

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Tuesday
September 19, 2017**

A meeting of the Manheim Township Planning Commission was held on Tuesday, September 19, 2017 at 5:30 p.m. The following members were present: Chairman Michel Gibeault; Vice Chairman Mr. Jeffery Swinehart; Members: Mr. Walter Lee; Mr. John Shipman; Mr. John Hendrix and Ms. Stacey Betts. Ms. Maryann Marotta was absent. The following Township Staff was present: 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 August 16, 2017 Planning Commission meeting minutes. On a motion by Mr. Hendrix, it was recommended to approve the August 16, 2017 meeting minutes, seconded by Mr. Lee.

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 was originally planned for a commercial user, however, after 20 plus years, the owners have been unable to develop this lot therefore they are requesting this revised conditional use to permit a residential use consisting of 6 townhouse units which will feature the same colors and architecture as the existing townhomes.

As a follow up from the August Planning Commission meeting, with regards to Ms. Marotta's suggestion about the possibility of pushing out Unit #6 more towards Brentwood Drive, Mr. Strausser indicated that the owner did touch base with the building designer.

Mr. Strausser indicated that Units #5 and 6 were designed and intended to be constructed as a duplex whereby all structural elements of the units, (foundations, bracing, studded walls, roof trusses) as well as cross utilities were designed to act together and that the curve in Brentwood Drive creates the hardship for these two units. Mr. Strausser stated that they have been moved these two units as far forward as possible to accommodate that curve and maintain the required visual streetscape.

There were no further conversations.

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

On a motion by Mr. Shipman, seconded by Ms. Betts, it was recommended to approve this Revised Conditional Use request and the requested modifications.

Motion Approved 6-0.

The public hearing is scheduled for October 9, 2017.

Subdivision/Land Development Plans

- i. **Calvary Fellowship Homes** - Preliminary/Final Lot Add-On and Land Development Plan - 502 Elizabeth Drive - Zoned Institutional and T-4 Overlay.

Present representing this Preliminary/Final Lot Add-On and Land Development Plan was Mr. Bill Fredericks, RGS Associates and Mr. Cliff Hurter, Calvary Fellowship Homes.

Mr. Fredericks indicated that this plan consists of a 6,700 square foot addition to the main building which will comprise of additional administrative areas, common areas as well as 4 apartment units to replace the 4 cottage units being removed due to the expansion.

Mr. Fredericks advised that in addition to the main building expansion, an existing 4-unit apartment building across Fellowship Drive will be demolished and replaced with a 1,900 square foot 2-unit cottage style building.

Mr. Fredericks indicated that there will be three new accesses added, one off of Fellowship Drive for access to the new drop off area and two along Elizabeth Drive.

Mr. Fredericks stated that he is in receipt of the Township's review letter and will be addressing all of the comments with a resubmission shortly.

Mr. Gibeault questioned the location of modification request from providing the required Clear Sight Triangles.

Mr. Fredericks stated that the request was for the three new access drive intersections due to several large existing trees and existing parking. Mr. Fredericks stated however that they are able to maintain the required Safe Sight Stopping Distance.

Mr. Gibeault questioned the location for the request of relief from providing sidewalk.

Mr. Fredericks indicated that sidewalk is being provided along the entire frontages on both sides of Fellowship Drive with the exception of the southeastern portion where heavy vegetation exists. Mr. Fredericks indicated that in working with staff, in lieu of provide sidewalk at that location, it was determined that it would make more sense to extend the sidewalk to the north to make the connection with the existing sidewalk along Friendship Avenue.

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 table this plan and modifications until all outstanding items can be adequately addressed, seconded by Mr. Hendrix.

Motion Approved 6-0.

Public Comment

There was no general public comment.

Adjournment

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

Motion approved 6-0 and the meeting adjourned at 5:45 p.m.

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

Respectfully submitted,

Shannon L. Sinopoli
Planning Commission Secretary