

PUBLIC HEARING MINUTES

August 19, 2020

A PUBLIC HEARING MEETING FOR ORDINANCE 20-03; TO AMEND THE OFFICIAL ZONING MAP OF WEST MANCHESTER TOWNSHIP, TO CHANGE THE ZONING DISTRICT OF PROPERTIES KNOWN AS HADLEIGH DRIVE, BEARING UPI #51000270302000000; AND HANOVER ROAD, BEARING UPI# 51000HG0007E000000 FROM PROFESSIONAL OFFICE TO HIGHWAY COMMERCIAL ZONING DISTRICT.

ATTENDANCE

Supervisor Present:	Steve Harlacher, Chairman
Supervisor Present Remotely:	Rosa Hickey, Supervisor
Supervisor Absent:	Dave Markel, Vice-Chairman
Staff Present:	Kelly Kelch, Township Manager John Herrold, Solicitor Rachelle Sampere, Zoning Officer Clifton Laughman, Fire Chief Laura Mummert, Stenographer

I. CALL TO ORDER

- A. Chairman Harlacher called the hearing to order at 6:00 p.m. Harlacher stated the purpose of this hearing was to consider Ordinance 20-03, amending the official zoning map of West Manchester Township, to change the zoning district of properties known as Hadleigh Drive and Hanover Road from professional office to highway commercial zoning district.
- B. Chairman Harlacher requested Solicitor Herrold state the rules of the Hearing.

II. RULES OF HEARING

- A. Herrold stated the Rules of Procedure of the Hearing.

III. PRESENTATION OF PROPOSED REQUEST

- A. Paul Minnich, counsel for the applicant gave a brief presentation explaining why his applicant was asking the zoning map be changed from professional office to highway commercial. Jeff Stough of Jaguar Commercial Real Estate and Harry McKean of New Age Association, Inc. also spoke about their proposed request.

IV. QUESTIONS FROM THE PUBLIC

- A. Richard Renoll of 135 Rhonda Drive questioned the presenters about the extension of Rhonda Drive to Route 116. His question was addressed by Mr. McKean. He also questioned storm water flow from the property. His question was addressed by Mr. McKean and Mr. Stough.
- B. Robert Crouse of 120 Rhonda Drive, questioned the other possibilities of storm water drainage, traffic flow, and the possible new intersection at Route 116 and Bairs Road. All questions were addressed by the presenters.
- C. David Blechertas of 4710 Darlington questioned the status of the possible donated land for park use. Mr. McKean addressed his question. Mr. Blechertas also asked about the possibility of sanitary sewage hookup in the near future. Mr. Kelch answered his concerns. Mr. Blechertas thanked the Board, staff, and presenters for their time

V. COMMENTS FROM THE PUBLIC

- A. Gretchen Shaffer of 265 Rhonda Drive thanked the presenters and the Township for the extra meetings to answer questions, as well as hearing the residents' concerns and making changes where they could.

VI. QUESTIONS FROM THE BOARD

- A. Chairman Harlacher addressed the audience to ask if everyone in attendance questions had been answered. There was no response.

VII. COMMENTS FROM THE BOARD

- A. Chairman Harlacher and Supervisor Hickey thanked the developer and the residents for their patience and understanding through this whole undertaking.

VIII. ADJOURNMENT

- A. Solicitor Herrold announced that a Special Meeting would be held directly after the public hearing to make a decision on the proposed Ordinance 20-03.

- B. A Special Meeting was convened as advertised directly after the public hearing. A motion was made by Chairman Harlacher to approve Ordinance 20-03, to amend the official zoning map of West Manchester Township, to change the zoning district of properties known as Hadleigh Drive and Hanover Road from professional office to highway commercial. Supervisor Hickey second the motion. Motion was passed unanimously.

The meeting was adjourned at 7:05 p.m.

MOTION: S. Harlacher
SECOND: R. Hickey

MOTION PASSED UNANIMOUSLY

Respectfully Submitted,

Kelly Kelch, Secretary

MOTION TO APPROVE: _____

SECOND: _____

DATE: _____