

**MANHEIM TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
Wednesday  
April 16, 2014**

A meeting of the Manheim Township Planning Commission was held on Wednesday, April 16, 2014 at 6:30 p.m. The following members were present: Vice Chairman Mrs. Stacie Reidenbaugh; Mr. Donald Reed; Mr. Walter Lee; Mr. Jeffery Swinehart; Mr. John Shipman and Ms. Maryann Marotta. Chairman Mr. Michel Gibeault was absent. The following Township Staff was present: Mrs. Lisa Douglas and Mrs. Shannon Sinopoli.

**Roll Call**

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

**Minutes**

Mrs. Reidenbaugh asked for a motion on the March 19, 2014 Planning Commission meeting minutes.

On a motion by Mr. Reed it was recommended to approve the March 19, 2014 meeting minutes, seconded by Mr. Shipman.

**Motion Approved 6-0.**

**Subdivision/Land Development Plans**

1. **Benecon** - Preliminary/Final Land Development Plan - 155 West Airport Road – Zoned I-1 Industrial & D-A Overlay.

Present representing this Preliminary/Final Land Development plan was Mr. Jim Boyer, David Miller/Associates.

Mr. Boyer advised that this plan has been in the works for several months and consists of a 20,000 square foot office building on 1.5 acres with 91 parking spaces.

Mr. Boyer indicated that this project was fully presented to the planning members back in December and that since that time all technical comments have been addressed with the remaining comments being housekeeping items.

Mrs. Reidenbaugh asked for public comment.

Mrs. Deborah Haas, 171 West Airport Road advised that she owns the neighboring property and stated that she has objections to the plan due to stormwater runoff concerns.

Mr. Boyer explained how the stormwater for this site is being handled and how it is required by the ordinance and is designed to reduce predevelopment peak flow rates by 50%.

Mrs. Haas stated that she has concerns about drainage on the north side with the proposed retaining area. Mrs. Haas stated that currently there is no spill on the north side near the barn area.

Mrs. Haas indicated that her second concern was in front of her rental at 165 W. Airport Road and that there is an existing trench that runs 20-25' in front of the rental which is not a natural drainage area, so she is concerned about stormwater getting into the trench with it being so close to the structure.

Mr. Boyer advised that the design will cut off existing flow conditions to the north with the installation of on-site detention facilities and the 50% flow rate reduction.

Mr. Shipman advised that with the design of the proposed stormwater facilities she should experience better conditions, not worse.

Mrs. Reidenbaugh stated that the consultant has gone beyond the minimum ordinance requirements and that hopefully Mrs. Haas will benefit from it.

There were no further discussions.

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

**Motion Approved 6-0.**

**2. Landis Homes – Preliminary/Final Land Development Plan – 1001 East Oregon Road - Zoned Institutional.**

Present representing this Preliminary/Final Land Development plan was Mr. Craig Smith, RGS Associates.

Mr. Smith advised that this is the final piece of the on-going project at the Landis Homes site.

Mr. Smith indicated that under the previous plans, 3 standard detention basins were constructed and at the same time a floodplain restoration project was being conducted for sediment removal and channel realignment with the intent to be able to remove 2 of the 3 basins for 11 additional cottages and directing the water to the restoration area.

Mr. Smith advised that the previous stormwater calculations and submissions did account for these 11 additional cottages and indicated that the volume and rate capacity within the floodplain restoration area accommodates the removal of the 2 basins.

Mr. Swinehart questioned if there will be any additional stormwater capacity within the floodplain restoration area beyond these additional cottages.

Mr. Smith indicated that there is actually 3 acres of additional capacity accounted for, for the future redevelopment of the existing campus.

Mrs. Reidenbaugh commended the applicants for the floodplain restoration work.

There were no further discussions.

Mrs. Reidenbaugh 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. Lee.

**Motion Approved 6-0.**

#### **Text Amendments**

1. **Lancaster Jewish Community Center Association** – Request to amend the Manheim Township Zoning Ordinance to permit the redevelopment or reuse of large nonresidential buildings within the R-2 Residential Zoning District; establish the standards for such reuse and to define Conference/Event Center.

Present representing this text amendment petition was Mr. John Mateyak, Brubaker Connaughton Goss & Lucarelli LLC.

Mr. Mateyak indicated that a full presentation of this proposed text amendment was provided at the March Planning Commission meeting and that since that meeting, the remaining bugs have been worked out with staff.

Mrs. Reidenbaugh indicated that the biggest concern last month was the language concerning sidewalk and streetscape requirements in light that this amendment will apply to all such properties in the R-2 District.

Mr. Mateyak indicated that the language has been revised to the satisfaction of staff.

There were no further discussions.

Mrs. Reidenbaugh asked for public comment. There was no response.

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

**Motion Approved 6-0.**

The public hearing is scheduled for May 12, 2014.

## Conditional Use Request

1. **Kissel Hill Commons Planned Residential Development** – Revised Tentative Plan – Lots 289 & 290 - Brentwood Drive, Paxton Place and Thornberry Lane - Zoned R-2.

Present representing this Revised Tentative land development plan was Mr. Gregory Strausser, Strausser Surveying and Engineering and Mr. Robert Wolf.

Mr. Strausser indicated that this revised tentative plan is following last year's approval of the revised conditional use request regarding the change of use for Lots 289 & 290 from commercial to residential which included the approval of a modification request to utilize the 2011 Zoning Ordinance regulations.

Mr. Strausser indicated that the project consists of 26 apartments on Lot #289 and 16 townhouses on Lot #290.

Mr. Strausser advised that he is in receipt of the first comment review letter from Township Staff and the Township Engineer and that additional modification requests will be forthcoming, particularly with regards to the access drives servicing the townhouses.

Mr. Strausser indicated that all access drives will be owned and maintained by the Homeowners Association and that the applicants will be seeking relief of the requirements for access drive width, clear sight triangle as well as providing curb and sidewalk along the access drive in order to mirror how the other access drives are laid out throughout the remaining Kissel Hill Commons development.

Mr. Wolf indicated that draft architectural and streetscape details were provided during the revised conditional use process and that they now have more detailed floor plans and elevation plan drawings for the apartment buildings which he provided to the planning members.

Mrs. Reidenbaugh asked Mr. Wolf to provide a brief background of the development and the reason for the revised plans for the new planning commission members who were not on the board at the time of the revised conditional use request.

Mr. Wolf indicated that Kissel Hill Commons was an approved Planned Residential Development (PRD) and over the 15-20 years as the development was being built, 2 of the 4 commercial lots were built, however there was limited success on the demand for the commercial spaces primarily due to the commercial component being set so far back from a main thoroughfare which created the lack of visibility for businesses.

Mr. Wolf advised that over the years, they have been actively trying to market the remaining two commercial lots, but there was no interest. However, the demand for apartments was very strong as there is a waiting list for the existing apartment units.

Mr. Wolf indicated that previously Lot #289 proposed commercial spaces with apartment units above the commercial which is what currently exists on the built out commercial lots and that the new proposal consists of apartments over apartments. Mr. Wolf indicated that Lot 290 was approved for a hotel use which is now proposed as 16 townhouses.

Mr. Wolf advised that the design idea has been and will be to mirror the existing commercial structures trying to keep the same building line, size, shape, streetscape and architecture.

Mr. Wolf discussed the floor plans and elevations for the apartment buildings and indicated that the materials will consist of stone, siding and shutters as with the existing buildings and that the colors will also complement the existing colors.

Mrs. Reidenbaugh asked for elevation renderings of the existing buildings in order to ensure that the elevations are also complemented.

Mr. Wolf advised that additional renderings as well CAD drawings of the townhouses will be forthcoming.

There were no further discussions.

Mrs. Reidenbaugh asked for public comment. There was no response.

On a motion by Mr. Swinehart, it was recommended to table this Revised Tentative Plan, seconded by Mr. Reed.

**Motion Approved 6-0.**

The public hearing is scheduled for June 9, 2014.

**Other**

**1. Manheim Township – Stormwater Management Ordinance Amendments**

Mrs. Lisa Douglas, Township Staff advised that a detailed presentation of the new Stormwater Management Ordinance was provided at the March Planning Commission meeting as well as several briefing meetings over the past few months and that there is nothing new to present.

Mrs. Reidenbaugh agreed that the planning members have been very well educated over the past several months and thanked staff for all of the hard work.

There were no further discussions.

Mrs. Reidenbaugh asked for public comment. There was no response.

On a motion by Mr. Shipman, it was recommended to approve the Stormwater Management Ordinance Amendments, seconded by Mr. Swinehart.

**Motion Approved 6-0.**

The public hearing is scheduled for May 12, 2014.

**Public Comment**

There was no public comment.

**Adjournment**

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

Motion approved 6-0 and the meeting adjourned at 7:30 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, May 21, 2014 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli