

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
September 17, 2014**

A meeting of the Manheim Township Planning Commission was held on Wednesday, September 17, 2014 at 6:30 p.m. The following members were present: Chairman Mr. Michael Gibeault; Vice Chairman Mrs. Stacie Reidenbaugh; Members: Mr. Donald Reed; Mr. Walter Lee; Mr. John Shipman and Ms. Maryann Marotta. 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.

Minutes

Mr. Gibeault asked for a motion on the August 20, 2014 Planning Commission meeting minutes.

On a motion by Mr. Reed it was recommended to approve the August 20, 2014 meeting minutes, seconded by Mr. Shipman.

Motion Approved 6-0.

Conditional Use Request

1. **Kissel Hill Commons Planned Residential Development** – 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. Greg Strausser, Strausser Surveying & Engineering and Mr. Robert Wolf.

Mr. Strausser indicated that this plan has been in the works with the Planning Commission for several months and the plans are now at a point where all technical items have been addressed and 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. Reed, it was recommended to approve this Revised Tentative Plan and modifications contingent upon a clean review letter, seconded by Mr. Lee

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Motion Approved 6-0.

Public hearing is scheduled for October 13, 2014.

Subdivision/Land Development Plans

1. **Fern Lane** – Final Subdivision and Land Development Plan – 478 Petersburg Road - Zoned R-1 with TDR Option.

Present representing this Final Subdivision and Land Development plan was Mr. Peter Alecxih.

Mr. Alecxih indicated that this is the final plan for Fern Lane which the Planning Commission has seen numerous times during the preliminary plan phase.

Mr. Alecxih advised that all of the technical issues and modifications were addressed with the preliminary plan reviews and that the comments on the review letter for this final plan consist of only administrative items.

There were no further discussions.

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

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

Motion Approved 6-0.

2. **Hillcrest** – Final Subdivision and Land Development Plan – 1575 Hillcrest Avenue – Zoned R-2 with TDR Option.

Present representing this Final Subdivision and Land Development plan was Mr. Peter Alecxih.

Mr. Alecxih indicated that similar to the above Fern Lane project, this is the final plan for Hillcrest which again the Planning Commission has seen numerous times during the preliminary plan phase.

Mr. Alecxih advised that all of the technical issues and modifications were addressed with the preliminary plan reviews and that the comments on the review letter for this final plan consist of only administrative items.

There were no further discussions.

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

On a motion by Mrs. Reidenbaugh, it was recommended to approve this plan contingent upon a clean review letter, seconded by Mrs. Marotta.

Motion Approved 6-0.

Rezoning Request

1. **Brethren Village – Rezoning Petition – Airport Road and Fairview Drive.**
Request to change zoning of property from I-1 Industrial District to Institutional District and to remove from D-A Overlay zone.

Present representing this Rezoning Petition request was Ms. Bernadette Hohenadel, Nikolaus & Hohenadel; Mr. Dave Madary, Derck & Edson and Ms. Pamela Formica, Brethren Village.

Ms. Hohenadel indicated that Brethren Village is seeking to rezone a 5 acre tract of land located at the intersection of Airport Road and Fairview Drive from the I-1 Industrial District to the Institutional District and to remove this tract from the D-A Airport Overlay District.

Ms. Hohenadel advised that this tract of land is a piece of the larger tract of land owned by Brethren Village consisting of 87 acres with the majority of the acreage presently zoned Institutional, therefore, this request would merely be an extension of the existing Institutional zoning.

Ms. Hohenadel indicated that the rezoning request is to accommodate a low income housing tax credit project for the construction of a multi-family senior housing facility consisting of 51 units and will be similar to two past projects with comparable architecture.

Mr. Madary indicated that the other two past projects were the Village Garden apartments and the Fairview Meadows apartments and that although this is a standalone project, it will be linked in every way to the main campus.

Mr. Madary indicated that there is no new infrastructure needed for this project and that an individual on-lot stormwater facility will be designed for the structure and parking areas.

Mr. Gibeault asked if these units would have the same amenities as the remainder of the campus.

Ms. Formica indicated that yes, these residents will have the same amenities such as the pool, transportation, social services, etc. Mrs. Formica indicated that these are not assisted living care units, so the only item not guaranteed is acceptance for continued care, however, if that need of care would arise they could certainly apply for such service.

Mrs. Reidenbaugh questioned whether Brethren Village was developing this on their own or if they were partnering with another housing authority.

Ms. Hohenadel indicated that the only partnering happening with this project will be financially.

Mr. Reed questioned if these units will pay taxes.

Ms. Hohenadel indicated yes this is a tax credit program, therefore, they have to pay taxes.

Mr. Gibeault indicated that the proposal certainly ties in with the rest of the campus.

Mrs. Reidenbaugh stated that she was happy with the proposal for affordable housing which is definitely needed in this community.

There were no further discussions.

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

On a motion by Ms. Marotta, it was recommended to approve this Rezoning Petition request, seconded by Mrs. Reidenbaugh.

Motion Approved 6-0.

Public hearing is scheduled for November 10, 2014.

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 6:55 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, October 15, 2014 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli

