

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
March 20, 2013**

A meeting of the Manheim Township Planning Commission was held on Wednesday, March 20, 2013 at 6:30 p.m. The following members were present: Chairman Michel Gibeault; Vice Chairman Mrs. Stacie Reidenbaugh; Mr. Donald Reed; Mrs. Anita Blumenstock; Mr. Ian Hodge; Mr. Walter Lee and Mr. Jeffery Swinehart. The following Township Staff was present: Mrs. Lisa Douglas and Mrs. Shannon Sinopoli.

Roll Call

Mr. Gibeault called the meeting to order at 6:30 p.m. and conducted roll call.

Minutes

Mr. Gibeault asked for a motion on the February 20, 2013 Planning Commission meeting minutes.

On a motion by Mr. Reed, seconded by Mrs. Reidenbaugh it was recommended to approve the February 20, 2013 meeting minutes.

Motion Approved 7-0.

Conditional Use Application

1. **Turkey Hill Minit Markets** - Conditional Use Request - Signage - Worthington Planned Residential Development - Oregon Pike and Royer Drive -Zoned R-2.

Present representing this Conditional Use Request was Mr. Philip Saunders,
Sign Medix.

Mrs. Blumenstock announced that she would be abstaining from discussions of this plan.

Mr. Saunders indicated that Turkey Hill is seeking a conditional use to permit additional signage on the gas canopy to include a second digital petroleum sign for diesel fuel to be placed next to the existing regular grade signs on the north and south sides of the canopy, and to add a corporate logo next to the fuel signs.

Mr. Saunders indicated that the diesel fuel sign would be the same size as the existing regular grade sign which has 20" digits inside a 24" cabinet.

Mr. Saunders indicated that not all Turkey Hill stores supply diesel fuel and that the company would like to try and promote that since the sale of diesel fuel

consists of 25% of the overall petroleum sales and that currently, the only advertisement that exists for the diesel fuel is located on the pumps themselves.

Mr. Reed asked how many hours the signs would be illuminated.

Mr. Saunders indicated 24 hours.

Mr. Hodge questioned the requirement of the previous conditional use approval to dim the fuel signage from dusk to dawn and asked if that has been occurring and if it is also proposed with the additional diesel fuel and logo signage.

Mr. Saunders indicated that yes, there are controls in place set up to dim the illuminated signs automatically.

Mr. Hodge stated that when the existing canopy gas signage was approved, it already exceeded what was, and is, permitted by the ordinance and questioned whether or not the applicant would consider reducing the height and overall square footage of the existing fuel signage and revise the proposed request to meet the maximum letter height of 14 inches for the fuel price digits.

Mr. Gibeault indicated that the problem the planning members are having is that the current fuel signage is much bigger than what is allowed in a normal commercial district and now the applicant is requesting two additional diesel fuel signs and two logos. Mr. Gibeault stated that the applicant definitely needs to try and reduce the overall size and try to at least comply with the ordinance requirement of the 14 inch maximum height.

After a brief discussion, Mr. Saunders advised that his company can manufacture 13 inch digital digit signs that he feels would work for Turkey Hill and could

either stack the two gas price signs into one cabinet or stick with a side-by-side proposal.

Mr. Swinehart asked what the ordinance requirement is for the height of a logo.

Staff indicated 32 inches.

Mr. Saunders indicated that they are proposing a 33.5 inch logo.

There were no further discussions.

Mr. Gibeault asked for public comment. There was no response.

On a motion by Mr. Hodge, seconded by Mr. Reed it was recommended to approve this conditional use request conditioned upon the applicant placing the regular fuel signage and the diesel fuel signage one above the other in one cabinet and at a maximum digit height of 13 inches. Further, the proposed logo signage shall be limited to a maximum of 33.5 inches and shall be located directly adjacent to the fuel sign cabinet. In addition, the illumination of all signage shall continue to be automatically dimmed from dusk to dawn.

Motion Approved 5-1-1. (With Mr. Swinehart voting no and Mrs. Blumenstock abstaining).

The public hearing is scheduled for April 8, 2013.

Subdivision/Land Development Plan

1. **Eden Resort - 3rd Floor Expansion** - Preliminary/Final Land Development Plan - 222 Eden Road - Zoned B-4.

Present representing this Preliminary/Final Land Development Plan was Mr. Keith Good, Calabrese Architects.

Mr. Good indicated that the applicants have had discussions and have been working with staff for approximately a year on this project which consists of adding a third floor to the hotel to accommodate an additional 16 guest rooms. Mr. Good advised that these additional rooms will bring the total guest room count to 300 units.

Mr. Good indicated that during staff discussions, the requirement for sidewalk along the property frontage was thoroughly discussed and everyone agreed that it would

make more sense for the applicants to provide the sidewalk on the opposite side of Eden Road since there is a missing connection.

Mr. Good advised that the applicant agreed and that sidewalk is proposed to connect the existing commercial center with the Roseville Apartment complex which will run across the Skyline Pool frontage. Mr. Good indicated that curbing along the north side of Eden Road would be provided and that a full width mill and overlay to the road is also proposed.

There were no further discussions.

Mr. Gibeault asked for public comment. There was no response.

On a motion by Mr. Reed, seconded by Mr. Hodge, it was recommended to approve this plan and modifications contingent upon a clean review letter.

Motion Approved 7-0.

2. 1361 Manheim Pike - Preliminary/Final Land Development Plan - 1361 Manheim Pike - Zoned B-4.

Present representing this Preliminary/Final Land Development Plan was Mr. Sandy Kime, ELA Group.

Mr. Kime indicated that this plan consists of improvements to the property which was formerly occupied by Conestoga Boat Sales and is located on the corner of Manheim Pike and Service Road.

Mr. Kime indicated that Jones Brothers are proposing to convert the previous boat sales facility into a motor vehicle sales facility by reducing the existing building footprint of 8,260 square feet down to 920 square feet to provide additional car storage for their sales inventory. Mr. Kime advised that the remaining building area will be utilized as a small office area.

Mr. Kime indicated that sidewalk and curbing is being provided along the frontage of Manheim Pike and Service Road, and that existing pavement is being eliminated to provide one main access into the site. Mr. Kime advised that the overall lot coverage is being slightly reduced.

Mr. Kime advised that there have been two staff reviews and that the comments are down to administrative items.

There were no further discussions.

Mr. Gibeault asked for public comment. There was no response.

On a motion by Mrs. Reidenbaugh, seconded by Mr. Swinehart, it was recommended to approve this plan and modifications contingent upon a clean review letter and contingent upon the applicant obtaining PennDOT approvals prior to presenting the plan to the Board of Commissioners for action.

Motion Approved 7-0.

3. **Stonehenge Reserve Phase III** - Final Phase III Subdivision and Land Development Plan - Northwest corner of Fruitville Pike and Koser Road - Zoned R-1.

Present representing this Final Phase III Land Development Plan was Mr. Robert Shenk, Herbert, Rowland and Grubic.

Mr. Shenk indicated that this is the third and final phase of the Stonehenge Reserve Development which consists of 27 single family dwelling lots.

Mr. Shenk indicated that the entire infrastructure has been constructed with the earlier phases and the comments on the staff review letter are just housekeeping items.

There were no further discussions.

Mr. Gibeault asked for public comment. There was no response.

On a motion by Mr. Reed, seconded by Mr. Hodge, it was recommended to approve this plan and modifications contingent upon a clean review letter.

Motion Approved 7-0.

Public Comment

There was no public comment.

Adjournment

On a motion by Mr. Hodge, seconded by Mr. Swinehart, it was recommended to adjourn the meeting.

Motion approved 7-0 and the meeting adjourned at 7:15 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, April 17, 2013 at 6:30 p.m.

Respectfully submitted,

Planning Commission
March 20, 2013
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Shannon L. Sinopoli