

**MANHEIM TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
Wednesday  
February 19, 2014**

A meeting of the Manheim Township Planning Commission was held on Wednesday, February 19, 2014 at 6:30 p.m. The following members were present: Chairman Mr. Michel Gibeault; Vice Chairman Mrs. Stacie Reidenbaugh; Mr. Donald Reed; Mr. Walter Lee; Mr. Jeffery Swinehart and Mr. John Shipman. Ms. Maryann Marotta 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 noted that the Sapient Management LLC Text Amendment has been scratched from this evening's agenda.

**Minutes**

Mr. Gibeault asked for a motion on the January 15, 2014 Planning Commission meeting minutes.

On a motion by Mr. Reed it was recommended to approve the January 15, 2014 meeting minutes, seconded by Mrs. Reidenbaugh.

**Motion Approved 6-0.**

**Subdivision/Land Development Plans**

1. **1246 Harrisburg Pike** - Preliminary/Final Subdivision and Land Development – 1246 Harrisburg Pike – Zoned R-3 Residential & T-4 Overlay.

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

Mr. Kime indicated that this project is situated at the corner of Harrisburg Pike and Shreiner Avenue which currently houses an apartment building.

Mr. Kime advised that this plan consists of subdividing the lot to house one single family detached dwelling.

Mr. Kime indicated that as a part of this project the existing driveway servicing the apartment building, which currently accesses Harrisburg Pike, is being shifted over to Shreiner Avenue to address staff's concerns with safety.

Mr. Kime advised that sidewalk along Harrisburg Pike is also being proposed.

Mr. Kime stated that after several reviews, the remaining comments are administrative.

There were no further discussions.

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

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

**Motion Approved 6-0.**

### **Text Amendments**

1. **Lancaster County Solid Waste Management Authority** – 1299 Harrisburg Pike - Request to amend the Manheim Township Zoning Ordinance by adding Solid Waste Management Use to the I-2 Industrial District; amending definitions; changing the T-Zone Overlay designation from T-4 Overlay District to T-6 Overlay District.

Present representing this text amendment petition was Ms. Kaitlin McGinnis, Hartman Underhill & Brubaker; Mr. David Wilhelm and Mr. Jim Warner, Lancaster County Solid Waste Management Authority (LCSWMA).

Ms. McGinnis indicated that this request consists of rezoning the subject properties from T-4 Urban Neighborhood Overlay to the T-6 Urban Transition Overlay as well as a text amendment to add Solid Waste Management Services and Facilities as a permitted use in the I-2 Industrial District.

Ms. McGinnis advised that as a part of the text amendment, LCSWMA would like to install Compressed Natural Gas (CNG) stations to be utilized by LCSWMA fleet as well as outside fleets who have expressed interest.

Ms. McGinnis stated that the LCSWMA previously received land development approval to install the CNG stations as an accessory use to the LCSWMA operations which included a slow fill station, which is an overnight fill, and a fast fill station with 4 fuel dispensers to exclusively service the LCSWMA fleet.

Ms. McGinnis indicated that since the previous approval, there has been a variety of interest from other outside fleets therefore LCSWMA would now like to make the fast fill station available to other fleets. Ms. McGinnis stated that the use of the fast fill CNG station would be exclusive to fleets approved by LCSWMA and would not be opened to the general public.

Mr. Gibeault questioned whether or not either of the CNG stations has been constructed.

Ms. McGinnis indicated that they are approved under the land development plan, however neither has been constructed.

Ms. McGinnis advised that the applicants are working with staff on the language for the definition of Solid Waste Management Services and Facilities as well as language for the Performance Regulations.

Ms. McGinnis noted that there is a requirement in the Performance Regulations that requires sufficient stacking lanes so as to avoid stacking or congestion on Harrisburg Pike.

Mr. Shipman expressed his concern with the word "fleet" and stated that could mean a private fleet of four trucks or a fleet the size of UPS.

Mr. Wilhelm provided an overview of the LCSWMA site and a description of the slow fill and fast fill CNG stations.

Mr. Warner described the daily operations of the facility. Mr. Warner indicated that the fast fill CNG station would be available to customers 24 hours a day/7 days a week and that access after normal business hours would be via an electronic gate.

Mr. Swinehart questioned whether or not there would be a stacking issue out onto Harrisburg Pike after hours with trucks waiting to access through the locked gate.

Mr. Warner indicated that would be highly unlikely unless there were two tractor trailers arriving at the same time.

Mr. Shipman asked if there is any way to limit the volume.

Mr. Warner indicated that if this generates that much volume, other places will start selling it.

Mr. Gibeault thanked the applicants for the presentation.

Mr. Gibeault stated that text amendments are looked at carefully because once the zoning ordinance is changed a precedent is set so the language has to be looked at very closely and cautiously.

Mr. Gibeault advised that there is no hesitation for the CNG use, however, traffic concerns are an issue after learning from past experience with Giant To Go and although they had enough pumps for normal usage, there have been many problems when it's time to cash in the gas points.

Mr. Gibeault encouraged the applicants to continue to work with the staff on the language.

There were no further discussions.

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

On a motion by Mr. Reed, it was recommended to table this text amendment petition, seconded by Mr. Shipman.

**Motion Approved 6-0.**

**Public Comment**

There was no public comment.

**Adjournment**

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

Motion approved 6-0 and the meeting adjourned at 7:10 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, March 19, 2014 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli