be another tower. Don Witmer made a motion to recommend approval of the lot add-on plan for Moove In Partners to the LCPC as well as waiver of modification request for Section 301.602.5 and 602.06. The motion was seconded by Mary Glazier and the motion carried unanimously.

Hershey Mill Road Property “ East” and Hershey Mill Road property“ West” Sketch Plans. - The project is located on Hershey Mill Rd. The “ East” property covers 10.95 acres. The property is zoned RH-High Density Residential. The proposed use will be 69 Fee Simple townhouses for sale and 3 open space lots. The “ West” property covers approximately 5 acres of land. The property is zoned RH-High Density Residential. The proposed use will be 33 townhouses for rent and 3 apartments for rent located in the existing farmhouse. The committee needs to review this sketch plan and make comments to the consultant. Mark Johnson from RGS Associates along with Randy Hess, who is one of the partners involved in developing the property, presented the plan. Mr. Johnson stated that there are two separate sketch plans that may look similar submitted, but they are for two separate tracts and have different site data. The two separate properties will be developed in conjunction with each other. Both parcels are located on the north side of Hershey Mill Road adjoining the Eagle Heights Development and located across from Rohrer Road. One of the parcels is just less than 11 acres and the other parcel is about 5 acres. The 11 acre parcel has a flag area with a steep slope of about 20% to 40%. On that parcel, there will be fee simple town homes on a public road. Basically, each person will own their own lot. The town homes will be about 22’ wide, some will have 1 or 2 car garages, and all the homes will have a double wide driveway which will provide parking for two vehicles as well as the garage and parking in the street. There will be a Homeowner’ s Association that will be available to maintain the detention basin lot. Rather than have the detention basin on multiple lots, it was put on one lot for the Homeowner’ s Association to maintain. There is also a buffer lot behind Lots 61 – 70. There will be another lot which will be an open space lot. The northern leg is shown as a two acre parcel that will be a lot add-on to the Eagle Heights Development. This piece of land is inaccessible from this site because of the slope. The applicant could not build a road with the steep grade. Eagle Heights can bring their existing road through and have daylight basements on the backside of the homes. The two acre lot add-on will provide for the

extension of the Eagle Heights project. On the 5 acre parcel, there is an existing farm house that will remain and there is a barn that will be demolished. There will be 33 additional town homes designed and there are 3 existing apartments in the farm house. This will be a renter by choice and upscaled rental town homes that will have a one car garage but will not be on a public road. Across from Rohrer Road is a stream that runs through the property line and there is some wetlands. There is approximately .9 acres that will include the wetlands and be a mini-park area. There will be a walkway between the two communities. The park area will either be a public park or part of the Homeowner' s Association. Mr. Johnson stated that they are not asking for any waivers at this time. Mr. Haverstick questioned the price range of the homes. Mr. Hess estimated that the price starting at \$140,000 and up. The homes will be 1400 – 1500 sq. ft and include 3 bedrooms, 2 ½ baths, and a 1 or 2 car garage. Don Witmer asked questions regarding the Homeowner' s Association and how the association operates. Mr. Johnson explained what a Homeowner' s Association is and how they operate. Mr. Ahlfeld asked if Lot 18 would be added on to Eagle Heights and Mr. Johnson stated that was correct. Mr. Ahlfeld asked if the lot add-on would be part of the preliminary plan process and Mr. Johnson stated that it will be part of the preliminary plan. Mr. Johnson stated that the plan is for the street in Eagle Heights to be continued into Lot 18. John May, 100 Red Fox Road, stated that he feels it would look nicer if the parking and garages would be placed in the rear of the homes. Mr. Hess stated he had sketches done on the village concept. Mr. Hess stated that logistically it was difficult because it is an odd shaped property. Mr. Hess stated that they will try to address the issue architecturally. Mary Glazier asked if the homes have to be all one way or the other. Ms. Glazier asked if every house had to have the same orientation. Mr. Hess stated that they felt having the open lot buffer was nicer than having garages to the rear and having reverse frontage lots. Mr. Johnson stated that there is never a long stretch of street but the units will be in short segments and with the curved design, you will not see the same thing. Mr. Hess stated by the preliminary plan stage they will try to have architectural drawings available. Mr. Haverstick asked if both projects would be built simultaneously and Mr. Johnson stated that they would be. Mr. Haverstick asked what the façade would look like. Mr. Hess stated the façade will be a traditional colonial carriage house look with reverse gables and porches.

Other Business Act 537 – There was no update. Regional Comprehensive Plan - Mr. Ahlfeld handed out an announcement of the Community Vision Summit that will be held on September 30, 2004. This will be an opportunity for the public to get involved in the planning process. Correspondence - There was no correspondence.

Mr. Haverstick thanked Danny Whittle for being a faithful attendee of the Planning Commission meetings.

Ms. Herr stated Mr. Whittle will always return calls and answer any questions.

Mr. Whittle stated he, Barry, and Bruce felt since there are many new Commission members and several new Supervisors, that it may be a good time to have a session including a brief introduction on being a Planning Commission member and what the job of the Planning Commission is as it is stated in the MPC. Mr. Whittle stated that they thought about taking an hour before the November and December meetings and cover the basics of the job of a

Commission member. The Commission members expressed interest in attending the meetings.

The next meeting will be Tuesday, October 12, 2004.

Mr. Witmer expressed concern regarding the project Fawn Hill that had been before the Commission and is now in the process of being built in regards to their road. He expressed his feelings that the road is at a bad location because of visibility and feels that in the future they should take a closer look at proposed road locations. Mr. Ott stated he would talk to Mr. Smith and they would check the project to make sure the road was placed where it was shown on the approved plans.

There being no further business the meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Evelyn Rineer Recording Secretary  
Planning Commission Meeting  
10/12/04

DRAFT

Manor Township Planning Commission Minutes

Tuesday, October 12, 2004 Time: 7:30 P.M.

The Manor Township Planning Commission held its regularly scheduled meeting on Tuesday, October 12, 2004 at 7:30 p.m. at the Manor Township Municipal Building, 950 West Fairway Drive, Lancaster, PA.

Mr. Lauriello, Chairman, introduced the Commission members and led the Pledge of Allegiance to the Flag.

Members Present: Mark Lauriello, John Ahlfeld, Beth Herr, Scott Haverstick, Donald Witmer, Mary Glazier, and James Miller. Visitors Present: Allen Kreider, 141 Supervisors Road Carrol Ehrhart, Diehm Surveyors Elaine Jones, Lancaster Newspapers

Minutes Mr. Haverstick made a motion to approve minutes as written. The motion was seconded by Ms. Herr and the motion carried with Mr. Miller and Mr. Lauriello abstaining.

New Business Jacob Tows Planning Module – The property is located on Central Manor Road approximately 1189 feet south of Blue Rock Road. The plan proposes subdividing two lots off the parent tract containing 50.6 acres. Lot No. 1 will contain 1.85 acres to the property line and Lot No. 2 will contain 1.74 acres to the property line. The property is located in the Agricultural (A) Zoning District. The Commission needs to review and complete Section 4A of the planning module. Mr. Lauriello stated they had a letter from the Lancaster County Planning Commission indicating the plan is consistent with the Lancaster County Comprehensive Plan and the Manor

Township Comprehensive Plan, the Township Zoning Ordinance and the Township Act 537 Plan. Carrol Ehrhart presented the plan. Ms. Ehrhart stated last month the Planning Commission saw the plan. The entire farm is between Supervisors Road and Central Manor Road with the two lots coming off Central Manor Road. The closest public sewer service is residential land north of the lots. The perks and probes were done and there were no problems. The lots passed for standard trench systems and the nitrate levels tested from the adjoining property well is 3.68, which mandates a lot size of about 1 ½ acres. Ms. Ehrhart stated they are consistent with all the ordinances and planning at the Township level and the County level. Danny Whittle from LCPC stated the Lancaster County Planning Commission will be changing they way they handle the planning module. Scott Haverstick asked how many more lots could be taken from this parcel. Mr. Ott stated there is 1 lot per 25 acres and Mr. Ott stated he believes they took the maximum off. Mr. Miller made a motion to recommend to the LCPC approval of the planning module for the Jacob Towes property. The motion was seconded by John Ahlfeld and the motion carried unanimously.

Other Business Act 537 Update – There was no update from Mr. Smith. Regional Comprehensive Plan Update - Mr. Ahlfeld distributed a handout to the Commission that he would be using at the LIMC in the morning which summarizes what was done at the last two Steering Committee meetings and at the Community Summit which was on September 30. The Summit was very well attended with about 150 people present and had two hours of solid activity. There were numerous ideas and the consultants went home with many things to look at. The input they received will be shared at future Steering Committee meetings. The discussion at the last Steering Committee meeting was regarding the secondary Urban Growth area concept that was presented at the Community Visions Summit. The consultants are looking at the possibility of dividing the Urban Growth area into a more intensive and less intensive area so that more intensive growth would be encouraged through various mechanisms in the inner area. Mr. Ahlfeld stated they have received the first draft of the Park and Open Space chapter. Mr. Miller offered a comment on the Summit stating he felt the groups did not have sufficient time. Ms. Glazier stated she felt the Summit was well run but may have been overscheduled. There was discussion on items discussed at the Summit.

Fairsted Development Project - The Planning Commission will take formal action on this item when it receives a letter from the Township Attorney. This item will be on the agenda next month.

Correspondence Mr. Miller stated the following correspondence was received from the Lancaster County Planning Commission. Letter dated August 10 regarding the zoning text amendment changes which stated the amendments are reasonable and appropriate and there were two comments. Letter dated August 10 regarding comment on rephrasing part of the lot area requirements in the Rural Zone where the word “ existing” was added for driveways. Letter dated August 10 regarding approval of the requested modification of requirement to install sidewalks for Eagle Heights. Letter dated August 10 regarding approval for preliminary plan for Thomas Breneman subject to conditions. Letter dated August 23 regarding Jacob Towes subdivision scheduled for review on September 13th. Letter dated August 24 regarding the remaining lands of Manor Oaks Section II requesting a 45 day waiver of time to meet all conditions which was granted. Letter dated August 27 regarding notice of plan receipt for Jacob

Towes final plan scheduled for action on October 12. Letter dated August 27 regarding modification requests for sidewalks and curbs for Moove In Storage scheduled for action October 12. Letter dated September 14 regarding the Jacob Towes planning module stating hydro issues were properly addressed and consistent with all the documents. Letter dated September 17 regarding a lot add on plan for Harnish Brothers was approved. Letter dated September 28 regarding the unconditional preliminary plan approval for Thomas Breneman. Letter dated September 29 regarding the lot add on for 3020 Associates was conditionally approved.

Mr. Lauriello stated that the County is recommending that the Township look at adding some provisions in the Zoning Ordinance for a zoning review when historic structures are proposed to be razed. We need to keep track of this item for the next update of the Zoning Ordinance. Mr. Ott stated he keeps a list of ongoing things like that.

Mr. Ott stated that last month we talked about doing a seminar and Danny Whittle has put together topics for the meeting that will be held November 8 and December 13 beginning around 6:00 p.m. and ending approximately 7:15 p.m. Mr. Lauriello questioned if the seminar needed to be advertised and Mr. Ott stated he would take care of finding that out.

There being no further business the meeting was adjourned at 8:05 p.m.

Respectfully submitted,

James A. Miller, Jr. Secretary

Recording Secretary Evelyn Rineer

Planning Commission Meeting

11/08/04

DRAFT

Manor Township Planning Commission Minutes

Monday, November 8, 2004 Time: 7:30 P.M.

The Manor Township Planning Commission held its regularly scheduled meeting on Monday, November 8, 2004 at 7:30 p.m. at the Manor Township Municipal Building, 950 West Fairway Drive, Lancaster, PA.

Mr. Lauriello, Chairman, introduced the Commission members and led the Pledge of Allegiance to the Flag.

Members Present: Mark Lauriello, John Ahlfeld, Scott Haverstick, Donald Witmer and Mary Glazier. Members Absent: Jim Miller and Beth Herr. Visitors Present: Elaine Jones, 670 Hershey Avenue Jerry & Ellsworth Stoll, 1766 Colonial Manor Dr Jay Breneman, 1252 Breneman Road

John May, 100 Red Fox Rd.

Minutes Mr. Witmer made a motion to approve the minutes from the October 12, 2004 meeting as written. The motion was seconded by Ms. Glazier and the motion carried unanimously.

Old Business Fairsted Development Project - Mr. Lauriello was advised the Township is still waiting for Armstrong to send the Township correspondence indicating they are aware that the time frame for the final plan has expired and the Fairsted PRD Zoning District no longer exists. After discussion, it was decided a letter should be sent to the entities letting them know the Fairsted PRD Zoning District is null and void. Mr. Kreider stated that Barry thought correspondence should be sent because of any legal ramifications. The correspondence should state that the time has expired on the plan. Ms. Glazier made a motion to send a letter to Armstrong World Industries, the developer and the developers attorney advising them that the time has expired on the plan. The motion was seconded by Mr. Haverstick and the motion carried unanimously.

Correspondence Act 537 There was no update. Regional Comprehensive Plan Update Mr. Ahlfeld stated there has been a Steering Committee meeting and there was discussion regarding the first draft of the Park & Open Space Chapter and the first draft of the Housing Chapter. There was some discussion and distribution of draft objectives for community facilities and the implementation section of the plan and some general discussion on miscellaneous issues. Mr. Ahlfeld stated sometime after the first of the year a complete set of goals and objectives will be distributed to all the municipalities for Planning Commission and elected official comment. Ms. Glazier asked if there was any further discussion on dividing the Urban Growth area into two parts. Mr. Ahlfeld stated that is an evolving issue and that he believes they are moving away from what was presented at the Community Summit. There has been no formal action taken but there has been extensive discussion on that issue. Mr. Ahlfeld stated he believes they are going in the direction of identifying some areas for growth rather than a concentric ring concept.

Correspondence There was no correspondence. Mr. Lauriello stated they were given a flier called Choices for a Place to Call Home regarding a series of public meetings and asked Mr. Whittle if he wanted to talk about the flier. Mr. Whittle advised one of the things the County is charged with is doing a countywide housing plan by updating the Housing Plan which is a number of years old. The purpose is to assess the state of housing supply and housing quality and housing demand throughout the county to determine if there are any actions that the county or municipalities or individuals can take to broaden the availability of housing in a broader range of styles and prices and locations. Mr. Whittle stated the content will be the same at all the meetings listed so only one of the meetings would need to be attended.

Mr. Lauriello thanked Mr. Whittle for giving the Planning Commission and Supervisors a refresher course on the planning process and some of the laws behind the process in Pennsylvania. Mr. Whittle stated he will continue with part two of the discussion before the next Planning Commission meeting in December.

Mr. Witmer followed up on a comment he had made last month regarding the road for the Fawn Hill Development that is located off Owl Bridge Road and the hazardous conditions he feels exist there. Mr. Witmer asked if this intersection had been looked at by anyone. Mr. Ott advised

that he and Mr. Smith looked at the intersection and after measuring found out the distances are what is on the recorded plan. Mr. May stated he has also looked at the intersection and felt the same as Mr. Witmer but since the weeds are cut down the intersection seems a little better. Mr. Lauriello asked Mr. Whittle if the County would want to look into the issue and verify the calculations are accurate. Mr. Whittle stated he would check the area himself along with Mr. Smith or Mr. Ott. Mr. Kreider stated he has also looked at the intersection and he agrees with Mr. Witmer that something does not look right at the location. Mr. Lauriello stated if there is a mistake in the site distance could result in a fatality and this should be looked at to make sure all the calculations are correct. Mr. Witmer made a motion to ask the LCPC to take a look at the driveway for the Fawn Hill development and recheck the site distances and elevation of the new private road for Fawn Hill. Ms. Glazier seconded the motion and the motion carried unanimously.

There being no further business the meeting was adjourned at 8:00 p.m.

Respectfully submitted, Evelyn Rineer Recording Secretary  
Planning Commission Meeting  
12/13/04

Manor Township Planning Commission Agenda

Monday, December 13, 2004 Time: 7:30 P.M.

1. Call to Order
  2. Pledge to the Flag
  3. Roll Call
  4. Public Comments
  5. Approve Minutes of November 8, 2004
  6. Old Business Fairsted - Action on Barry Smiths motion request
  7. New Business Lot Add-On Plan for Steve Miller - The property is located on Pittsburg Valley Road. The plan proposes to add-on Parcel A containing 2 acres to the lands of Stephen S. & Anne E. Miller Lot 1 creating a lot containing 3.173 acres. The property is located in the Rural (R) Zoning District. The Commission needs to review and comment to the LCPC.
- Sketch Plan For Price Self Storage The property is located on Charlestown Road. The plan proposes storage units in 2 phases. The lot area contains 7.79 acres. The property is located in the Industrial (I) Zoning District. The Commission needs to review and comment on this plan.

Preliminary Subdivision For Hershey Mill Road Property East Preliminary Land Development Plan for Hershey Mill Road Property West The projects are located on Hershey Mill Road. The

East property covers 10.95 acres. The property is zoned RH-High Density Residential. The proposed use will be 69 Fee Simple townhouses for sale and 3 open space lots. The West property covers approximately 5 acres of land. The property is zoned RH-High Density Residential. The proposed use will be 33 townhouses for rent and 3 apartments for rent located in the existing farmhouse. Both properties are served by public water and sewer. The applicant is requesting a waiver of the three meeting delay and a waiver of the LCSDLDO Section 602.6 Sidewalks for both projects. The Commission needs to review these plans and make comments to the LCPC.

Preliminary Land Development Plan for Villas at Sutherland Woods Edge Phase 2 Sec. 1 The project is located off of Stone Creek Road across from Pine Bridge Lane. The lot acreage is 3.19 acres. The property is zoned RH-High Density Residential. The proposed use will be 42 multi-family dwelling units. The Commission needs to review and comment to the LCPC.

8. Other Business - Act 537 Update - Regional Comprehensive Plan Update - Correspondence

9. Adjourn

DRAFT Manor Township Planning Commission Minutes

Monday, December 13, 2004 Time: 7:30 P.M.

The Manor Township Planning Commission held its regularly scheduled meeting on Monday, December 13, 2004 at 7:30 p.m. at the Manor Township Municipal Building, 950 West Fairway Drive, Lancaster, PA.

Mr. Lauriello, Chairman, introduced the Commission members and led the Pledge of Allegiance to the Flag.

Members Present: Mark Lauriello, John Ahlfeld, Scott Haverstick, Donald Witmer, Mary Glazier and Beth Herr. Members Absent: Jim Miller Visitors Present: Craig Williams, Strausser Surveying Jim Huber, 113 Shannon Drive John Mateyak, 221 E. Chestnut Street, Lancaster Bill Murry, 1899 Lititz Pike, Lancaster Todd Vaughn, David Miller Associates Rich Shoemaker, 11 W. State Street, Quarryville Troy Strunk, 15 S. State Street, Box 388 Mark Johnson, 15 S. State Street, Box 388 Jay C. Breneman, 1252 Breneman Road, Conestoga John May, 100 Red Fox Rd., Millersville Robert Illo, 156-A N. Donnerville Rd Ed Fisher, 845 Silver Spring Plaza, Lancaster Gary Price, 510 Estelle Drive, Apt. 22 Randy Hess, 2547 Lititz Pike

Public Comments No Public comments.

Approve Minutes Don Witmer made a motion that the meeting minutes from November 8, 2004 be approved. Mary Glazier seconded the motion and the motion carried with Beth Herr abstaining.

Old Business Mr. Lauriello stated that the Planning Commission had a letter from Barry Smith as a follow up to last month indicating Armstrong World Industries was notified that the plan has

expired. Mr. Smith recommended the following motion be made and voted on. Mr. Lauriello read, Because Carlino/Arcadia Associates, L.P. has not filed an application for final approval in accordance with the periods of time set forth in the Phasing Plan, as amended, Applicants Exhibit 16 and 16A before the Manor Township Planning Commission for Phase I which was due December 31, 2002, the Planned Residential Development approval is deemed to be revoked and the Commission directs that the Secretary of the Township shall note on the Townships Zoning Map and in the records of the Municipal Secretary that the area approved for the Planned Residential Development known as Fairsted shall revert to the zoning classification which is otherwise applicable thereto. Mr. Haverstick recommended approval of the motion as read and the motion was seconded by Ms. Herr. The motion carried unanimously.

New Business Lot Add-On Plan for Steve Miller - The property is located on Pittsburg Valley Road. The plan proposes to add-on Parcel A containing 2 acres to the lands of Stephen S. & Anne E. Miller, known as Lot 1, creating a lot containing 3.173 acres. The property is located in the Rural (R) Zoning District. The Commission needs to review and make comments to the LCPC on this plan. Craig Williams from Strausser Surveying presented the plan. Mr. Williams stated the Applicant desired to add property to their existing tract. There is no new construction proposed. Ms. Glazier made a motion to recommend to the LCPC approval of the lot add-on plan for Steve Miller. Ms. Herr seconded the motion and the motion carried unanimously.

Plan For Price Self Storage The property is located on Charlestown Road. The plan proposes storage units in 2 phases. The lot area contains 7.79 acres. The property is located in the Industrial (I) Zoning District. The Commission needs to review and make comments on this plan. Bob Illo presented the plan. Mr. Illo stated that the property on Charlestown Road is proposed to be used for self storage units by the prospective purchaser and is currently farmland. Mr. Illo stated there is an existing drive from Charlestown Road which will be used. There will be an access drive extending to the east to an adjoining lot owned by Risco Partners. A detention pond will be located on the south side of the property and there will be fencing for security around the entire site. There is proposed screening indicated on the plan. Mr. Lauriello asked if this is part of the plan that was done for the entire tract and Mr. Ott stated that was correct. Mr. Lauriello asked if the stormwater basin was designed for the overall tract. Mr. Illo stated the basin was designed for the three sites and extends the entire width of Lot #2. Mr. Haverstick requested that Mr. Illo point out the Kirchner Property on the plan. Mr. Ahlfeld asked when the stormwater basin would be developed. Mr. Illo stated it would be developed in Phase I and whatever portion of the adjoining lot that needs to be developed to manage the Phase I runoff will be done jointly by the buyer and seller. Mr. Lauriello stated that the access drive straddles the property line and asked if the access drive will be shared with what gets developed on the adjoining lot. Mr. Illo stated the access drive straddles the property line to accommodate the sellers wishes to have tractor trailer access into the lot. Mr. Illo stated for all four lots there is only two access drives. Mr. Lauriello asked if the access drives were guaranteed by the subdivision plan. Mr. Otto stated there are only two curb cuts there. Mr. Haverstick asked at what point Phase II will take place. Gary Price stated when Phase I reaches approximately 65% occupancy, they would begin Phase II. This will probably occur 12 to 18 months after Phase I is opened. Mr. Haverstick asked what area the clients would come from. Mr. Price stated the occupants would be within a five mile radius. Mr. Haverstick asked if Georgetown Hills would be primarily targeted. Mr. Price stated actually Millersville University and businesses throughout the Centerville area would be the

occupants. Mr. Price stated Phase I would be 168 units and Phase II would be double Phase I. Mr. Haverstick asked if the number of units could change. Mr. Price stated the actual number could change because two units could be combined and this would depend on the demand. Mr. Haverstick had questions on traffic. Mr. Price pointed out that traffic would not greatly increase due to a change in the number of units since many of the units may only be visited one time a month. Mr. Lauriello asked if the entire perimeter would be fenced and if screening would be placed at the back of the residential properties. Mr. Illo stated there will be a six foot high visual barrier. Mr. Illo stated nothing is proposed at this point but any requirements could be considered. Ms. Glazier asked how much lighting would be used. Mr. Illo stated wall mounted lights will be used and there will be just enough light to see the doors at night. Ms. Glazier asked if access would be limited. Mr. Illo stated there will be 24 hours access. Mr. Lauriello asked if the office would be monitoring in/out traffic. Mr. Illo stated the office is for rental purposes. The front gate will open with an access card. Mr. Huber, 113 Shannon Drive, asked if these units are similar to Leisure Lane facility and Mr. Illo stated the layout is similar. Mr. Ahlfeld asked if sidewalks are proposed. Mr. Illo stated there will be sidewalk along the entire frontage. Mr. Haverstick asked if there is sidewalk on the Kirchner property and he was advised there are sidewalks. Mr. Lauriello stated the buffering and landscaping design is important. Ms. Glazier stated she feels there should be plantings along the back since it abuts a residential area. There were no further questions on this plan.

Preliminary Subdivision for Hershey Mill Road Property East Preliminary Land Development Plan for Hershey Mill Road Property West The projects are located on Hershey Mill Road. The East property covers 10.95 acres. The property is zoned RH-High Density Residential. The proposed use will be 69 Fee Simple townhouses for sale and 3 open space lots. The West property covers approximately 5 acres of land. The property is zoned RH-High Density Residential. The proposed use will be 33 townhouses for rent and 3 apartments for rent located in the existing farmhouse. Both properties are served by public water and sewer. The applicant is requesting a waiver of the three meeting delay and a waiver of the LCSDLDO Section 602.6 Sidewalks for both projects. The Commission needs to review these plans and make comments to the LCPC. Mark Johnson from RGS Associates presented the plan along with Troy Strunk and Randy Hess. Mr. Johnson stated this plan is almost identical to the sketch plan the Commission saw before. The plan is basically 11 acres with 69 fee simple townhouses on fee simple lots. There are open space lots which will be maintained by the Homeowners Association. There is a five acre lot with 33 townhouses that will be rental units and possibly converted into condominiums. There is a loop of parking that surrounds the existing farm house that currently houses three apartments. There are two detentions basins that drain into the watercourse that runs between the two properties. Mr. Johnson stated that they are waiting for the Township Engineers review regarding the stormwater plan. Mr. Johnson stated that they are asking for a waiver of the three meeting delay to expedite the process. Also, Mr. Johnson stated they are requesting a sidewalk waiver for sidewalk along Hershey Mill Road. They will have sidewalks within the development on both sides of the street. There are sidewalks on both sides of the parking areas that are part of the townhouses. Mr. Johnson stated that there is sidewalk going through the open space area where possibly there could be a gazebo and tot lot. The walk has been extended to the Eagle Heights property line. It is set up so that it can connect to Eagle Heights if the developer of that project wishes to connect. Mr. Johnson stated the Township Staff expressed a desire to have a curb installed along Hershey Mill Road, including the front of the Sensenig property which is

not part of the project, and the developer has agreed to the installation of the curb. Mr. Johnson stated they are asking for a sidewalk waiver because there is no other sidewalk along Hershey Mill Road. Mr. Lauriello asked if sidewalks were discussed when this was presented as the sketch plan. Mr. Johnson stated that it was not discussed. Mr. Haverstick asked how curb is being required along property that they do not own. Mr. Haverstick was advised the curb is in the Township road right-of-way and did not require permission from the property owner. Mr. Haverstick asked if the Sensenigs were a disinterested party. Randy Hess stated he met with the Sensenigs regarding purchasing the triangle but they were not interested. Mr. Lauriello asked if the Sensenigs would cooperate with the curbing. Mr. Hess stated the Sensenigs are not excited regarding the curbing. They are concerned with access to their property. The Sensenigs were advised that there would be curb cuts for their property. Mr. Lauriello asked if the Sensenigs had anything planned for the tract. Mr. Hess stated, to his knowledge, the Sensenigs did not have any plans. Mr. Lauriello asked if there was any discussion regarding providing the Sensenigs with access off one of the development streets so that they would not need a curb cut on Hershey Mill Road. Mr. Hess stated that they did not have any discussion on that matter. Mr. Lauriello asked what Eagle Heights plans to do with the strip of land being added to their property. Mr. Johnson stated that they could extend the road and put in a double building. Mr. Witmer asked how large a tract the flag lot is. Mr. Johnson stated it is a total of 2.2 acres. Mr. Lauriello asked how far the lot extends on the north side. Mr. Johnson pointed out the area of the lot. Mr. Lauriello asked what portion of the tract would be maintained by a Homeowners Association. Mr. Johnson stated that the detention basin and the open space lots would be maintained by the Homeowners Association. Mr. Lauriello asked if the trails link with any trails in Eagle Heights. Mr. Johnson stated they do not. The paths stop at the property line and if the developer of Eagle Heights is interested, they can connect to the path. Mr. Lauriello asked if it is possible to make the connection of trails. Mr. Johnson stated it would be possible. Mr. Haverstick stated he is confused why a dead end path is okay but a dead end sidewalk would not be. Mr. Johnson stated the path could be connected. Mr. Ahlfeld asked if there is sidewalk on Hershey Mill Road in the adjacent development. Mr. Johnson stated there is no sidewalk. Mr. Hess stated that there is a concern with extending the sidewalk across the Sensenig property which would become a burden on that property owner. Mr. Hess stated that he felt that it is somewhat unfair to them because it becomes a maintenance and liability issue. Mr. Ahlfeld stated he has a concern regarding waiving the sidewalks. He feels all developments should be as walk able and interconnected as possible. Ms. Glazier stated there will be development further to the east all of which is either zoned high density or high density flex. If there are not sidewalks where there is high density residential development, then why are there sidewalks anywhere. Mr. Haverstick asked the developer what the prices per unit will be for the east section of the project. Mr. Hess stated, at this point, he anticipates plus/minus \$140,000 per unit. They will have a one car garage and be approximately 1300 1500 sq. ft. The grounds will be maintained by the Homeowners Association. Mr. Haverstick asked if the units in the west section would be comparable to the units in the east. Mr. Johnson stated that was correct. Jay Breneman, 1252 Breneman Road, stated that he has a vested interest being a Supervisor. He stated he did not see any off street parking for overflow parking. Mr. Breneman stated that during the last couple of months, there have been parking issues in the townhouse type developments. Mr. Johnson stated there is a fair amount of street frontage where there will be on street parking to augment the two parking spaces per unit. Your ordinance requires two parking spaces per unit, which we have provided for. Mr. Johnson stated that there is over 300 of street where there can be on street parking on

one side of the street. Mr. Breneman stated he is concerned with on street parking and snow removal. Mr. Breneman stated there is a great deal of citizen concern regarding parking. Mr. Lauriello asked what the driveway length from the setback line is. Mr. Johnson stated that the drive is 25 from the set back line. Mr. Johnson stated the driveway is wide enough for two cars and a garage so there are provisions for three car parking spaces on each lot. Mr. Haverstick stated the solution may be to change the Ordinance to require more car parking spaces. John May, 100 Red Fox Road, stated the issue that came up before the Supervisors was there was no parking on one side of the street because of driveways. Mr. Ahlfeld stated there are two issues with parking; one is the requirements for the resident and the other is the need for guests. Ms. Glazier made a motion to approve the three meeting delay. Mr. Haverstick seconded the motion and the motion carried with Mr. Lauriello abstaining. Mr. Ahlfeld restated that in the public input activity they had for the new Regional Comprehensive Plan, one of the themes that come up over and over again is the interrelated topics of walk ability, connectivity, and greenways. These are items that a lot of people are thinking about and advocating. Mr. Haverstick made a motion to recommend disapproval of the waiver to not require sidewalks on Hershey Mill Road. The motion was seconded by Mr. Ahlfeld and the motion carried with Mr. Lauriello abstaining. Mr. Glazier made a motion to recommend conditional approval of the preliminary subdivision plan to LCPC for Hershey Mill Road Property East and West subject to them satisfying the Township Engineer and Township comments on the stormwater. The motion was seconded by Ms. Herr and the motion carried with Mark Lauriello abstaining.

Preliminary Land Development Plan for Villas at Sutherland Woods Edge Phase 2 Sec. 1 The project is located off of Stone Creek Road across from Pine Bridge Lane. The lot acreage is 3.19 acres. The property is zoned RH-High Density Residential. The proposed use will be 42 multi-family dwelling units. The Commission needs to review and make comments to the LCPC. Linda Michels from David Miller Associates presented the plan on behalf of The Murry Company/Sher Wal. This plan is for one lot in the Woods Edge Development which was planned for in 1992 when the revised preliminary plan was approved. This lot is located on Stone Creek Road. The small pond is to the east of the site and the larger pond is to the south of the site. This site is approximately three acres and in 1992 on the preliminary plan it was anticipated there would be 46 townhouse condos on this lot. On this plan, there are 42 townhouse condominiums, which are two story buildings. The access will be across from Pine Bridge Lane and Norcross Road. The stormwater and associated infrastructure was also designed and planned for in 1992. There was no official layout done at that time so the applicant is processing this as a preliminary land development plan under the County Subdivision and Land Development Ordinance. There are 84 parking spaces required and we are providing 94 spaces. There is a mix of parking spaces and garages. The Township Engineer has reviewed the stormwater management and returned a letter with a few comments. These comments are minor in nature and they can be addressed very easily. The County is expected to review the plan and act on the plan on December 27 subject to receiving any input from this Commission. Mr. Witmer asked how many feet there is from the farm house to this lot. Ms. Michels stated that there is about 50 from the house to the property line. Mr. Lauriello questioned the procedure. Ms. Michels said this is the preliminary land development plan and the concept of what they are doing was approved with the preliminary plan for the entire Woods Edge project. The County recommended that we do this as a preliminary land development plan because no one had seen the actual layout before. Mr. Ahlfeld asked if they considered connecting the sidewalk at the south end with the sidewalk to

the south that goes through the wetland area. Mr. Murry stated he had not considered it. Mr. Ahlfeld stated that he walks through the area often. Mr. Murry stated there is sidewalk on the west side of Stone Creek but not on the east side. Mr. Lauriello stated it is all connected but not on the same side of the street. Mr. Murry stated that is correct. Mr. Murry stated that they relocated sidewalk in front of the ten unit proposed building to provide for some parallel parking. Mr. May asked the applicant where the stormwater will go. Ms. Michels stated the stormwater goes into the pond and feeds the wetland. This site was designed based on 60% impervious coverage on this lot. Mr. Lauriello asked if there are any more of these types of land development plans in any phases in Woods Edge. Mr. Murry stated this is the final piece of residential. Mr. Haverstick verified these are condos and ask what the price of the units will be. Mr. Murry stated probably in the \$150,000 price range. The garage units will not be attached to any specific condos. Ms. Herr asked what the approximate square footage of the unit will be. Mr. Murry stated around 1400 sq. ft. Mr. Murry stated they are flats. Mr. Haverstick made a motion to recommend to the LCPC approval of the preliminary land development plan for the Villas at Woods Edge Phase 2 Section 1. The motion was seconded by Mr. Witmer and the motion carried unanimously.

Other Business Act 537 No update Regional Comprehensive Plan Update - Mr. Ahlfeld stated there was a Steering Committee meeting two weeks ago and they will have a complete list of draft objectives to the municipalities for comment within a couple of weeks. The consultants distributed preliminary draft chapters on four more topics namely utilities and services, community facilities, historic resources and natural resources. Mr. Whittle stated hopefully by summer the Steering Committee will be recommending a plan to the townships. There are several more public meetings to be held as part of the process. Mr. Whittle stated part of the discussion at the last Steering Committee meeting was to identify development opportunities throughout the Urban Growth Boundary and indicate where they should be encouraging higher density and higher intensity mixed use as well as mixed housing type. There are areas in the Urban Growth Boundary that cannot hold the highest density. The consultants have listed a number of criteria that will help locate and identify areas that could be called opportunity areas and are where you could hopefully achieve higher warranted intensities and densities of development. This will help to be able to postpone the time when the Urban Growth Boundaries may have to be extended.

Mr. Lauriello thanked Mr. Whittle for taking time out of his schedule to hold the seminar and asked Mr. Ott to send a letter to Jim Cowhey expressing the Commissions appreciation.

Mr. Haverstick stated there are two members whose terms are ending and he along with the other members expressed hopes that these individuals would be willing to accept another term.

Mr. Ott stated he is working on the annual report which will be distributed in the near future.

There being no further business the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Evelyn Rineer Recording Secretary

