

**MANCHESTER TOWNSHIP BOARD OF SUPERVISORS
SPECIAL MEETING
PROPOSED ZONING MAP AMENDMENT
PROSPECT HILL CEMETERY 700 N. GEORGE STREET**

December 14, 2021

MEETING

The Manchester Township Board of Supervisors held a special and duly advertised meeting for a proposed zoning text amendment for property located at 700 North George Street at the Manchester Township Municipal Services Complex, 3200 Farmtrail Road, York, Pennsylvania, 17406 on Tuesday, December 14, 2021, which was called to order at 6:30 p.m. by Chairperson Wingert.

PARTIES PRESENT

Lisa D. Wingert, Chairperson
Rodney Brandstedter, Vice-Chair
Beth Brennan, Supervisor
John Inch, Jr., Supervisor
Debra K. McCune, Supervisor

Timothy R. James, Manager/Sec.
Danelle L. Goodwin, Asst. Secretary
Lawrence V. Young, Solicitor

PROPOSED ZONING MAP AMENDMENT

Attorney Paul Minnich of Barley Snyder Law Firm and Josh George, Snyder Secary Associates, representing 700 North George Street Associates, Ltd., was present to present a proposal for a zoning map amendment for a portion of the Prospect Hill Cemetery located at 700 North George Street from the currently zoned Residential Low (RL) to Industrial (I) density. Attorney Minnich provided a description of the process of the zoning ordinance amendment petition submission and the multiple steps that would occur if a rezoning was approved.

Attorney Minnich provided an explanation on the request to rezone and the uniqueness of the parcel relative to the surrounding cemetery, power line easements and the City of York's similar Industrial zone to the south of the parcel. Attorney Minnich reported that the property owner does not have a plan for the proposed rezoned area at this time. Attorney Minnich stated the property owner, 700 North George Street Associates, LLC, has experienced an impact to the change in cemetery land needs in recent years.

Mr. George described potential access from Pennsylvania Avenue.

BOARD OF SUPERVISORS COMMENTS

Ms. Wingert requested questions and comments from the Board of Supervisors. Mr. Brandstedter questioned the intention to request LERTA designation with development of the parcel. Attorney Minnich replied that the landowner has no current development plans so it would be premature to consider LERTA designation request.

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.

Nancy Griffin, York City Zoning Officer, was present to express concern with the potential traffic impact on Pennsylvania Avenue and specifically the Fireside Development. Ms. Griffin also confirmed the York City Economic Zone immediately south of the parcel in question.

Glenn Flinchbaugh, 1515 Angel Drive, expressed concern over the proximity of the proposed rezoning to the backyards of Evunbreth Heights Area. Mr. Flinchbaugh also expressed dismay over protection of grave sites in the area of rezoning consideration. Attorney Minnich stated that to his knowledge gravesites are not located in the area in question and that state regulations would protect gravesites. Mr. George also provided a visual depiction of the area and the utility line right-of-ways that exist.

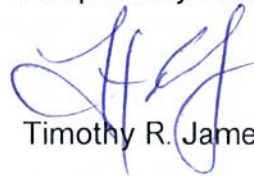
Zach Spotts, 1450 Breezeview Drive, was present to express concern that the change in zoning would negatively impact the tranquil serenity of cemetery. Mr. Spotts also expressed concern with the potential congestion on Pennsylvania Avenue. Attorney Minnich replied that the landowner of this property will continue to be respectful to the families and the cemetery.

ADJOURNMENT

Ms. Wingert thanked the audience for their comments and stated that the Board of Supervisors will consider the proposed zoning map amendment at the December 14, 2021, Board of Supervisors meeting.

Being no further discussion that was held the hearing was adjourned at 7:02 p.m.

Respectfully submitted,



Timothy R. James, Secretary

TRJ/jas