

NO DATE ON LETTER - ENVELOPE POST MARKED

30 JUL 2018

MANOR TOWNSHIP

950 WEST FAIRWAY DRIVE, LANCASTER, PA 17603
Phone 717-397-4769 – Fax 717-397-7913

SUPERVISORS

Brandon C. Clark
Jay C. Breneman
John D. Wenzel, Jr.
George B. Mann
Michael B. Julian



Established in 1740

TO: CITIZENS OF MANOR TOWNSHIP

The Manor Township Supervisors will hold a public hearing concerning an amendment to the Zoning Ordinance by amending the Zoning Map on September 4, 2018. The hearing will begin at 7:00 p.m. and will be held at the Manor Township Municipal Building, 950 West Fairway Drive, Lancaster, Pennsylvania. At the conclusion of the public hearing, the Supervisors will vote on the amendment to the Zoning Map of the Zoning Ordinance.

The Title of the Ordinance is as follows:

AN ORDINANCE TO AMEND THE MANOR TOWNSHIP ZONING ORDINANCE , ORDINANCE NO. 3-2016, ADOPTED JUNE 6, 2016, AS AMENDED, ZONING MAP, TO CHANGE THE ZONING CLASSIFICATION FOR PORTIONS OF THE TRACT OF LAND IDENTIFIED AS TAX PARCEL NO. 410-14912-0-0000 FROM GENERAL COMMERCIAL (GC) TO HIGH DENSITY RESIDENTIAL FLEX (RH1).

This Notice contains a brief summary of the provisions of the Ordinance. Copies of the proposed Ordinance may be examined without charge or obtained for a charge not greater than the cost thereof at the Manor Township Municipal Building, 950 West Fairway Drive, Lancaster, Pennsylvania; Monday through Friday between the hours of 8:30 a.m. and 4:30 p.m.

The Ordinance rezones the following two (2) tracts of land from General Commercial (GC) to High Density Residential Flex (RH1):

TRACT NO.1:

ALL THAT CERTAIN piece, parcel or tract of land to be rezoned from GC - General Commercial to RH1 - High Density Residential Flex. situated on the North side of Crossland Pass and West of Shenks Lane, located in Manor Township, Lancaster County, Pennsylvania. as shown on an Exhibit of Crossgates. prepared by David Miller Associates, Incorporated, dated April 2, 2018. said tract being more fully bounded and described as follows:

BEGINNING at a point in the centerline of Crossland Pass, said point being a corner of lands now or formerly of Murry Development Corporation. Deed Book W69 Page 376: thence extending along the same, North nineteen (19) degrees three (03) minutes fifty-three (53) seconds West, a distance of one thousand fifty-four and eighty-six hundredths (1054.86) feet to a point in line of lands now or formerly of Student Lodging Incorporated; thence extending along the same, North seventy-four (74) degrees twenty-one (21) minutes twelve (12) seconds East. a

distance of four hundred eighty-nine and seventy-two hundredths (489.72) feet to a point; thence extending through lands now or formerly of Murry Development Corporation, Deed Book K69 Page 475 the two following courses and distances: [1] South forty-three (43) degrees twenty-four (24) minutes twenty-five (25) seconds East, a distance of four hundred fifty-nine and forty hundredths (459.40) feet to a point; and [2] South forty-five (45) degrees zero (00) minutes zero (00) seconds East, a distance of two hundred eighty and seventy-six hundredths (280.76) feet to a point in the centerline of Crossland Pass; thence extending along the centerline of Crossland Pass the three following courses and distances: [1] South forty (40) degrees thirty (30) minutes four (04) seconds West, a distance of five hundred thirty-six and eighty-nine hundredths (536.89) feet to a point; [2] on a line curving to the right, having a radius of six hundred and zero hundredths (600.00) feet, an arc length of three hundred eighteen and ninety-two hundredths (318.92) feet, a chord bearing of South fifty-five (55) degrees forty-three (43) minutes forty-one (41) seconds West, and a chord distance of three hundred fifteen and seventeen hundredths (315.17) feet to a point; and [3] South seventy (70) degrees fifty-seven (57) minutes nineteen (19) seconds West, a distance of thirty-three and ninety-four hundredths (33.94) feet to the place of BEGINNING.

CONTAINING 14.0685 Acres.

TRACTNO. 2:

ALL THAT CERTAIN piece, parcel or tract of land to be rezoned from GC - General Commercial to RHI - High Density Residential Flex. situated on the North side of Crossland Pass and the East side of Shenks Lane, located in Manor Township, Lancaster County, Pennsylvania, as shown on an Exhibit of Crossgates, prepared by David Miller/Associates, Incorporated, dated April 2, 2018, said tract being more fully bounded and described as follows:

BEGINNING at a point in the centerline of Crossland Pass, said point being a corner of lands now or formerly of The Commonwealth Of Pennsylvania; thence extending along the centerline of Crossland Pass the four following courses and distances: [1] South ten (10) degrees thirty-two (32) minutes thirty-two (32) seconds West, a distance of fifty-six and forty-seven hundredths (56.47) feet to a point; [2] on a line curving to the right, having a radius of five hundred and zero hundredths (500.00) feet, an arc length of five hundred fifty-seven and nineteen hundredths (557.19) feet, a chord bearing of South forty-two (42) degrees twenty-eight (28) minutes one (01) second West, and a chord distance of five hundred twenty-eight and eighty hundredths (528.80) feet to a point; [3] South seventy-four (74) degrees twenty-three (23) minutes thirty-one (31) seconds West, a distance of four hundred fifty-nine and four hundredths (459.04) feet to a point; and [4] on a line curving to the left, having a radius of six hundred and zero hundredths (600.00) feet, an arc length of two hundred twenty-six and twenty-four hundredths (226.24) feet, a chord bearing of South sixty-three (63) degrees thirty-five (35) minutes twenty-two (22) seconds West, and a chord distance of two hundred twenty-four and ninety hundredths (224.90) feet to a point at the centerline intersection of Crossland Pass and Shenks Lane; thence extending along the centerline of Shenks Lane the two following courses and distances: [1] North thirty-seven (37) degrees twelve (12) minutes forty-six (46) seconds West, a distance of one hundred eighty-seven and fifty-eight hundredths (187.58) feet to a point; and [2] North thirty-eight (38) degrees one (01) minute seven (07) seconds West, a distance of two hundred sixty-four and seventy-one hundredths (264.71) feet to a point, a corner of lands now or formerly of David L. Sr. & Rose Schoenly; thence extending along the same, North seventy-four (74) degrees twenty-one (21) minutes forty-five (45) seconds East, a distance of two hundred seventy-five and zero hundredths (275.00) feet to a point in line of lands now or

formerly of Pennsylvania Power & Light Company; thence extending along the same, South thirty-two (32) degrees twenty-four (24) minutes fifty-two (52) seconds East, a distance of fifty and nine hundredths (50.09) feet to a point; thence continuing along lands of Pennsylvania Power & Light Company and extending along lands now or formerly of The Commonwealth Of Pennsylvania respectively the two following courses and distances: [1] North seventy-four (74) degrees eighteen (18) minutes eighteen (18) seconds East, a distance of seven hundred eighty-seven and eighty-nine hundredths (787.89) feet to a point; and [2] North seventy-four (74) degrees twenty-three (23) minutes fifty-five (55) seconds East, a distance of two hundred forty-six and twenty-seven hundredths (246.27) feet to the place of BEGINNING.

CONTAINING 8.7458 Acres

BY: J. RYAN STROHECKER,
TOWNSHIP MANAGER

THOMAS L.
GOODMAN,
SOLICITOR