

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
April 19, 2017**

A meeting of the Manheim Township Planning Commission was held on Wednesday, April 19, 2017 at 5:30 p.m. The following members were present: Chairman Michel Gibeault; Vice Chairman Jeffery Swinehart; Members: Mr. Walter Lee; Mr. John Hendrix; Ms. Stacey Betts and Ms. Maryann Marotta. Mr. John Shipman was absent. The following Township Staff was present: Mrs. Lisa Douglas and Mrs. Shannon Sinopoli.

Roll Call

Mr. Gibeault called the meeting to order at 5:30 p.m. and conducted roll call.

Minutes

Mr. Gibeault asked for a motion on the March 15, 2017 Planning Commission meeting minutes. On a motion by Mr. Hendrix, it was recommended to approve the March 15, 2017 meeting minutes, seconded by Ms. Betts.

Motion Approved 6-0.

Rezoning

- i. **Area 18, LP** – Rezoning Petition – 651 Delp Road - Request to change zoning of property from I-1 Industrial to B-4 Business District.

Present representing this rezoning request was Mr. Frank Vargish, Blakinger-Thomas and Mr. Bill Swiernik, David Miller/Associates.

Mr. Vargish indicated that there was an area of land adjacent to the subject tract that was previously rezoned from I-1 to B-4 to house a Subaru car dealership and that the dealership is now requesting approximately four additional acres of land to be rezoned in order to accommodate non-display vehicles for the dealership.

Mr. Vargish indicated that lighting would be provided in the additional parking area and that it would be landscaped.

Mr. Hendrix questioned how many additional spaces would be proposed.

Mr. Swiernik indicated approximately 250 stalls.

Mr. Swinehart questioned if the access for the existing recreational purposes along the stream continue to be provided.

Mr. Swiernik indicated that the current access is located on PPL's property which will continue as is.

There were no further discussions.

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

On a motion by Ms. Marotta, it was recommended to approve this Rezoning Petition, seconded by Mr. Lee.

Motion approved 6-0.

Subdivision/Land Development Plans

- i. **Environmental Recovery Corp** - Preliminary/Final Land Development and Lot Add-On Plan - 1076 Manheim Pike – Zoned I-2 and T-6 & T-1 Overlay Districts.

Present representing this Preliminary/Final Land Development and Lot Add-On Plan was Mr. Steve Gergely, Harbor Engineering.

Mr. Gergely indicated that this plan consists of three parcels and three existing buildings.

Mr. Gergely advised that the proposal entails a lot add-on plan to adjoin the three parcels together as well as a building addition to connect all three of the existing buildings for additional tank storage area.

Mr. Gergely indicated that there would be no additional employees and that the building addition will be constructed over existing impervious area.

Mr. Gergely advised that there is also an area of impervious coverage on the property that will be returned to meadow in order to address the 20% stormwater requirement.

There were no further discussions.

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

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

Motion approved 6-0.

- ii. **Lancaster KIA** - Preliminary/Final Land Development Plan - 1046 Manheim Pike - Zoned I-2 and T-6 & T-1 Overlay Districts.

Present representing this Preliminary/Final Land Development Plan was Mr. Bill Swiernik, David Miller/Associates.

Mr. Swiernik indicated that this project consists of a new car dealership which will be located at the corner of Manheim Pike and N. Prince Street.

Mr. Swiernik advised that there was a text amendment approved last year that added Vehicle Sales and Service as a use by right in the current zoning district.

Mr. Swiernik indicated that there were several variances granted by the Zoning Hearing Board, one of which was for the build to line so that the building could be set back away from Manheim Pike. Mr. Swiernik advised that there was a condition on that setback approval which requires pedestrian lighting and landscaping along the sidewalk.

Mr. Swiernik stated that the site is currently covered with impervious surface and is bound by PennDOT owned land to the east of the subject property.

Mr. Swiernik indicated that there will be one full movement access and one emergency access off of Manheim Pike.

Mr. Swiernik advised that the distance from the full access drive to the Manheim Pike/N. Prince Street intersection is approximately 360 feet.

Mr. Swiernik stated that the perimeter of the site will be returned to green space to provide stormwater volume control.

Mr. Swiernik indicated that the roadway frontage improvements consist of curb and sidewalk which stops short of the intersection due to the PennDOT owned land.

Mr. Gibeault indicated that there would be a gap in the sidewalk from the intersection to the applicant's property and recommended that the applicant make that connection across the PennDOT property.

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

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. Lee.

Motion approved 6-0.

Public Comment

There was no general public comment.

Adjournment

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

Motion approved 6-0 and the meeting adjourned at 6:10 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, May 17, 2017 at 5:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli
Planning Commission Secretary