

**MANCHESTER TOWNSHIP
BOARD OF SUPERVISORS
PUBLIC HEARING
ZONING MAP AMENDMENT PETITION
WEST SIDE 2200 SUSQUEHANNA TRAIL**

May 11, 2021

MEETING

The Manchester Township Board of Supervisors held a special and duly advertised meeting for a proposed zoning map amendment at the Manchester Township Municipal Services Complex, 3200 Farmtrail Road, York, Pennsylvania, 17406 on Tuesday, May 11, 2021, held both in person and virtually, which was called to order at 6:30 p.m. by Chairperson Lisa Wingert.

PARTIES PRESENT

Lisa D. Wingert, Chairperson	Timothy R. James, Manager/Secretary
Rodney K. Brandstedter, Vice-Chair	Danelle L. Goodwin, Asst. Secretary
Beth Brennan, Supervisor	Lawrence V. Young, Esq., Solicitor
John W. Inch Jr., Supervisor	David Unger, Zoning/Planning Officer
Debra K. McCune, Supervisor	Tonya Jackson, Asst. Zoning/Planning Officer
	BJ Treglia, CS Davidson, Inc.
	Daniel Hoff, YAUFRR Fire Chief
	Dave Lash, NYCRPD Police Chief

PROPOSED REZONING PRESENTATION

Kathy Conley, RGS Associates, presented a rezoning request for a portion of the 19-acre parcel on the west side of the 2200 block of Susquehanna Trail from an Office (O) zone to Residential High (RH). Ms. Conley explained that the majority of the parcel is zoned Residential High (RH) with the exception of approximately 300 feet deep road frontage portion of which the developer is requested to amend zoning to have the entire parcel Residential High (RH) density. Ms. Conley stated that if the rezoning request was granted it would allow the developer to provide amenities to the apartment community and spread the proposed development out to allow better flow. Ms. Conley stated it is the intention of the developer to build the same number of housing units whether the rezoning is granted. Hugh Simpson and Benjamin Field with Field Development Inc. stated the proposed developed apartment complex would be similar to Powder Mill Apartments, for which they have built and manage. Mr. Field estimated rent for units between \$1,100 - \$1,400 per month.

Ms. Wingert questioned the estimated rent proposed for the apartment development. Mr. Field estimated rent for units between \$1,100 - \$1,400 per month.

RECOGNITION OF PUBLIC PRESENT

In accordance with Act 93 of 1998 (Sunshine Law), Ms. Wingert recognized any members of the audience who wished to address the board.

Jay McCardle, 1102 Village Way, questioned what type of development would be expected. Mr. Simpson stated most likely a three (3) story apartment complex will be proposed.

Missy Lark, 2210 Teslin Road, also expressed concern with traffic in addition to concerns with stormwater management and the maintenance of stormwater facilities.

Sheila Myers, 2061 Village Circle East, expressed concern with the number of units proposed and the traffic impact on Susquehanna Trail. Ms. Conley stated less than 250 units is an estimate and the traffic data for that number of units would not require a traffic signal, but PennDOT would dictate any necessary improvements.

Marshall Smith, 365 Gwen Drive, stated his interest in potential property management contract if development materialized.

Mike Carr, 2226 Teslin Drive, expressed concerns with impact on Teslin Road and Gwen Drive area. Mr. Carr also expressed concern about the stormwater conveyance system that needs improved to avoid stormwater running in the reverse direction that negatively impacts residences on Gwen Drive and Teslin Road.

Mark Allen, 2201 Teslin Road, expressed concern that the developer does not provide the necessary hardship to request a zoning change.

Sheila Myers, 2601 Village Circle East, expressed concern with what barriers would be put in place between Susquehanna Village and the proposed development. Ms. Conley stated planting barriers would be included but plantings are not required to be dense between Residential High (RH) zoned developments.

Chad Lark, 2210 Teslin Road, also expressed concern with the current stormwater problems during rain events and the impact of this development. Ms. Conley stated that the developer is required to follow the township's stormwater management ordinance that makes developer's control their stormwater created on site.

Mike Carr, 2226 Teslin Road, asked if Rutter's could be required to remedy the stormwater issues downstream.

The public comment period was completed by 7:32 p.m.

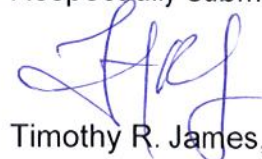
Chairperson Wingert thanked the audience for their comments as the board of supervisor will consider the proposed text amendment request at a future meeting.

ADJOURNMENT

Chairperson Wingert thanked the audience for their comments as the board of supervisor will consider the proposed rezoning request at the regularly scheduled meeting.

Being no further business, the meeting was adjourned at 7:33 pm.

Respectfully submitted,



Timothy R. James, Secretary