

**MANHEIM TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
Tuesday  
December 20, 2017**

A meeting of the Manheim Township Planning Commission was held on Wednesday, December 20, 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; Ms. Stacey Betts and Ms. Maryann Marotta. Mr. John Hendrix was absent. The following Township Staff was present: Ms. 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 November 15, 2017 Planning Commission meeting minutes. On a motion by Mr. Swinehart, it was recommended to approve the November 15, 2017 meeting minutes, seconded by Mr. Lee.

Motion Approved 6-0.

**Rezoning**

- i. **1369 Fairlane Drive, LLC and Burnham LLC** – Rezoning Petition – Harrisburg Pike and Dillerville Road - Request to change zoning of property from I-2 Industrial District to B-4 Business District.

Present representing this Rezoning Petition was Ms. Devon Myers, CGA Law Firm; Mr. Themis Sacarellos, 1369 Fairlane Drive, LLC; Mr. Mike Scarborough, Nutec Design, Inc.; Mr. Jay States, Grove Miller Engineering, Inc.; Ms. Caroline Hoffer, Barley Snyder, LLC and Mr. John Roda; Burnham, LLC.

Ms. Myers indicated that the petitioners are requesting a rezoning of the subject properties from I-2 Industrial District to the B-4 Business District. Ms. Myers advised that the existing buildings have reached their economic life which need to be replaced with new buildings. Ms. Myers stated that the tracts are not well suited for industrial development and are located within a commercial corridor along Harrisburg Pike, which is predominantly retail. Ms. Myers indicated that industrial users are not interested in this site and that a natural expansion of the B-4 District seems the most appropriate.

Ms. Myers indicated that the property is located at the corner of Dillerville Road and Harrisburg Pike and includes the former Reifsnnyder's Piano building, the former Specialty Screw Machine Products building and a former automobile sales lot. Ms. Myers stated that Burnham LLC's office buildings are included in the tracts to be rezoned and indicated that offices are a permitted use in the B-4 District.

Ms. Myers stated that the petitioners feel that rezoning the tracts is logical and appropriate as the tracts are located in close proximity to the R-2 Residential District and the permitted uses in the B-4 District are less intense than the uses permitted in the I-2 District and more appropriate for a location with a close proximity to residences.

Mr. Gibeault asked what the zoning district is for the Burnham offices.

Ms. Myers answered I-2 Industrial.

Mr. Gibeault asked if the tract of land where the Burnham offices are located is part of this rezoning request.

Ms. Myers indicated that a small portion of the Burnham tract is a part of the rezoning request.

Mr. Shipman asked if the Burnham offices would stay.

Ms. Myers indicated yes, the offices will remain.

Mr. States discussed a traffic trip generation assessment that he prepared which included a conceptual comparison between the I-2 Industrial District and the B-4 District. Mr. States indicated that a 50,000 square foot office building could be placed on the site under the existing zoning which would generate more a.m. peak hour trips than 28,000 square feet of retail space under the proposed zoning, however, the p.m. peak hour trips would increase with the proposed zoning.

Mr. Gibeault questioned whether or not the areas with existing uses being rezoned was looked at.

Mr. States indicated that the assessment was just conceptual and that a full blown study has not yet been completed but advised he will take a closer look at what could go on the entire site by running additional conceptual numbers.

Mr. Shipman asked why the Burnham property is included if the existing offices are proposed to remain and stay the same.

Ms. Myers stated that it is a natural extension of the B-4 District and office use is already a permitted use in the B-4.

Mr. Gibeault questioned how many square feet of retail is shown on the submitted conceptual sketch plan.

Mr. States answered 28,000 square feet.

Mr. Gibeault asked what kind of retail users might be proposed.

Mr. Sacarellos indicated that smaller retail shops would be proposed such as an AT&T store, computer repair and clothing.

Mr. Scarborough indicated that the retail component would consist of four 7,000 square foot buildings and the proposed diner would consist of approximately 7,100 square feet.

Mr. Gibeault stated that the trip generation numbers do not make sense to him when it's only showing 16 a.m. peak hour trips entering the site in the morning, especially when a diner is proposed.

Mr. States advised that he will break out restaurant trips as well.

Mr. Gibeault asked if there was any concern with the access along Harrisburg Pike being too close to the existing Burnham access drive.

Mr. Scarborough indicated that they were trying to line it up with Landis Avenue and pull it as far back away from the signalized intersection as possible.

Mr. Gibeault suggested creating a shared access with Burnham to eliminate another access onto Harrisburg Pike.

Mr. States advised that PennDOT will also question that or suggest that, but that will have to be dealt with during the land development phase.

Mr. Shipman questioned whether or not the site would be functional if the access along Harrisburg Pike and Dillerville Road were restricted to a right-in/right-out movement.

Mr. Sacarellos stated that it would limit the site but these days, you see this scenario more and more near busy intersections.

Mr. Gibeault stated that with the existing stacking along Dillerville Road, making a left turn out of the site would be nearly impossible.

Mr. Sacarellos stated that this site will be visited by local residents who know how to pattern their traffic movements and that he purchased additional lands to be included in this rezoning request in order to get the accesses as far away from the intersection as possible.

Mr. Gibeault stated that he doesn't think this site is an industrial site either, but traffic is something that needs looked at and advised Mr. States to include the trip generation numbers for the diner.

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 table this rezoning petition request, seconded by Ms. Betts.

Motion Approved 6-0.

The public hearing is scheduled for February 12, 2018 at 6:00 p.m.

### **Public Comment**

There was no general public comment.

**Adjournment**

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

Motion approved 6-0 and the meeting adjourned at 6:20 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, January 17, 2018 at 5:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli  
Planning Commission Secretary