

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
April 18, 2018**

A meeting of the Manheim Township Planning Commission was held on Wednesday, April 18, 2018 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; and Ms. Maryann Marotta. Member Ms. Stacey Betts and Mr. John Hendrix were absent.
The following Township Staff was present: Ms. Lisa Douglas.

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 February 21, 2018 Planning Commission meeting minutes. On a motion by Mr. Shipman, it was recommended to approve the February 21, 2018 meeting minutes, seconded by Mr. Lee.

Motion Approved 5-0.

Subdivision/Land Development Plans

- i. **Settlements East** - Final Phase I Subdivision and Land Development Plan - Landis Valley Road - Zoned R-2 & T-1 Overlay District.

Present representing this Final Phase I Subdivision and Land Development Plan were Mr. Robert Gabriel, Gabriel and Associates and Mr. Gerry Horst, using the projection equipment.

Mr. Gabriel indicated that the 50' wide right-of-way abutting the church property and shown on the plan previously presented to the Planning Commission was removed. Mr. Gabriel indicated that a 7' wide pedestrian easement is now depicted at this location.

Mr. Gabriel advised that additional survey work was conducted to determine the exact location of the tree line and during this process an existing swale along Lots 32-36 was identified. Mr. Gabriel indicated that they were able to remove the swales on their property and save the trees in this area.

Mr. Gabriel stated that minor adjustments were made to a few property lines but otherwise, the plan is the same as previously presented.

Mr. Gabriel advised that one additional modification was requested.

Ms. Marotta inquired about the timing for Phase II.

Mr. Horst indicated that they anticipate moving forward fairly quickly with Phase I but timing of Phase II is dependent on home sales in Phase I.

Mr. Swinehart inquired about a stop sign at Crofft Drive and Fondersmith Drive in the existing neighborhood.

Ms. Douglas indicated that she had spoken with Chief Rudzinski and a stop sign would be placed on Crofft Drive.

Mr. Gibeault asked for public comment.

Mr. Steve St. John indicated that he had several points to make. He inquired about additional stop signs along Whitemarsh Drive and Fondersmith Drive. It was indicated that Whitemarsh Drive and Fondersmith Drive are the through streets and stop signs would be placed on the intersecting streets not the through streets.

Mr. St. John questioned the status of the 7' wide pedestrian easement. It was indicated that the easement would remain in grass and maintained by the adjacent property owners until such time that the church decides to do something with the pedestrian easement.

Mr. St. John inquired about land along Hunsicker Road, suggesting that the church had purchased or had been given land.

Representatives of the church indicated that they have not been given and did not purchase land along Hunsicker Road.

Mr. St. John asked about the next steps in the process.

Mr. Gibeault indicated that the plan would move to the Board of Commissioners meeting, most likely in May. It was indicated that the plan presented before the Planning Commission would be the plan presented to the Board of Commissioners.

Mr. Brian Hurter, 1058 Fondersmith Drive thanked the applicant, the church and the Planning Commission.

Mr. St. John also thanked all parties.

There were no further comments.

On a motion by Mr. Shipman it was recommended to approve this plan and the requested modification contingent upon a clean review letter, seconded by Ms. Marotta.

Motion Approved 5-0.

ii. **Manheim Township Middle School** - Preliminary/Final Land Development Plan - 155 School Lane – Zoned R-3 and T-5 & T-1 Overlay Districts.

Present representing this Preliminary/Final Subdivision and Land Development Plan was Mr. Steve Gergely, Harbor Engineering and Mr. Tom Koch, Manheim Township School District.

Mr. Gergely provided a brief update.

Mr. Gibeault inquired about stormwater management during construction since the middle school will remain in place while the other one is being built.

Mr. Gergely advised that the new school will be constructed over the band lot and other impervious areas will be removed and the existing stormwater facilities will accommodate stormwater runoff during the initial stage of development. Mr. Gergely also advised that three new stormwater systems will be installed as the construction progresses.

Mr. Gibeault asked for public comment. There was no response and no further comments.

On a motion by Mr. Swinehart, it was recommended to approve this plan and the requested modifications conditioned upon the applicant addressing all outstanding stormwater management comments prior to presenting this plan to the Board of Commissioners and contingent upon a clean review letter, seconded by Mr. Lee.

Motion Approved 5-0.

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. Shipman.

Motion approved 5-0 and the meeting adjourned at 5:50 p.m.

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

Respectfully submitted,

Lisa A. Douglas