

**MANHEIM TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
Wednesday  
August 15, 2018**

A meeting of the Manheim Township Planning Commission was held on Wednesday, August 15, 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; Mr. John Hendrix, Ms. Stacey Betts and Ms. Maryann Marotta. The following Township Staff was present: Ms. Lisa Douglas and 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 June 20, 2018 Planning Commission meeting minutes. On a motion by Mr. Hendrix, it was recommended to approve the June 20, 2018 meeting minutes, seconded by Mr. Shipman.

Motion Approved 7-0.

**Conditional Use**

- i. **Grandview Lane Properties, LP** – Conditional Use Request – Floodplain Ordinance – New Holland Pike and Route 30 - Zoned B-1 and T-1 Overlay.

Present representing this Conditional Use Request was Ms. Debra Shulski, Riley, Riper, Hollin and Colagreco; Mr. Dave Kegerize and Mitch King, Towne Square Engineering and Mr. Anthony Faranda-Diedrich, Charter Homes.

Ms. Shulski indicated that this request is to permit floodplain crossings in Grandview Phase III located on the southwest corner of Route 30 and New Holland Pike and north of Pleasure Road.

Ms. Shulski indicated that the applicant has been working with the Township Engineer for the past 1-2 years with regards to the floodplain footprint and this latest conditional use request for the floodplain crossings.

Mr. Kegerize and Mr. King presented a Power Point presentation.

Mr. King advised that the floodplain footprint was established, and a map revision was approved by FEMA in February 2018.

Mr. King identified three areas of encroachments as Crossing A; Crossing B and Pads area.

Mr. King indicated that Crossing A would consist of a 24-foot wide access drive (which would eventually extend out to Homeland Drive), a 5-foot sidewalk, retaining walls,

underground utilities, stormwater culverts with headwalls/endwalls, riprap outlet pads and constructed wetlands.

Mr. King indicated that Crossing B would consist of a 24-foot wide access drive, a 5-foot wide sidewalk, retaining walls, a 16-foot by 6-foot box culvert with riprap inlet and outlet pads, underground utilities such as stormwater pipes, waterline, electrical conduits, natural gas line, a proposed sanitary sewer crossing located roughly 70 feet south of Route 30 and constructed wetlands.

Mr. King indicated that the Pads area would consist of fill for four future residential lots within Grandview Phase II, underground utilities, storm sewer extension and endwall and riprap outlet pad.

Mr. King advised that there will be no decrease in the 100-year floodplain area and volume and that there would be no increase in the 100-year floodplain elevation on any upstream or adjoining properties.

Mr. Gibeault questioned the location of the encroachment of Crossing A within the floodplain.

Mr. King advised that Crossing A will run parallel to the stream and not through it.

Mr. Gibeault questioned if the new access drive shown in Crossing A would extend out to an existing public street.

Mr. King indicated that would be the future intention.

Mr. Swinehart questioned the sizes of the proposed constructed wetlands.

Mr. King indicated that the current wetlands consist of approximately 3-acres and the proposed wetlands areas will consist of approximately 1.5 acres.

Mr. Gibeault asked for public comment.

Ms. Karen Melchionni, 1040 Grandview Boulevard, questioned the construction of wetlands.

Mr. King stated that the intent is to provide habitat for wildlife as well as to improve stream water quality as part of the future stormwater BMPs (Best Management Practices).

Mr. Alan Hawkins, 1025 Grandview Boulevard, questioned if the access drive proposed in Crossing A would have any impact on the neighboring house.

Mr. Kegerize indicated that there would be no impact to the neighboring property as the access drive improvements would be approximately 137-feet away and the retaining wall would be approximately 85-feet away.

Mr. King indicated that the height of the retaining wall section nearest to the neighboring property is very short and almost at grade level.

Mr. Hendrix questioned how close the wall would be to the Jaycee park property.

Mr. Kegerize indicated approximately 30-feet.

Ms. Marotta questioned what the tallest height of both walls would be.

Mr. King indicated that the wall adjacent to Crossing A would not exceed 4-5 feet height and the wall adjacent to Crossing B would not exceed 6-8 feet.

Mr. Bob Smith, 875 Janet Avenue, questioned if there was an existing access to the site from New Holland Pike.

Mr. King indicated that an existing drive/access is located along New Holland Pike and that the reason for the two proposed crossings is to allow for a second access to the site.

Ms. Brenda Kauffman, 815 McGrann Boulevard questioned what the next steps/process would be for the applicants.

Mr. Gibeault explained that the applicants are currently going through a conditional use process for floodplain encroachments, which is primarily a technical review by the Township Engineer, and which will ultimately be in front of the Board of Commissioners for action. Mr. Gibeault stated that if the Board of Commissioners approves the Conditional Use request, then the applicants can submit a land development plan and propose uses under the B-1 Zoning Regulations.

There were no further discussions.

On a motion by Mr. Shipman, it was recommended to table this Conditional Use Request, seconded by Mr. Swinehart.

Motion approved 7-0.

### **Public Comment**

There was no general public comment.

### **Adjournment**

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

Motion approved 7-0 and the meeting adjourned at 6:05 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, September 19, 2018 at 5:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli