

**MANHEIM TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
Wednesday  
August 19, 2015**

A meeting of the Manheim Township Planning Commission was held on Wednesday, August 19, 2015 at 6:30 p.m. The following members were present: Vice Chairman Mr. Jeffery Swinehart; Members: Mr. Walter Lee; Ms. Maryann Marotta; Mr. John Hendrix and Ms. Stacey Betts. Chairman Mr. Michel Gibeault and Mr. John Shipman were absent. The following Township Staff was present: Mrs. Lisa Douglas and Mrs. Shannon Sinopoli.

**Roll Call**

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

**Minutes**

Mr. Swinehart asked for a motion on the July 15, 2015 Planning Commission meeting minutes.

On a motion by Ms. Marotta, it was recommended to approve the July 15, 2015 meeting minutes seconded by Mr. Lee.

**Motion Approved 5-0.**

**Subdivision/Land Development Plans**

1. **Belmont** – Preliminary Subdivision and Land Development Plan – Planned Commercial Development I – Fruitville Pike - Zoned R-3; R-2; I-2; D-R Overlay & T-1 Natural Resources Overlay.

Present representing this Preliminary Subdivision and Land Development Plan were Mr. Alex Piehl, RGS Associates; Mr. Jarred Neal, Traffic Planning and Design and Mr. Matt Crème, Nikolaus & Hohenadel, LLP.

Mr. Piehl advised the planning members that this Planned Commercial Development 1 (PCD-1) preliminary plan has been previously presented and reviewed by the Planning Commission on several occasions, technical items have been addressed and they would request to defer addressing the remaining administrative items during the final plan processing.

Mr. Swinehart asked Mr. Piehl to provide a quick summary of the project for the benefit of the public audience.

Mr. Piehl indicated that this development will consist of 372,000 square feet of retail uses and 87 residential uses consisting of 74 townhouses and 13 single family detached dwellings as well as common open space. Mr. Piehl advised that

the residential portion abuts the existing Glen Moore neighborhood and acts as a residential buffer area for the existing home owners.

Mr. Piehl advised that there is an extensive non-motorized trail network throughout the site which will connect into the Glen Moore neighborhood and that sidewalk is being provided along the entire Fruitville Pike frontage. Mr. Piehl indicated that there is no vehicular connection to the Glen Moore neighborhood.

Mr. Swinehart asked if there are any proposed improvements to the lot on the west side of Fruitville Pike where the existing farmhouse is located.

Mr. Piehl indicated that as part of this preliminary plan, there are no improvements on that parcel other than road widening along Fruitville Pike.

Mr. Swinehart asked about the status of the joint permit.

Mr. Piehl advised that a submission was made to the Department of Environmental Protection on July 2nd which generated a few administrative comments that they plan to address with a resubmission within the next week.

There were no further comments or questions from the planning commission members.

Mr. Swinehart asked for public comment.

Ms. Joan Hawkins, 1025 Grandview Boulevard stated that she noticed the parcel of land on the north side of Route 30 had a sold sign on it and was wondering what was being proposed on that tract.

Mr. Piehl advised that the tract is a part of the overall land for the project however only a stormwater facility is proposed to be located on that parcel as a part of this preliminary plan.

Mr. Vincent Kneizys, 1653 Leona Avenue wondered what the area was to the south of the development site.

Mr. Piehl advised that that is open area and will remain grass.

Mr. Kneizys questioned how much green space is being proposed and wondered if there was any active recreational space for the area residents to frolic.

Mr. Piehl indicated that there is plenty of open space proposed and the amount exceeds the township ordinance requirements. Mr. Piehl indicated that there are no proposed active recreational areas, however, there is a walking trail and the main street provides public areas which includes a central green, plaza space, and other public gathering areas.

Mr. Christopher Dye, 438 Amesbury Road questioned the extent of the widening along Fruitville Pike.

Mr. Eric Ashley, 1048 West Roseville Road (East Hempfield Township) questioned where the area north of Route 30 normally drains to currently.

Mr. Piehl indicated that the rain water collects in a pipe on the north parcel and then is piped under the road and onto the Belmont property.

Ms. Catherine Hunt, 1702 Lititz Road questioned what was being proposed on the tract north of Route 30.

Mr. Piehl advised that there are no improvements proposed on this parcel as a part of this project except for a stormwater facility.

Ms. Hunt asked where the water will go.

Mr. Piehl indicated that there is existing drainage coming from the north to this parcel and going straight into the existing pipe system which discharges directly onto the project site. Mr. Piehl indicated that the proposed basin will collect this runoff and release it slower into the pipe system.

There was no further discussion.

On a motion by Mr. Lee, it was recommended to approve this preliminary subdivision and land development plan, the specific permission request and the modifications contingent upon a clean review letter, seconded by Ms. Betts.

### **Motion Approved 5-0.**

2. **The Crossings at Conestoga Creek** – Preliminary Subdivision and Land Development Plan - Planned Commercial Development - Harrisburg Pike and Farmingdale Road – Zoned I-1; D-R Overlay & T-1 Overlay.

Present representing this Preliminary Subdivision and Land Development Plan were Mr. Ken Hornbeck, High Associates and Mr. Joel Young, Mr. Dave Miller and Mr. Jeri McClune, Rettew Associates.

Mr. Hornbeck stated that this plan has been in the works for quite some time which the planning members have seen sketches of and now the applicants have formally submitted preliminary plans to move this project forward.

Mr. Hornbeck indicated that although he cannot release the name of the anchor tenant, he is confident that this tenant is one that area residents have been requesting.

Mr. Hornbeck indicated that this plan consists of three components: a retail component which fronts Harrisburg Pike; a hotel which fronts Farmingdale Road and a residential component consisting of 258 upscale apartment units which will front on the new street, Crossings Boulevard.

Mr. Hornbeck indicated that approximately 90,000 square feet of the retail component will be oriented around the main street which will include pocket parks, plazas, benches, lamps and street lighting.

Mr. Hornbeck stated that the hotel will have direct access to and from Farmingdale Road and that there will also be a connection to the Toys R Us parcel.

Mr. Hornbeck advised that the residential component will consist of 6 apartment buildings; a clubhouse and pool building and a few garage structures.

Mr. Hornbeck indicated that riparian buffers and stream restoration is a part of this project as well as walking trails which will cross over to Long's Park and a bridge structure is being provided to connect to the trail system over in East Hempfield Township. Mr. Hornbeck also indicated that the existing farmhouse will be preserved and maintained.

Mr. Young spoke briefly with regards to the riparian buffer improvements and plantings; stream improvements and wetlands design. Mr. Young advised that there will be 4.5 acres of riparian buffer and that the goal is to reduce erosion and protect the water quality.

Mr. Miller briefly discussed the stormwater management proposed for the 89 acre site and indicated that the topography runs northeast to southwest, with the high point being where the proposed hotel is and then the site is bounded by the Little Conestoga to the west and an unnamed tributary to the southeast. Mr. Miller advised that the Township ordinance requires that any increase in volume in the 2-year storm needs to be collected and removed before it leaves the site and advised that the stormwater management design will meet the 2-year storm requirement.

Mr. Hornbeck indicated that the applicant's traffic engineer was unable to attend this meeting, but indicated that \$9 million worth of traffic improvements are proposed.

Mr. Hornbeck provided a brief outline of the proposed improvements which include updating traffic signals along Harrisburg Pike from Park City to College Avenue; widening and construction of dual left turn lanes on the Route 30 westbound off ramp; widening and dual right turn lanes on the Route 30 eastbound off ramp; widening of Harrisburg Pike to provide two thru lanes to the railroad overpass, intersection improvements at Long's Park and adding pedestrian crosswalks and controlled movement at the same intersection. Mr. Hornbeck advised that traffic improvements will be discussed in detail by the traffic engineer at a later meeting.

Mr. Young outlined the modifications being requested.

Mr. Hornbeck indicated that there will be an economic impact with this project which will create 560 construction jobs; 700 jobs after construction is complete and will also bring in \$2 million in tax dollars.

Mr. Lee raised concerns with regards to the retail component and the number of required parking spaces (950) versus the number of proposed parking spaces (1406) and questioned why the need for so many extra spaces which impacts stormwater in light of the additional coverage.

Mr. Hornbeck indicated that the number of spaces are specific to the anchor tenant and their requirement to be successful. Mr. Hornbeck indicated that the parking area to the side of the building is for employees.

Mr. Lee questioned the status of connection to the sanitary sewer system.

Mr. Hornbeck indicated that the expansion of the City's pumping station is due to be completed at the end of 2016 or early 2017.

Mr. Lee questioned what the slope of the path is from the hotel to the retail component.

Mr. Miller indicated that it meanders along at a 5-6% slope.

Mr. Hendrix expressed his concerns with regards to pedestrian safety in the large anchor store parking lot and suggested that some type of pedestrian boulevard or walkway extend through the middle of the parking lot to connect with the main street retailers.

Mr. Hendrix questioned the controlled pedestrian timing across the Harrisburg Pike intersection in light of the fact that it will be a large intersection and he wanted to ensure that the timings are set correctly to provide a pedestrian with ample amount of time to safely get across the intersection.

Mr. Hornbeck indicated that he will consult with the traffic engineer and advise.

Mr. Hendrix questioned whether or not sidewalk was proposed along Farmingdale Road.

Mr. Young indicated no.

Ms. Marotta questioned if there was sidewalk along at least one side of Crossings Boulevard that extended up to Farmingdale Road.

Mr. Young indicated yes on one side of Crossings Boulevard but not on Farmingdale Road.

Ms. Betts questioned why sidewalk was not being provided on both sides of Crossings Boulevard and whether it was because it wouldn't get used or it wouldn't fit.

Mr. Young indicated that the applicants felt as though having sidewalk on one side only was enough for this layout.

Mr. Hendrix questioned how the roundabout at the main street functioned.

Mr. Young indicated that it's not a roundabout, it's a T intersection and is designed as a plaza area with stamped and stained concrete.

Mr. Hendrix questioned if pedestrians will have the right-of-way.

Mr. Young indicated yes, there will be a 3-way stop at the T intersection.

Ms. Marotta questioned the condition to provide a shared access with Toys R Us versus having two separate accesses on Farmingdale Road close together.

Mr. Hornbeck indicated that the applicants have reached out to Toys R Us but do not have an update at this time.

Mr. Swinehart expressed concerns regarding the extra upper access drive loop and the safety concern of backing out of the parking spaces and into that access drive. Mr. Swinehart indicated that this particular area seems to have an excessive amount of spaces.

Mr. Young indicated that the access drive is not a prime road and he would not expect an excessive amount of traffic on it.

Ms. Marotta agreed with Mr. Swinehart and stated that this particular area is a dicey area and she also has concerns with its layout.

Mr. Swinehart asked for public comment.

Mr. George Nagel, 587 Woodbine Boulevard (East Hempfield Township) expressed his concerns with regards to the current traffic conditions on Farmingdale Road and Harrisburg Pike. Mr. Nagel indicated that traffic presently backs up and blocks traffic along Harrisburg Pike from the Park City intersection.

Mr. Hornbeck indicated that the Township has level of service requirements that need to be met and that there will be signal timing changes, etc. Mr. Hornbeck indicated that the applicants will be going through with all of the recommended improvements that the traffic impact study recommends in order to make it better than today.

Mr. Nagel stated that he had concern over how dual lanes and sidewalk along Harrisburg Pike will fit under the railroad overpass.

Mr. Nagel questioned the extent of the improvements to Farmingdale Road and expressed concern over Farmingdale Road getting ten times more traffic with this development. Mr. Nagel suggested removing the main access point along Farmingdale Road.

Mr. Nagel asked that the term upscale apartments be explained.

Mr. Brad Mowbray, High Associates indicated that there will be emphasis on the quality and the amenities that will be provided to attract the young professional. The residential component will also include active recreation at the clubhouse, access to the trail system as well as connectivity to the main street retail area.

Eric Ashley, 1048 West Roseville Road (East Hempfield Township) expressed his concerns with regards to flooding, groundwater recharge, environmental impacts, stormwater management and direct stormwater discharge.

Mr. Vince Kneizys, 1653 Leona Avenue questioned where the apartment residents would frolic.

Mr. Young indicated that the main street area will consist of a series of pocket parks, walking trails and gazebos as well as a clubhouse will be provided amongst the apartment structures and will also have an activity area.

Mr. Kneizys agreed with Mr. Hendrix that a pedestrian boulevard from the anchor store to the main street shops should be provided.

Mr. Kneizys stated that he was thankful for the retention of the farmhouse.

Mr. Dan Gillis, 1770 Wicklawn Drive (East Hempfield Township) stated that he had the perception that Manheim Township would be getting all of the proceeds but East Hempfield Township would be getting all the traffic. Mr. Gillis asked for an update on the \$1.2 million that High Associates has agreed to provide East Hempfield toward traffic improvements and to what extent is Manheim Township and High working with East Hempfield Township on the traffic issues.

Mr. Hornbeck indicated that East Hempfield Township agreed that the contribution was adequate to cover the cost of roadway improvements that may or may not be necessary within East Hempfield.

Mr. Gillis advised that he also had concerns with regards to the pinch point at the railroad overpass.

Mr. Kevin Martin, 842 Farmingdale Road (East Hempfield Township) questioned if the entire site was located within Manheim Township.

Mr. Young indicated that there are two small pieces on the other side of the Little Conestoga Creek that are located within East Hempfield Township.

Mr. Martin questioned who will keep and maintain those areas; the applicant or the park.

Mr. Young indicated that High Associates will be maintaining it and keep as is.

Mr. Christopher Dye, 438 Amesbury Road expressed his concerns with regards to traffic and maintaining the present levels of service as well as the added lane to the railroad overpass.

Mr. Hornbeck advised that an updated traffic study is being prepared and upon approval, the final design will be available.

Mr. Dye questioned if any widening under the bridge was proposed.

Mr. Hornbeck indicated widening will occur to add the sidewalk and an increased shoulder width.

Mr. Swinehart questioned if the anchor tenant's clientele would be such that would be served by automobile or by tour bus customers.

Mr. Hornbeck indicated that it would not generate tour bus activity.

There was no further discussions.

On a motion by Mr. Lee, it was recommended to table this preliminary subdivision and land development plan and modifications until all outstanding review comments are adequately addressed, seconded by Ms. Betts.

**Motion Approved 5-0.**

#### **General Public Comment**

There was no general public comments.

#### **Adjournment**

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

Motion approved 5-0 and the meeting adjourned at 8:42 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, September 16, 2015 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli