

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
October 19, 2016**

A meeting of the Manheim Township Planning Commission was held on Wednesday, October 19, 2016 at 6:30 p.m. The following members were present: Chairman Michel Gibeault; Vice Chairman Jeffery Swinehart; Members: Mr. Walter Lee; Mr. John Shipman; Mr. John Hendrix and Ms. Stacey Betts. Member Ms. Maryann Marotta was absent. The following Township Staff was present: Mrs. Lisa Douglas; 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 September 21, 2016 Planning Commission meeting minutes. On a motion by Mr. Hendrix, it was recommended to approve the September 21, 2016 meeting minutes, seconded by Mr. Swinehart.

Motion Approved 6-0.

Conditional Use Requests

- 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, Rettew Associates; Ms. Caroline Hoffer, Barley-Snyder and Mr. Victor Hurst, Hurst Family Estate.

Ms. Hoffer indicated that the applicants had nothing further to present this evening and stated that the project is consistent with the T-5 Oregon Village Overlay District.

Mr. Gibeault advised that this is a conditional use process which focuses just on the use(s) proposed. Mr. Gibeault stated that the tracts of land involved with this request are not agricultural lands and that the zoning of these parcels are B-3 and B-4 Business District with a T-5 Overlay which permits a mix of commercial and residential uses.

Mr. Gibeault further advised that the project area lies within the Urban Growth Boundary where development is directed to go within the county.

Mr. Gibeault indicated that 95 Transferable Development Rights (TDRs) will be required as part of this project which equates to preserving 131 acres of agricultural zoned lands within the Township.

Mr. Gibeault asked for public comment.

Mr. Bruce Clark (Earl Township) questioned how much preserved farmland will be built on.

Mr. Gibeault advised that there was no preserved land being built on.

Ms. Jen Weaver, 209 Lexington Road (Warwick Township) questioned the need to construct a right turn lane on preserved land.

Mr. Gibeault indicated that the Township has not been approached with regards to any request to encroach on preserved land.

Ms. Weaver stated that the Shawnee site needs help but felt this should be a two-step process. Ms. Weaver stated that the elderly are against this project and adding 1,000 cars to the neighborhood is not helping the traffic problems.

Ms. Weaver stated that she appreciates the Oregon Dairy as it is and is in favor of the project on the Shawnee site, but would like to see only single family homes on the Oregon Dairy site.

Mr. Art Mann, 1305 Hunsicker Road stated that no one is complaining about the redevelopment of the Shawnee site and that his biggest concern is the additional traffic the development will create and the existing deficiencies of the side roads which are too skinny and lack sidewalks and bike lanes.

Mr. Mann expressed his concern with regards to 500 homes and impacts to the school system and overcrowding of the schools.

Mr. Bill Ebel, 2043 Bonnie Drive indicated that he was a Township Commissioner back in the 1990's when the Agricultural zone was created and felt that the applicants should use the TDRs and preserve the adjacent land to protect the rest of the Agricultural area.

Mr. Ebel mentioned the County's Community Plan 'Places 2040' which projects 140,000 new residents coming into the area by the year 2040 and stated that he would like to see taller buildings as it will be essential to build up.

Mr. Gibeault advised that the applicants are working with the Township to preserve the adjacent lands.

Mr. Kenneth Birkett, 1369 East Oregon Road expressed his concerns with regards to traffic and the need to upgrade the roadways within the village.

Mr. Birkett stated that Creek Road needs to be thoroughly studied as well as the secondary roads.

Mr. Charles Longenecker, Landis Homes, stated that he endorses all of the previous comments and that he has a very good relationship with the Hurst's and questioned if the development would abut the Landis Homes tract.

Mr. Gibeault answered no.

Mr. Longenecker expressed his concern about this project creating a whole new urban setting and the potential for it to sprawl into the Agricultural District.

Mr. Tom Simpson, (Lancaster City) stated that the Urban Growth Boundary is grossly overinflated all over the county and asked that the Planning Commission recognize the ripple effects on the surrounding municipalities from this development.

Mr. Simpson stated that this area is not zoned correctly and that there are other areas more suited for such a development.

Ms. Esther Wenrich, 1021 Creek Road stated that she agrees with Mr. Simpson and questioned why in the world the Hurst's would develop something like this and suggested the Hurst's sell their land to a local farmer and develop their project elsewhere.

Mr. Fred Daum, 2142 New Holland Pike (East Lampeter Township) stated that there are 50 homes in this historic village and this development will be the destruction of a historic village.

Mr. Bruce Clark, (Earl Township) mentioned that, in response to the concerns with regards to the existing deficiencies of the side roads and traffic, there is assistance available at the state and county level to deal with the overall traffic patterns.

Mr. Martin Wenrich stated that he would like to see the applicants use the TDRs from their own lands for this development.

Mr. Neil Ward, 1975 Crooked Oak Drive indicated that he had just found out about this project and questioned how the plans are being communicated and wondered if projects such as this could be announced on WGAL or through other forms of media.

Mr. Ward questioned how the developers think this project will benefit the people who live in the region, not just Manheim Township.

Mr. Ward expressed his concerns with regards to the impact on real estate and traffic as well as resources such as electric, sewer, water and gas.

There was no further public comment.

Mr. Gibeault indicated that the public hearing is scheduled for November 14, 2016.

Mr. Swinehart thanked everyone for their participation and comments and stated that it would be nice to be able to send all the growth to one area but that's not possible.

Mr. Swinehart indicated that he has been in discussions with the applicants and is advocating for the preservation of the adjacent lands in order to provide a buffer and he will continue to follow through with these discussions to make that happen.

There were no further discussions.

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

Motion approved 6-0.

ii. **Lancaster Country Club** - Conditional Use Request - Floodplain Irrigation Line - 1466 New Holland Pike - Zoned R-1 Residential District.

Present representing this Conditional Use Request was Mr. Andrew Miller, Rettew Associates.

Mr. Miller indicated that this request merely consists of running an irrigation waterline from a large pond, then under the creek and to the other side located in East Lampeter Township and advised that there would be no change in water surface elevation.

Mr. Miller stated that all necessary approvals from East Lampeter Township have been received.

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 Conditional Use Request, seconded by Ms. Betts.

Motion approved 6-0.

iii. **Brook Farms Development II, LLC**. - Conditional Use Request - Parking Lot Facility - 471 Juliette Avenue - Zoned I-2 Industrial and T-6 Overlay District.

Present representing this Conditional Use Request was Mr. James Welch, McNeese Wallace and Nurick and Mr. Ron Secary, Snyder Secary and Associates.

Mr. Welch indicated that the subject parcels are located in the I-2 Industrial District as well as the T-6 Overlay District and that the proposal consists of a parking lot facility where presently an automotive service business is located.

Mr. Welch stated that the parking lot facility will have 123 spaces and will function in conjunction with a new medical building being constructed on the neighboring Stockyards site.

Mr. Secary indicated that the lot area consists of 1.73 acres and the parking lot facility would be accessed from Juliette Avenue with a connection drive over to the Stockyards site.

Mr. Secary advised that the plans include 24' wide aisle widths; 9' X 18' parking stalls; a 10' wide perimeter buffer strip with landscaping; extension of the sidewalk from the existing sidewalk along Marshall Avenue around the site's frontages and a stormwater management facility along the southern boundary.

Mr. Hendrix questioned if any safety fencing or other mechanisms would be put into place around the stormwater basin.

Mr. Secary indicated that the basin will be in a dry grass condition for the most part except when there are storms in which case the basin will dewater.

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

On a motion by Mr. Shipman, it was recommended to approve this Conditional Use Request contingent upon a clean review letter and conditioned upon the applicant submitting a Subdivision/Land Development Plan and Stormwater Management Plan subsequent to an approval of this Conditional Use Request, seconded by Mr. Lee.

Motion approved 6-0.

Subdivision/Land Development Plans

- i. **Stonehenge Estates - Tract 1** - Final Phase I Subdivision and Land Development Plan - Buckwalter Road - Zoned R-1 Residential & T-1 Overlay District.

Present representing this Final Phase I Subdivision and Land Development Plan was Mr. Sidney Kime, ELA Group, Inc.

Mr. Kime stated that the Planning Commission has seen these plans on several occasions during the Preliminary Plan processing and that this plan is the first of two final phases.

Mr. Kime indicated that the first phase is located to the back of the site and consists of the construction of 23 single family dwelling units and stormwater management facilities.

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

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

Motion approved 6-0.

Public Comment

Mr. Randy Heilman, Lancaster County Planning Commission provided a flyer to the planning members with a list of meeting dates to discuss the County's Community Plan 'Places 2040'. Mr. Heilman indicated that if attending one of the meetings was not possible, public input would still be accepted online until spring 2017.

Adjournment

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

Motion approved 6-0 and the meeting adjourned at 7:40 p.m.

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

Respectfully submitted,

Shannon L. Sinopoli