

**MANHEIM TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
Wednesday  
December 19, 2018**

A meeting of the Manheim Township Planning Commission was held on Wednesday, December 19, 2018 at 5:30 p.m. The following members were present: Vice Chairman Mr. Jeffery Swinehart; Members: Mr. John Shipman, Mr. John Hendrix and Ms. Stacey Betts. Chairman Michel Gibeault and members Mr. Walter Lee and Ms. Maryann Marotta 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 November 28, 2018 Planning Commission meeting minutes. On a motion by Mr. Hendrix, it was recommended to approve the November 28, 2018 meeting minutes, seconded by Ms. Betts.

Motion Approved 4-0.

**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; Ms. Caroline Hoffer and Mr. Mike Davis, Barley-Snyder and Mr. Victor Hurst, Hurst Family Estate.

Mr. Swinehart advised the audience members that the Planning Commission is a recommending body and that the Board of Commissioners will be holding a public hearing on January 14, 2019 at 6:00 p.m. in the Morgan Center of the Manheim Township Public Library.

Mr. Swinehart stated that the current application is for the use only and that if the applicants receive approval for the proposed use; traffic, stormwater and other impacts will be addressed at a later date during land development.

Mr. Swinehart informed the audience members that the most recent Lancaster County Comprehensive Plan, Places 2040, indicates that there will be a resident population increase of 130,000 by the year 2040. Mr. Swinehart stated that the Pennsylvania Municipalities Planning Code requires all zoning districts and growth cannot be stopped at municipal boundaries.

Mr. Young indicated that the applicants had nothing new to present this evening with regards to the application however he did want to address some questions/concerns that were raised at the November Planning Commission meeting.

Mr. Young advised that the applicants did share the proposed plans with the Manheim Township School District as well as the Emergency Management Coordinator, so they are aware of the project scope.

Mr. Young indicated that a pedestrian connection with the Landis Homes Community is proposed.

Mr. Young explained the circulation for service and delivery trucks and advised that the planned circulation will not affect the customer parking lots and that delivery times are expected to be between 4:00 a.m. and 9:00 a.m.

Mr. Young advised that the required density for Site A is between 2-6 units per acre and the proposal is 4.46 units per acre and the required density for Site B is less than 10 units per acre and the proposal is 9.59 units per acre.

Mr. Schick indicated that there was some concern raised with regards to the East Oregon Road and the new road intersection and the hard angle for traffic heading west on East Oregon Road. Mr. Schick advised that in response to those concerns, the angle was pulled back to meet PennDOT's 60-degree requirement and that a stop bar was also added.

Mr. Schick advised that, in response to the location of the round-about, that is defined by PennDOT in order to meet the queuing requirements.

Mr. Schick discussed PennDOT's upcoming proposed improvements that will be occurring on Route 222 and Route 30.

Mr. Young advised that all of the proposed uses are uses permitted by right in the T-5 Overlay of the Zoning Ordinance and stated that 64% of the entire project site currently has active uses on it, which makes this project more of a redevelopment project versus a completely new one.

Mr. Young indicated the project sites are zoned R-2, B-4 & B-3 and lie within the T-5 Oregon Village Overlay and the Village Growth Areas of the Lancaster Country Comprehensive Plan and the Manheim Township Comprehensive Plan.

Mr. Swinehart questioned if, after meeting with the school district, they seemed comfortable with the proposal.

Mr. Young indicated that specifics on impacts were not discussed however, they are aware that it is growth.

Mr. Swinehart asked for public comment.

Numerous audience members spoke in support of the proposal citing the need for sustainable housing; variety and types of housing (affordable and rentals); promoting concentration on growth in particular areas; proposed traffic improvements; and commending the applicants for investing in cleaning up the Shawnee site.

There were also several audience members who spoke in opposition of the proposal expressing concerns regarding impacts on the school district; traffic and an overall concern regarding the magnitude of the project.

There were no further discussions.

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

Mr. Swinehart expressed his repeated concern and recommendation that the applicants remove the Transferable Developments Rights adjacent to Site A in order to preserve that farmland and prevent future encroachment onto such lands.

**Motion Approved 3-1** (with Mr. Swinehart voting no).

Mr. Swinehart again advised that the public hearing is scheduled for January 14, 2019 at 6:00 p.m. and that it will be held in the Morgan Center of the Manheim Township Public Library.

### **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 4-0 and the meeting adjourned at 7:00 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, January 16, 2019 at 5:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli