

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
October 16, 2013**

A meeting of the Manheim Township Planning Commission was held on Wednesday, October 16, 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 and Mr. Walter Lee. Mr. Jeffery Swinehart was absent. 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.

Mr. Gibeault announced that the Agricultural Security Area Addition agenda item has been postponed and scratched from this evening's agenda.

Minutes

Mr. Gibeault asked for a motion on the September 18, 2013 Planning Commission meeting minutes.

On a motion by Mr. Reed, seconded by Mr. Hodge it was recommended to approve the September 18, 2013 meeting minutes.

Motion Approved 6-0.

Official Map

Mr. Gibeault indicated that a full presentation of the proposed Official Map was provided by staff at the September 18, 2013 meeting as well as two planning meetings and that a recommendation by the Planning Commission is needed.

There was no Planning Commission discussion.

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

On a motion by Mrs. Reidenbaugh, seconded by Mr. Reed, it was recommended the adoption of the Official Map.

Motion Approved 6-0.

The public hearing is scheduled for November 11, 2013.

Rezoning Petition

1. **Regency V, L.P.; RZ Realty, LP; Harold H. George, Jr. and Lana M. George; BKDWEM, LLC; 1610 Manheim Pike, LLC; Lin Yin Nolt; Jerry R. Knafo; Manheim Pike Group, LP.** – Rezoning Petition – 1601, 1610, 1630, 1650, 1660, 1668, 1672, 1676 Manheim Pike; 710, 720, 730, 740, 750, 760 Enterprise Way and Lot 3 Flory Mill Road - Request to change zoning of properties from I-1 Industrial District to B-4 Business District.

Present representing this Rezoning Petition was Mrs. Caroline Hoffer, Barley Snyder and Mr. William Murry.

Mrs. Hoffer advised that a number of property owners have joined in this petition to have their properties rezoned from I-1 Industrial to B-4 Business District. Mrs. Hoffer indicated that if the properties were rezoned to the B-4 District, the D-R Overlay District would still apply.

Mrs. Hoffer indicated that the B-4 District exists on all of the properties across the street and behind the subject properties which house commercial uses.

Mrs. Hoffer indicated that the existing uses on the tracts are not Industrial and consist of a variety of uses such as retail, offices and other commercial uses. Mrs. Hoffer advised that because of their age, the majority of the buildings on these parcels will need to be redeveloped and the existing I-1 Industrial District classification isn't feasible in light of the lot sizes and the limitation on retail space.

There was no further discussion.

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 Rezoning Petition request.

Motion Approved 6-0.

The public hearing is scheduled for November 11, 2013.

Public Comment

There was no public comment.

Adjournment

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

Motion approved 6-0 and the meeting adjourned at 6:50 p.m.

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The next Regular Planning Commission meeting is scheduled for Wednesday, November 20, 2013 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli