

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
February 17, 2016**

A meeting of the Manheim Township Planning Commission was held on Wednesday, February 17, 2016 at 6:30 p.m. The following members were present: Chairman Mr. Michel Gibeault; Vice Chairman 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 and Township Engineer Jeffrey Shue.

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 January 20, 2016 Planning Commission meeting minutes.

On a motion by Mr. Shipman, it was recommended to approve the January 20, 2016 meeting minutes, seconded by Mr. Hendrix.

Motion Approved 6-0.

Modification Request

- i. **The Crossings at Conestoga Creek** – Stormwater Management Ordinance - Modification Request - Harrisburg Pike and Farmingdale Road – Zoned I-1; D-R Overlay & T-1 Overlay.

Present representing this Modification Request was Mr. Ken Hornbeck, High Associates and Mr. Dave Miller, Rettew Associates.

Mr. Hornbeck stated that the land development plan for this project was submitted back in July 2015 and since then they have been focusing on stormwater with the primary focus being on direct discharge and the modification approach to direct discharge. Mr. Hornbeck indicated that after several discussions, submissions and reviews, the Township Engineer, Mr. Jeffrey Shue has issued a letter of support for this modification request.

Mr. Miller advised that the applicants are proposing a direct discharge approach which requires a modification of Section 402.3 of the Stormwater Management Ordinance for Rate Control. Mr. Miller stated that the ordinance provides for the means of granting modifications if the request or proposal shows an equal or better

outcome versus strict compliance with the ordinance. Mr. Miller indicated that this proposal actually provides better results than the ordinance requirement.

Mr. Miller indicated that for Volume Control the plan proposes three infiltration ponds, several rain gardens and porous pavement areas throughout the site.

Mr. Miller stated that the plans meet the Volume Control requirements and indicated that what they are seeking relief of is Rate Control and how that is handled. Mr. Miller indicated that the proposal meets the runoff rates for the two to one hundred year storms and that discharge rates are not increasing.

Mr. Miller indicated that Pond C will be the pond controlling the discharge into the creek which will not increase the peak flow from the site as there will be a gate control. Mr. Miller stated that the lower portion of the pond is designed to contain volume for infiltration and the higher level portion of flow will pass through into the creek before the main peak arrives from upstream. Mr. Miller indicated that as the peak rises the gate will close and no discharge from this site will occur until the overall peak recedes at which point the gate will then open back up and the pond will drain.

Mr. Shipman asked when the gate would close and what would happen if there was a power outage.

Mr. Miller indicated that the gate would close when the water level hits a switch and as far as a power outage, the gate will close automatically and there will also be a backup generator and manual hand crank.

Mr. Hendrix questioned the depth of Pond C.

Mr. Miller indicated that there is a depth of five feet for storage and infiltration and then another four feet to the spillway.

Mr. Hendrix asked if there would be any security fencing, etc.

Mr. Miller indicated that there will be fencing around the entire perimeter of the pond.

Mr. Swinehart advised that there have been ongoing discussions during several planning commission meetings over the past few months relative to this request. Mr. Swinehart stated that this site is situated very far downstream of a large watershed and that strict compliance with the Stormwater Management Ordinance requirement would actually magnify the peak flow.

There were no further discussions.

Mr. Swinehart asked for public comment.

Mr. Eric Ashley, 1048 West Roseville Road (East Hempfield Township) asked whether or not the proposal was meeting the 50% reduction requirement.

Mr. Miller explained that the modification being requested is for relief of the 50% reduction.

Mr. Ashley provided the planning members with a written letter of opposition dated February 17, 2016, Subject: Modification Request - The Crossings at Conestoga Creek and then proceeded to read the letter for the planning members and audience. *Such letter is attached to and made part of the Minutes of this meeting.*

Mr. Alan Hawkins, 1025 Grandview Boulevard mentioned a 2015 proposal by the Township that was presented to sixty seven Grandview Boulevard neighbors to provide stormwater management measures within the boulevard island of Grandview Boulevard which would reduce runoff. Mr. Hawkins indicated that two hundred people showed up at that public meeting and based on the outcome of that meeting, the Board of Commissioners decided not to pursue such plan.

Mr. Hawkins questioned why the Township would rely on one engineer's review and approval and felt that with the money saved by not installing the stormwater management measures along Grandview Boulevard that the money could be used to hire a second engineer to look at this request and to get a second opinion.

There were no further comments.

On a motion by Mr. Lee, it was recommended to approve this modification request, seconded by Mr. Shipman.

Motion Approved 5-0, (with Mr. Gibeault abstaining).

General Public Comment

There was no public comment.

Adjournment

On a motion by Ms. Betts, it was recommended to adjourn the meeting, seconded by Mr. Swinehart. Motion approved 6-0 and the meeting adjourned at 7:00 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, March 16, 2016 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli