

**MANHEIM TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
Wednesday  
November 28, 2018**

A meeting of the Manheim Township Planning Commission was held on Wednesday, November 28, 2018 at 5:30 p.m. The following members were present: Vice Chairman Mr. Jeffery Swinehart; Members: Mr. John Shipman, Mr. John Hendrix, Ms. Stacey Betts and Ms. Maryann Marotta. Chairman Michel Gibeault and member Mr. Walter Lee were absent. The following Township Staff was present: Ms. Lisa Douglas and Ms. 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 October 17, 2018 Planning Commission meeting minutes. On a motion by Mr. Shipman, it was recommended to approve the October 17, 2018 meeting minutes, seconded by Mr. Hendrix.

Motion Approved 5-0.

**Conditional Use**

- i. **Oregon Village Center** – Conditional Use Request – Master Site Planned Development - Oregon Pike; East Oregon Road; Creek Road; Jake Landis Road - Zoned R-3; B-3; B-4; T-1 & T-5 Overlays.

Present representing this Conditional Use Request was Mr. Joel Young and Mr. John Schick, Rettew Associates; Mr. Mike Davis, Barley-Snyder and Mr. Victor Hurst, Hurst Family Estate.

Mr. Young provided a PowerPoint presentation and indicated that this plan consists of two sites; Site A which consists of 49.04 acres and is zoned B-4 located on the northwest side of Oregon Pike where the existing dairy store is currently located and Site B which consists of 26.77 acres and is zoned B-3 located on the southeast side of Oregon Pike where the old Shawnee Resort was located. Mr. Young indicated that both sites also lie within the T-5 Oregon Village Overlay District which provides for the opportunity of a master site plan allowing mixed uses and a residential component.

Mr. Young indicated that the mixed use on Site A would consist of a new grocery store, a restaurant and banquet facility with apartments above and parking beneath, a retail component, a bank, a convenience store, senior living apartments and workforce housing apartments. The mixed use on Site B would consist of retail and office uses with apartments located above, restaurants, a hotel, a community club building and a pool.

Mr. Young advised that the residential component on Site A would consist of 32 single family detached units and 154 apartments. The residential component of Site B would consist of 348 apartments and 16 townhouse units.

Mr. Young discussed the vehicular and pedestrian circulation plan and stated that the development would create a strong pedestrian connection with walkways and pathways on both sites and that significant open space would also be provided.

Mr. Young discussed the modifications being requested with regards to building lengths and heights, setbacks, sidewalk widths, parking location and build-to-lines.

Mr. Schick discussed the proposed traffic improvements and indicated that 15 existing intersections were studied and that 6 new intersections would be proposed. The study evaluated traffic levels to the year 2033 per Township requirements and PennDOT approved the study on August 31, 2018.

Mr. Schick advised that the current trips per day total 10,000 trips on Oregon Pike; 7,400 trips on Oregon Road and 4,600 trips on Creek Road and indicated that of the 15 existing intersections studied, 6 are currently failing; 4 along Oregon Pike, 1 along Oregon Road and 1 along Butter Road. In the last 5 years there has been 84 reportable crashes at these intersections and 71 injuries. The number one intersection for reportable crashes is the Oregon Pike/Oregon Road intersection; number two is the Oregon Pike/Creek Road intersection and number three is the Oregon Road/Creek Road intersection.

Mr. Schick indicated that with this current proposal there is 26,000 square feet less commercial space than proposed in 2016 and 19 less dwelling units.

Mr. Schick stated that with the 2016 proposal an encroachment upon an agricultural easement on the north side of Oregon Road was necessary for additional right-of-way and roadway improvements, however with the new layout of Oregon Road, this is no longer needed.

Mr. Schick indicated that one notable improvement includes redirecting traffic from Oregon Road with a new roadway through Site A which would divert the traffic heading eastbound away from the existing Oregon Village and over to a signalized intersection with Oregon Pike. Mr. Schick advised that the speed limit along Oregon Road would be reduced to 35 mph and that such redirection of traffic will make it safer for motorists and local residents as it will take away the existing traffic that presently cuts down through Creek Road.

Mr. Schick indicated that there will be 4 traffic lights associated with this project; 1st being the existing light at Oregon Pike/Jake Landis Road; 2nd being a proposed light at the redirected Oregon Road/Oregon Pike; 3rd being at the entrance to Site B and 4th being at the intersection of Oregon Pike/Bushong Road which will all be a part of the adaptive signal system similar to the signal system along Lititz Pike.

Mr. Schick discussed several other traffic related improvements including roadway widening; additional thru lanes and turn lanes and a dedicated pathway for horse and buggy movement to direct them to the new roadway for safer crossing over to Creek Road.

Mr. Schick stated that in conclusion, the developer will be spending approximately \$6.5 million dollars on the roadway improvements and will also be subject to the Township's Traffic Impact Fee which will total approximately \$469,000.

Mr. Swinehart stated that Transferable Development Rights (TDRs) for this development are required and questioned where the TDRs would be purchased from.

Mr. Young advised that TDRs are required for the acreage of land and for increases in building height however, where they would be purchased from has not yet been determined.

Mr. Swinehart strongly recommended that the developers remove the TDRs adjacent to Site A in order to preserve that farmland and prevent future encroachment onto such lands.

Mr. Swinehart asked for public comment.

Numerous audience members spoke in opposition of the project expressing their concerns with regards to traffic volume and increases; the realigned Oregon Road; the impact on schools; tractor trailer movement; loss of open space; quality of life and habitat; the effect on historic resources; stormwater/flooding and the impact on emergency services.

There were also several audience members who spoke in support of the project citing the need for smart growth and housing for the employees of local businesses without the need for distant travel; stating the project would help towards the shortage of affordable housing in the area; and expressing support for both the new roadway design of Oregon Road, which will help lessen the impact thru the existing village, and the proposed traffic improvements which will be paid by the developer and not the tax payers.

There were no further discussions.

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

**Motion Approved 5-0.**

The public hearing is scheduled for January 14, 2019 at 6:00 p.m.

**Public Comment**

There was no general public comment.

**Adjournment**

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

Motion approved 5-0 and the meeting adjourned at 8:12 p.m.

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

Respectfully submitted,

Shannon L. Sinopoli