



Planning Commission Meeting Minutes  
October 2<sup>nd</sup>, 2024

Chairman Wayne Hoffman called the Planning Commission meeting to order at 7:00 PM on October 2<sup>nd</sup>, 2024. Members present: Eric Harlacher, Justin Bigam, Mark Miller, and alternate Stephen Stefanowicz. Other Township Representatives in attendance were John Baranski, Solicitor; John McLucas, Zoning Officer; Terry Myers and Cory McCoy Township Engineers with C.S. Davidson; and the Recording Secretary. Monica Love and Anthony Pinto were absent with prior notice. There were no members of the public present.

It was noted that Stephen Stefanowicz will be a voting member at tonight's meeting.

**I. Approval of Minutes from the Planning Commission meeting held on September 4<sup>th</sup>, 2024.**

**Motion** by Miller, seconded by Harlacher, to approve the Planning Commission Meeting minutes from the September 4<sup>th</sup>, 2024, meeting. All members voted aye; motion carried.

**II. Public Comment**

None

**III. Plans for Consideration**

- a. PL 24-3 Brownstone Manor Phase 3- Final Subdivision Plan- 97 Dwelling Units- R3 District – Victorian Drive/South Salem Church Road

**Motion** by Harlacher, second by Bigam, to table plan PL 24-3 Brownstone Manor Phase 3- Final Subdivision Plan due to no one was in attendance to present the plan.

It was noted that the second entrance to this development will eventually come out onto South Salem Church Road directly across from Nittany Drive. It was stated that trees will need to be removed to clear the sight triangle. It was noted that Township Engineers were insisting that they do away with the gutter along the road and put it underground and tie it into the storm sewer system. PennDOT came back and said that if they tied into it, the Township would have to take



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responsibility for the stormwater pipe. Discussion was held with Township staff, and it was decided they did not want to take responsibility for the stormwater pipe.

**IV. Ordinance(s) for Consideration**

a. Discussion on possible text amendment to Part 9- Nonconformities

Discussion was held on a possible text amendment to Part 9- Nonconformities, to make it more feasible for replacement of one nonconforming use by another nonconforming use, provided that it would not have adverse effects on neighboring property owners. After reviewing multiple examples from other townships that were provided, the Planning Commission members agreed that no changes would be made at this time allowing the growth for commercial uses to continue.

It was noted that dimensional nonconformities would be added to the agenda for a future meeting.

**V. Zoning Hearing Cases**

The Planning Commission was given an update on Zoning Hearing case ZHB 24-3 that took place on September 8<sup>th</sup>, 2024. The case was Northern York County Regional Police Commission- 1445 East Canal Road- Industrial District- Variance of 27-410.3B- Minimum lot frontage and width (100') to subdivide the rear, previously combined lot has been approved.

**VI. Correspondence**

None

**VII. Next Meeting**

The next Planning Commission meeting will be held at the Municipal Building at 2480 W. Canal Road on Wednesday, November 6<sup>th</sup>, 2024, at 7:00 PM.



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**VIII. Adjournment**

Chairman Hoffman adjourned the meeting at 8:30 PM. **Motion** by Harlacher, seconded by Bigham. All members voted aye; motion carried.

Respectfully Submitted by,

Tina Wagner  
Recording Secretary