

**MANHEIM TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
Wednesday  
August 16, 2017**

A meeting of the Manheim Township Planning Commission was held on Wednesday, August 16, 2017 at 5:30 p.m. The following members were present: Vice Chairman Mr. Jeffery Swinehart; Members: Mr. Walter Lee; Mr. John Shipman; Mr. John Hendrix; Ms. Stacey Betts and Ms. Maryann Marotta. Chairman Mr. Michel Gibeault was absent. The following Township Staff was present: Mrs. Lisa Douglas and Mrs. Shannon Sinopoli.

**Roll Call**

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

**Minutes**

Mr. Swinehart asked for a motion on the July 19, 2017 Planning Commission meeting minutes. On a motion by Mr. Hendrix, it was recommended to approve the July 19, 2017 meeting minutes, seconded by Ms. Betts.

Motion Approved 6-0.

**Subdivision/Land Development Plans**

- i. **Pickering Circle** - Preliminary/Final Subdivision and Land Development Plan - Pickering Trail and New Holland Pike – Zoned R-2.

Present representing this Preliminary/Final Subdivision and Land Development Plan was Mr. Sandy Kime, ELA Group.

Mr. Kime indicated that all previous technical comments have been addressed and the remaining comments are administrative.

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

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

Motion approved 6-0.

- ii. **Pack Pro Technologies** - Preliminary/Final Land Development Plan - 204 Bucky Drive - Zoned I-1 and D-A Overlay.

Present representing this Preliminary/Final Land Development Plan was Mr. Brian Cooley, DC Gohn Associates and Ms. Janis Chaffee, Pack Pro Technologies.

Mr. Cooley indicated that this plan consists of a 1.5 acre tract of land known as Lot #28 from the 1997 Airport Industrial Park Phase II Subdivision Plan which is one of the last two remaining vacant lots in the subdivision.

Mr. Cooley stated that the proposal simply consists of a 15,000 square foot warehouse/office building with 8 employees as well as employee parking, truck docking area and a truck court area.

Mr. Cooley advised that several variances were approved by the Zoning Hearing Board such as relief from setbacks; parking location; sidewalk and planting strip.

Mr. Hendrix questioned the amount of anticipated truck traffic to the site.

Mr. Cooley answered one truck per month is anticipated.

There were no further discussions.

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

On a motion by Ms. Marotta, it was recommended to table this plan and modifications until all outstanding items can be adequately addressed, seconded by Mr. Lee.

Motion Approved 6-0.

iii. **Airport Industrial Park Lot 15** - Preliminary/Final Land Development Plan - 213 Bucky Drive - Zoned I-1 and D-A Overlay.

Present representing this Preliminary/Final Land Development Plan was Mr. Brian Cooley, DC Gohn Associates and Mr. John Buckwalter, property owner.

Mr. Cooley indicated that this plan consists of a 2 acre tract of land known as Lot #15 from the 1997 Airport Industrial Park Phase II Subdivision Plan and which is the other last vacant lot in this subdivision.

Mr. Cooley stated that the proposal consists of a 25,000 square foot warehouse/office building with 7 employees as well as employee parking, truck docking area and a truck court area.

Mr. Cooley advised that a couple of variances were approved by the Zoning Hearing Board such as relief from build-to-line requirements and sidewalk.

Mr. Buckwalter indicated that Capri Cork and Demme Learning currently occupy space in the building next to this lot and stated that Capri Cork plans on moving into this new building and that Demme Learning will occupy the entire building space next door.

There were no further discussions.

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

On a motion by Ms. Marotta, it was recommended to table this plan and modifications until all outstanding items can be adequately addressed, seconded by Mr. Shipman.

Motion Approved 6-0.

### **Conditional Use Request**

- i. **Kissel Hill Commons Planned Residential Development** – Revised Conditional Use – Lot 286 - Brentwood Drive, Chatham Way; Bayberry Place - Zoned R-2.

Present representing this Revised Conditional Use Request was Mr. Gregory Strausser, Strausser Surveying and Engineering and Mr. Robert Wolf.

Mr. Strausser indicated that Lot 286 is the last remaining unbuilt lot in the Kissel Hill Commons development and that a 3,600 square foot commercial building (retail or convenience store) was originally proposed but after 22 years of marketing, it became obvious that a commercial use isn't the best fit for this lot.

Mr. Strausser stated that this request is to provide a residential use versus non-residential use which would consist of 6 townhouse lots. The townhouses would front on Brentwood Drive with rear access via an existing alleyway known as Bayberry Place where garages and driveways would be provided. The townhouses would have the same architectural elements as the existing units in the development.

Mr. Strausser advised that with the proposed revision to allow residential versus non-residential there will be less traffic as well as less impervious coverage. The stormwater design completed with the original development was designed to accommodate the larger amount of commercial impervious area, so addressing stormwater will be a non-issue.

Mr. Strausser discussed the requested modifications.

Mr. Strausser indicated that currently Bayberry Place is 28-feet wide, which was constructed as such to accommodate a future commercial user; however, such width would be reduced to 18-feet if approvals are granted.

Ms. Marotta questioned whether or not the townhouse unit on Lot #6 could be moved out more towards Brentwood Drive.

Mr. Strausser indicated that according to the designer it would be better to keep everything in line for internal utility purposes.

Ms. Marotta suggested that the applicants further investigate the possibility of moving this unit out closer to Brentwood Drive.

Mr. Swinehart questioned if the applicants have had any inquiry or comments from the existing neighbors.

Mr. Wolf answered no.

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

On a motion by Mr. Shipman, seconded by Ms. Marotta, it was recommended to table this Revised Conditional Use request.

Motion Approved 6-0.

The public hearing is scheduled for October 9, 2017.

**Public Comment**

Mrs. Sinopoli announced that the September Planning Commission meeting would be held on a different night of the week which will be Tuesday, September 19, 2017 at 5:30 p.m.

**Adjournment**

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

Motion approved 6-0 and the meeting adjourned at 6:15 p.m.

The next Regular Planning Commission meeting is scheduled for Tuesday, September 19, 2017 at 5:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli  
Planning Commission Secretary