

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

A meeting of the Manheim Township Planning Commission was held on Wednesday, August 17, 2016 at 6:30 p.m. The following members were present: Vice Chairman Jeffery Swinehart; Members: Mr. Walter Lee; Mr. John Shipman; Mr. John Hendrix and Ms. Stacey Betts. Chairman Michel Gibeault and Ms. Maryann Marotta were absent. The following Township Staff was present: Mrs. Lisa Douglas; 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 20, 2016 Planning Commission meeting minutes. On a motion by Mr. Hendrix, it was recommended to approve the July 20, 2016 meeting minutes, seconded by Mr. Shipman.

Motion Approved 5-0.

Conditional Use Request

- i. **Oregon Village Center** - Conditional Use Request - Master Site Planned Development - Oregon Pike; East Oregon Road; Creek Road; Jake Landis Road - Zoned B-3 and B-4 Business Districts and T-5 and T-1 Overlay Districts.

Present representing this Conditional Use Request was Mr. Joel Young and Mr. John Schick, Rettew Associates and Ms. Caroline Hoffer, Barley-Snyder.

Mr. Young provided a PowerPoint presentation and indicated that this plan consists of two sites a simple vision to create a live, work and play development while keeping the community feel.

Mr. Young indicated that Site A, consisting of 48.5 acres, is located on the northwest side of Oregon Pike where the existing dairy store is currently located.

Mr. Young advised that Site B, consisting of 26.6 acres, is located on the southeast side of Oregon Pike where the old Shawnee Resort was located.

Mr. Young indicated that Site A is currently zoned in the B-4 Business District and Site B is currently zoned in the B-3 Business District and that both sites lie within the T-5 Oregon Village Overlay District.

Mr. Young stated that the T-5 Overlay District provides for the opportunity of a master site plan which allows mixed uses and a residential component.

Mr. Young indicated that, of the total acreage, 44.16 acres will be a mixed use center. The mixed use on Site A would consist of a new dairy store, a restaurant and banquet facility with 29 apartments above, a retail component, a bank, a convenience store, 49 senior living apartments and workforce housing apartments. The mixed use on Site B would consist of retail and office uses with apartments located above, 2 restaurants, a 120-unit hotel, a community club building and a pool.

Mr. Young advised that the residential component on Site A would consist of 45 single family detached units, 8 duplex units and 28 townhouse units. The residential component of Site B would consist of 324 apartments and 30 townhouse units. The total number of residential units including the workforce housing and the apartment units above commercial space would be 565.

Mr. Young indicated that the project would create a strong pedestrian connection with walkways and pathways on both sites and significant open space would be provided. The architecture would be simple and would mimic the historic Lancaster County architecture.

Mr. Young discussed the modifications being requested with regards to building lengths, setbacks, sidewalk width and build-to-lines.

Mr. Schick discussed the proposed traffic improvements and indicated that 15 existing intersections were studied and 4 new intersections would be proposed. A master impact study for Sites A & B is forthcoming which will analyze 210,000 square feet of commercial; 20,000 square feet of office; an 8-fueling station convenience store and 565 residential units. The study evaluates traffic levels to the year 2033 per Township requirements.

Mr. Schick indicated that Site A would generate 553 new trips in the a.m. peak hour; 478 new trips in the p.m. peak hour and 1210 new trips in the Saturday mid-day. Site B would generate 377 new a.m. trips; 506 new p.m. trips; 633 new Saturday mid-day trips.

Mr. Shipman stated that there is a lot to digest with the size of this project, however, he sees a lot of nice things and the proposal follows the Lancaster County Smart Growth features.

Mr. Hendrix questioned the distances between the northern proposed traffic lights along Oregon Pike.

Mr. Schick indicated that there is approximately 600-feet between the light at Bushong Road and the light at East Oregon Road and that with today's technology, and the adaptive system monitoring, the proposed distance should not be of issue, however, PennDOT will have the final say.

Mr. Hendrix questioned the closing off of a portion of Creek Road and what that will mean for the residents that live along that portion of Creek Road.

Mr. Schick indicated that such traffic would come through the proposed village center and to the new signal light at Oregon Pike. This revised movement is safer and takes away the existing traffic that cuts down through Creek Road presently.

Mr. Swinehart questioned if the streets would be dedicated or not.

Mr. Young indicated that such topic is still under discussion but the main connector road would certainly be offered for dedication.

Mr. Swinehart questioned who would be in charge of management for the development.

Mr. Victor Hurst indicated that a Condominium Association would be created for Site B the Hurst Family would take care of Site A, however a Homeowners Association would probably be created for the residential component.

Mr. Swinehart suggested that the applicants provide samples of building lengths that are being proposed to put it in prospective with structures that are familiar to the public.

Mr. Swinehart questioned if Transferable Development Rights (TDRs) were being proposed.

Mr. Young indicated that TDRs are required for the acreage of land and for increases in building height.

Mr. Swinehart noted that additional right-of-way, which is required along East Oregon Road for the new connector road, is shown on the plan drawings, however, such right-of-way has not yet been secured and wondered if that was still the plan.

Mr. Young indicated that the applicants were planning on moving forward with obtaining the additional right-of-way.

Mr. Swinehart asked for public comment.

Mr. Bob Bovie, 1957 Geraldson Drive stated that he is in favor of the alley design which is a nice concept. Mr. Bovie expressed his concern over the impact to the school system that a project of this size would create with the potential for 600-800 more students as well as traffic on the Oregon Pike corridor as a whole. Mr. Bovie stated that the traffic improvements and pattern around the new project is great but there are no southbound improvements proposed and questioned what happens when you get down to Landis Valley Road and then to the Worthington development and the redevelopment of Olde Hickory. Mr. Bovie stated that this area is already a mess today, especially at 5pm, and the proposed roadway improvements do not address any of these existing problems further southbound.

Mr. Martin Wenrich, 1021 Creek Road expressed his concern with having a large development adjacent to Agricultural Preservation lands and felt that the development should be cut back in size. Mr. Wenrich stated that the traffic at the intersection of Creek Road and Oregon Road at Reflections is horrible and traffic can hardly pull out of there now.

Mr. Kenneth Birkett, 1369 E. Oregon Road expressed his concern with regards to the Butter Road and Jake Landis Road intersection and questioned if improvements could be done to that intersection and if a traffic signal was a possibility.

Mr. Schick advised that the intersection was part of the traffic study and that a traffic signal was not warranted, however, this intersection is being looked at to either make it a four-way stop or reversing the present signage from Jake Landis Road to Butter Road.

Mr. Birkett stated that Creek Road is being cut off but people leaving the new development can use it to go out to Oregon Road and wondered if there could be a no left turn restriction imposed and questioned if truck traffic could be restricted in this area.

Mr. Swinehart stated that PennDOT would need to approve such truck traffic restriction.

Mr. David Wenrich, Creek Road expressed his concern with regards to placing high density next to preserved farmland and indicated that he is opposed to closing off Creek Road from the Oregon Pike. Mr. Wenrich stated that he liked the Site B plan, but not the Site A plan which he feels is too large and would triple the Oregon Village community.

Mr. Wayne Baum, 968 Creek Road expressed his concerns with regards to the traffic and stated that this proposal is not keeping with the existing farm community and he doesn't want to live near a city. Mr. Baum voiced his concern for the safety of the Amish farmers and the horse and buggies with the added traffic.

Mr. Linford Good, Landis Homes stated that he has been waiting for years for the Shawnee property to be redeveloped and what is proposed seems feasible. Mr. Good indicated that he is looking forward to the traffic improvements and is glad to see the applicant is promoting walking and biking since Landis Homes employs 500-600 people that could live in this development and walk or bike to work.

There was no further public comment.

Ms. Hoffer stated that the subject parcels have been planned for business uses and high density for years and that the Township Comprehensive Plan and the Lancaster County Comprehensive Plan incorporated this area as designated for development. Ms. Hoffer also indicated that there were also numerous public meetings and public hearings during the updates to the Zoning Ordinance which supported the development of this area.

There were no further discussions.

On a motion by Mr. Lee, it was recommended to table this Conditional Use Request, seconded by Mr. Shipman.

Motion Approved 5-0.

The public hearing is scheduled for October 10, 2016 at 5:30 p.m.

General Public Comment

There was no public comment.

Adjournment

On a motion by Mr. Hendrix, it was recommended to adjourn the meeting, seconded by Mr. Lee.

Motion approved 5-0 and the meeting adjourned at 8:15 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, September 21, 2016 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli