

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
April 15, 2015**

A meeting of the Manheim Township Planning Commission was held on Wednesday, April 15, 2015 at 6:30 p.m. The following members were present: Chairman Mr. Michel Gibeault; Vice Chairman Mr. Jeffery Swinehart; Members: Mr. Walter Lee; Mr. John Shipman; Mr. John Hendrix and Ms. Stacey Betts. 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.

Minutes

Mr. Gibeault asked for a motion on the February 19, 2015 Planning Commission meeting minutes.

On a motion by Mr. Swinehart, seconded by Mr. Shipman it was recommended to approve the February 19, 2015 meeting minutes.

Motion Approved 6-0.

Subdivision/Land Development Plans

- i. **1431 Hunsicker Road** – Preliminary/Final Subdivision and Land Development Plan – Hunsicker Road - Zoned R-1 & T-1 Natural Resources Overlay.

Present representing this Preliminary/Final Subdivision and Land Development Plan was Mr. Paul Artale, David Miller/Associates.

Mr. Artale indicated that there have been several reviews with the last comment letter consisting of administrative items, primarily outside agency approval.

Mr. Artale advised that this plan consists of an 8 acre tract along Hunsicker Road with an existing dwelling to the rear of the lot. Mr. Artale indicated that the applicant is subdividing 2-1/2 acres off of the 8 acre tract in order to construct a single family detached dwelling which will be situated closer to the road and have its own separate driveway.

Mr. Artale advised that stormwater will be controlled through rock bins and roof water will be collected and channeled to the rock bins.

Mr. Artale indicated that the new home will be serviced by both public water and sewer and that additional right-of-way is being offered for the future dedication to PennDOT.

There were no discussions.

Mr. Gibeault asked for public comment.

Mr. William Piepgrass, 1436 Hunsicker Road indicated that he has heard rumors about this project, however the first time he saw anything was two days ago and he has concerns as well as his neighbors.

Mr. Piepgrass advised that he has lived across the street from 1431 Hunsicker Road for twenty years and that this area has special character in the county and he is concerned that this proposal does not fit the character of the neighborhood in light of the proposed house being situated close to the road where all other houses are set back 150-feet as well as the layout of the house and how it appears that the front of the house will not face the road which is different to how the other homes are situated along the roadway, where all of the front facades face the roadway.

Mr. Piepgrass stated that he wasn't sure how the stormwater will be handled for this project but indicated that stormwater runs onto the subject property now with lots of silt and gravel and that the pipe in the roadway gets clogged.

Mr. Piepgrass stated that in his opinion the construction of this house is like forcing it into a spot where it is not keeping in with the neighborhood and he feels that it will have a detrimental impact on the neighborhood.

Mr. Gibeault stated that change happens all of the time which is why there are ordinances put into place, to control change, and that even if the planning members didn't like this project, if it fits the ordinance and meets the requirements, then there is nothing to stop someone from developing their property which is within their rights and that the planning members cannot dictate taste.

Mr. Gibeault asked if there were any further public comments.

Mrs. Marcia Piepgrass, 1436 Hunsicker Road indicated that when she and her husband built their home, there was an interior matter where they were forced by the Township to amplify the handrail in their house, but yet the Township is ok with allowing someone to build a 6,000 square foot residence close to the roadway with no concerns. Mrs. Piepgrass stated that she is sure that all of the ordinance boxes have been checked but the spirit in Manheim Township is that we care and that the planning members do have the ability to use discretion in their positions and in her opinion, the planning members should care about the quality.

There was no further discussions.

On a motion by Mr. Shipman, seconded by Ms. Betts, it was recommended to approve this plan and modification requests contingent upon a clean review letter.

Motion Approved 6-0.

ii. **Airport View Self Storage** – Preliminary/Final Land Development Plan – Airport Road and East Oregon Road - Zoned I-3; D-A Overlay & T-1 Natural Resources Overlay.

Present representing this Preliminary/Final Land Development Plan was Mr. Paul Artale, David Miller/Associates and Mr. Jay Garber, Garber Metrology.

Mr. Artale indicated that he is in receipt of the first round of review comments and will be working through those over the next few weeks and that there are some stormwater issues that also need to be worked out with the geologist.

Mr. Artale advised that this project is located on the corner of Airport Road and East Oregon Road with the primary development being located along the north section of Airport Road.

Mr. Artale indicated that the proposal consists of 6 self-storage facility buildings with security fencing surrounding where the storage facilities will be accessed via an access drive off of Airport Road which will lead to a controlled gate entrance.

Mr. Artale indicated that stormwater will be handled by two stormwater basins on the site, one at the front of the site along airport road and the other to the rear of the storage units and that extra volume for potential future construction has been allocated in each of those basins.

Mr. Artale advised that there will be LED lighting and landscaping surrounding the storage unit area.

Mr. Artale indicated that self-storage use has a very minimal traffic impact, therefore the roadway improvements required are also minimal.

Mr. Artale advised that there will be roadway widening along the north section of Airport Road as well as curb and sidewalk, and that the sidewalk and curb will continue along the Airport Road frontage to the intersection of Airport Road and East Oregon Road, however, there will be a temporary condition where the sidewalk and curb are pushed to the east of the intersection due to the fact that the Township has plans in the works to completely realign that intersection in the near future.

Ms. Betts questioned how many individual storage units are proposed.

Mr. Garber indicated that the number per building varies, but that the total number of units will be between 450-600 units.

Mr. Shipman asked Mr. Garber if he would still be farming the remaining green areas.

Mr. Garber indicated that the alfalfa field will remain and in addition there will be wildflowers, a chardonnay vineyard and bee keeping on the property.

Mr. Swinehart questioned the use of the lot shown on the plans as a future lot and whether or not Mr. Garber knew at this time what that use might be.

Mr. Garber indicated that he has no clue at this time what could happen, but perhaps an office for the storage; or storage for high-end items such as wine, cigars, etc.

There were no further discussions.

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

On a motion by Mr. Swinehart, seconded by Mr. Lee, it was recommended to table this plan and modification requests until all outstanding review comments are adequately addressed.

Motion Approved 6-0.

Public Comment

There was no public comment.

Adjournment

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

Motion approved 6-0 and the meeting adjourned at 7:05 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, May 20, 2015 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli