

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
December 21, 2016**

A meeting of the Manheim Township Planning Commission was held on Wednesday, December 21, 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; Ms. Stacey Betts and Ms. Maryann Marotta. 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 November 16, 2016 Planning Commission meeting minutes. On a motion by Mr. Hendrix, it was recommended to approve the November 16, 2016 meeting minutes, seconded by Mr. Shipman.

Motion Approved 6-0 (with Mr. Swinehart abstaining).

Subdivision/Land Development Plans

- i. **Village of Olde Hickory** – Planned Residential Development - Final Phase I Land Development Plan – 600 Olde Hickory Road – Zoned R-3; B-2; B-3; D-C Overlay.

Present representing this Final Phase I Land Development Plan was Mr. Grant Smith, Advanced Geo Services and Ms. Judi Rineer, Village of Olde Hickory.

Mr. Smith advised that this project has been reviewed by the Planning Commission on numerous occasions and indicated that this is the first of five phases which includes 32 new townhouses and 27 new apartments.

Mr. Smith advised that there are 400 existing units on site and that upon full development of all phases that number will be increased to a total of 625 units.

Mr. Gibeault acknowledged five Manheim Township High School students in the audience.

The students advised that they were present as part of a Civics class assignment.

Mr. Gibeault asked Mr. Smith to provide a brief overview of the project for the students.

A summary of the project was presented by Mr. Smith.

Mr. Shipman questioned if the construction of the non-motorized path will be included in Phase I.

Mr. Smith advised that the construction of the path as well as all of the traffic improvements would be constructed as part of Phase I.

There was no further discussion.

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

On a motion by Mr. Shipman, it was recommended to approve this plan contingent upon the applicant obtaining the PennDOT Highway Occupancy Permit prior to presenting this plan to the Board of Commissioners for action and contingent upon a clean review letter, seconded by Mr. Swinehart.

Motion approved 7-0.

ii. **1580 Fruitville Pike Hotel** - Preliminary/Final Land Development Plan - 1580 Fruitville Pike – Zoned I-2 Industrial and D-R & T-1 Overlay Districts.

Present representing this Preliminary/Final Land Development Plan was Mr. Alex Piehl, RGS Associates; Mr. Jarred Neal, Traffic Planning and Design, Inc. and Mr. David Hogg, Central PA Equities 24 LLC.

Mr. Piehl indicated that the project is located along Fruitville Pike and is aligned with the southern entrance to the Belmont development.

Mr. Piehl advised that the plans consists of a 123-room, 4-story limited service hotel (no restaurant, banquet or conference rooms) and the adaptive reuse of the existing farmhouse which will house an office user.

Mr. Piehl indicated that there would be a connector drive from the hotel to the farmhouse office user; a street wall along the frontage of the property to include fencing, piers and columns; sidewalk along Fruitville Pike and internally as well as outdoor leisure spaces.

Mr. Piehl stated that there were three variances granted by the Zoning Hearing Board. One for encroachment of the riparian buffer easement; the second for the encroachment of the wetland buffer easement and the last was to permit a five-foot sidewalk versus the required 10-foot width.

Mr. Piehl advised that in addition to all of the roadway improvements being constructed as part of the Belmont project, a southbound right-turn lane into the hotel site is proposed as a part of this plan.

Mr. Gibeault questioned if there was enough access drive length into the site to allow adequate vehicle stacking.

Mr. Piehl indicated that since the submission of the plans, a meeting with PennDOT officials took place who raised some concerns regarding the length and suggested eliminating some parking to allow a longer stacking depth and to avoid the potential for conflict of parked vehicles trying to exit with other vehicles entering the site.

Mr. Piehl advised that per the zoning ordinance, 133 parking spaces are required, however based on hotel brand standards, the necessary number of parking spaces would be one space per room equaling 123 spaces, therefore the applicant has submitted a Parking Demand Needs Assessment request to permit 124 total parking spaces versus 133.

Mr. Piehl indicated that in addition to the proposed 124 hotel parking spaces, 20 spaces would also be provided for the office user.

Mr. Hendrix questioned if any other uses were looked out for the farmhouse such as a bed & breakfast; wedding venue, et cetera.

Mr. Hogg stated that a lot of different users for the farmhouse were considered however, he feels as though the proposed office user, being low impact, is the best fit.

Mr. Gibeault asked for public comment.

Mr. Donald Reed, 76 Glenmoore Circle expressed his concerns regarding traffic and the impacts to the swamp.

Mr. Gibeault indicated that there was an approved traffic impact study for the entire Belmont project at which time included a pharmacy, bank and office user on this parcel, however, a limited service hotel is now being proposed which actually reduces the amount of traffic from what was originally approved.

Mr. Piehl indicated that there would be no impact to the swamps.

There was no further public comment.

On a motion by Mr. Swinehart, it was recommended to table this plan and modifications until all outstanding comments can be adequately addressed, seconded by Mr. Hendrix.

Motion approved 7-0.

Public Comment

There was no general public comment.

Adjournment

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

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Motion approved 7-0 and the meeting adjourned at 7:30 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, January 18, 2017 at 5:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli
Planning Commission Secretary