

PUBLIC HEARING MINUTES

October 27, 2020

A PUBLIC MEETING FOR ORDINANCE 20-05; AN ORDINANCE OF THE TOWNSHIP OF WEST MANCHESTER, YORK COUNTY, PENNSYLVANIA AMENDING THE CODE OF THE TOWNSHIP OF WEST MANCHESTER, SPECIFICALLY CHAPTER 150 (ENTITLED, “ZONING”), BY AMENDING SECTION 150-6 (ENTITLED “ZONES ENUMERATED; ZONING MAP”) AND THE “ZONING MAP OF WEST MANCHESTER TOWNSHIP” TO REZONE FROM THE OPEN SPACE RESIDENTIAL-3 ZONE AND R-3 RESIDENTIAL ZONE TO THE PROFESSIONAL OFFICE ZONE AND PARCEL IDENTIFIED AS YORK COUNTY PARCEL IDENTIFICATION NO. 51000JH00130000000 WITH AN ADDRESS OF ROOSEVELT AVENUE; AND TO REZONE FROM THE OPEN SPACE RESIDENTIAL -3 ZONE TO THE R-4 RESIDENTIAL ZONE THE PORTIONS OF THE PARCEL IDENTIFIED AS YORK COUNTY PARCEL IDENTIFICATION NO. 510003400020000000 (TRACT 2, LOT 1C AND TRACT 3, LOT 1D) WITH AN ADDRESS OF 1800 KENNETH ROAD.

ATTENDANCE:

Supervisor’s Present:

Steven L. Harlacher- Chairman
Dave Markel – Vice-Chairman
Rosa Hickey – Supervisor

Staff Present

Kelly Kelch – Township Manager
John Herrold – Solicitor
Laura Mummert – Stenographer

I. CALL TO ORDER

- A. Chairman Harlacher called the meeting to order at 6 p.m. Harlacher stated the purpose of this meeting was to consider Ordinance 20-05, an ordinance amending the zoning code of West Manchester Township as stated above.
- B. Chairman Harlacher asked Solicitor Herrold to state the Rules of the Hearing.

I. RULES OF HEARING

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

II. PRESENTATION OF REQUEST

- A. Attorney Charlie Courtney expressed that his client would like the Board to consider their rezoning request; to rezone from open space residential-3 zone to professional office zone to certain parcels of land that border Roosevelt Avenue and Kenneth Road beside the UPMC lot. At this time, they do not have exact detail of what would occupy this land, other than the possibility of medical offices.

III. QUESTIONS FROM THE PUBLIC

- A. Mr. Karl Welkner of 2577 Broad St., York, asked Attorney Courtney questions regarding proposed ideas for the power lines that run through said property, the maximum height of the buildings that would be built, where the access points would be and if more traffic lights would be added on Roosevelt Avenue, and lastly, about how many acres would this encompass.
- B. Attorney Courtney answered Mr. Welkner's questions. Noting that some of these questions could not be answered until the builder decided and brought forth to the Board their proposed ideas.

IV. COMMENTS FROM THE PUBLIC

- A. Mr. Welkner also made a comment to the Board and to Attorney Courtney that he was concerned the amount of traffic this would increase on Roosevelt Avenue leading to Route 30. That these roads already see high traffic volume, especially during rush hour. Mr. Welkner also gave his opinion that he felt low-income housing would be a good idea for the area.

V. QUESTIONS FROM THE BOARD

- A. Chairman Harlacher asked Attorney Courtney about the access points, and about a particular area on the map presented. Attorney Courtney answered his question.

VI. COMMENTS FROM THE BOARD

- A. There were no comments from the Board.

VII. ADJOURNMENT

- A. Chairman Harlacher announced that a Special Meeting of the Board would be held directly after the public hearing to decide on the proposed Ordinance 20-05.
- B. The Public Hearing Meeting for Ordinance 20-05 was adjourned, a motion

made by Chairman Harlacher and second by Vice-Chairman Markel. It passed unanimously by the Board.

- B. A Special Meeting of the Board was convened as advertised directly after the public hearing. A motion was made by Chairman Harlacher to approve Ordinance 20-05, with Vice-Chairman Markel making a second. The Board passed it unanimously.

The meeting was adjourned at 6:35 p.m.

MOTION: R. Hickey
SECOND: S. Harlacher

MOTION PASSED UNANIMOUSLY