

**MANHEIM TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
Wednesday  
February 19, 2020**

A meeting of the Manheim Township Planning Commission was held on Wednesday, February 19, 2020 at 5:30 p.m. The following members were present: Mr. Jeffery Swinehart; Mr. John Shipman; Mr. John Hendrix; Mr. Patrick Cloonan and Ms. Jennifer Rule. Ms. Stacey Betts and Mr. Roy Baldwin 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 January 15, 2020 Planning Commission meeting minutes. On a motion by Mr. Shipman, it was recommended to approve the January 15, 2020 meeting minutes, seconded by Mr. Hendrix.

Motion Approved 5-0.

**New Business**

**A. Text Amendment**

- i. G Investments, LP – Zoning Ordinance Text Amendment Petition - Amend Article XVII, Section 1702 and Article XXIV, Section 2409.

Present representing this Text Amendment request was Mr. Aaron Marines, Russell, Krafft & Gruber; Mr. Jim Boyer, David Miller/Associates and Mr. Jay Garber, property owner.

Mr. Marines indicated that the majority of the requested changes are corrections to the ordinance to square up some inconsistencies and to make the I-3 District and the D-A Overlay compatible with each other.

Mr. Marines stated that the proposed amendment also includes adding Conference/Event Center to the D-A Overlay, in the I-3 District only, as a use by special exception.

Mr. Boyer provided a brief background of Mr. Garber's property, which is located on the northeast corner of Airport Road and East Oregon Road and presently houses self-storage facilities, a house, a barn and a wildflower area.

Mr. Boyer indicated that in the recent past seasonal beer garden events have occurred on the portion of the property where the house and barn are located and that the applicant desires to allow such community events to occur year-round which is the reason for the addition of Conference/Event Center in the overlay district.

Mr. Swinehart indicated that he had attended the events on the weekends and thought that it was a great community gathering site.

There were no further comments or discussions.

On a motion by Mr. Shipman, it was recommended to approve this text amendment petition, seconded by Mr. Hendrix.

Motion approved 5-0.

The public hearing is scheduled for April 13, 2020.

## **B. Subdivision/Land Development Plans**

- i. 1046 Manheim Pike – Office Building – Preliminary/Final Land Development Plan – 1046 Manheim Pike – Zoned I-2 & T-6 Overlay.

Present representing this Preliminary/Final Land Development Plan was Mr. Bill Swiernik, David Miller/Associates and Mr. Dave Marschka, Deerin Companies.

Mr. Swiernik indicated that the project site is located at 1046 Manheim Pike which formerly housed Malleable Castings. The proposal consists of a 2-story, 18,000 square foot office building and will have two access points; one from Manheim Pike and the other from Manheim Avenue.

Mr. Swiernik indicated that a modification of full street widening and reconstruction along Manheim Avenue will be forthcoming. Staff indicated that such request would be supported.

Mr. Swiernik advised that the comments on the staff review letter will be addressed at which point they will return to the planning commission for a recommendation.

There were no further comments or discussions.

On a motion by Mr. Shipman, it was recommended to table this plan and modification requests until all outstanding comments can be adequately addressed, seconded by Mr. Cloonan.

Motion approved 5-0.

- ii. Lancaster Country Club – Preliminary/Final Lot Add-On and Land Development Plan – 1466 New Holland Pike – Zoned R-1 & T-1 Overlay.

Present representing this Preliminary/Final Lot Add-On and Land Development Plan was Mr. Chris Venarchick, RGS Associates and Mr. Ryan Granruth, Lancaster Country Club.

Mr. Venarchick indicated that this project consists of the expansion and renovation of the site to improve amenities for club members.

Mr. Venarchick indicated that, per PennDOT's requirement, the existing access drive along New Holland Pike will be shifted approximately 40-feet to the north to better align with an existing driveway on the west side of New Holland Pike and a right turn lane into the site on New Holland Pike will be provided.

Mr. Shipman noted that the entrance signs are located within the required clear sight triangle and suggested that the signage be moved and located completely outside of the triangle.

Mr. Venarchick indicated that the applicant will be complying with that requirement.

Mr. Hendrix mentioned the two pillars across New Holland Pike and stated that one of the pillars was repaired, however, the other one is also in need of repair and questioned if the applicant will consider making such repair.

Mr. Granruth indicated that such repairs will be made with the other roadwork improvements.

Mr. Venarchick indicated that the remainder of the project consists of the addition of a paddle hut, the expansion of a parking lot area, the removal of an existing pool, the renovation and expansion to the existing clubhouse, a new pro shop and an activities pavilion with new pool area and outdoor food area.

Mr. Shipman mentioned the tall retaining wall proposed between the new pool area and a stormwater retention basin which is designed to hold 4-feet of water and questioned if any type of fencing was proposed to keep kids out of the retention pond.

Mr. Venarchick advised that the entire activities center will be completely enclosed and fenced in.

Mr. Hendrix and Mr. Swinehart also had safety concerns regarding the retention basin and suggested that a fence also be proposed specifically around the basin.

There were no further comments or discussions.

On a motion by Mr. Hendrix, it was recommended to table this plan and modification requests until all outstanding comments can be adequately addressed, seconded by Mr. Shipman.

Motion approved 5-0.

### **C. Conditional Use**

- i. Lancaster Country Club – Conditional Use Request - Floodplain Ordinance – 1466 New Holland Pike - Zoned R-1 and T-1 Overlay.

Present representing this Conditional Use request was Ms. Bernadette Hohenadel, Nikolaus & Hohenadel, LLP; Mr. Jim Boyer, David Miller/Associates and Mr. Ryan Granruth, Lancaster Country Club.

Ms. Hohenadel indicated that this request is to replace an aged footbridge and because of location of it being in the floodplain, approval of a conditional use is required.

Mr. Boyer indicated that the old wooden foot bridge is 242-feet long by 4-feet wide and consists of 11 piers and crossmembers.

Mr. Boyer advised that the new bridge will be similar to the old one but will be steel construction and only consist of 5 supports which will have less impact to the floodplain than the old bridge.

There were no further comments or discussions.

On a motion by Mr. Hendrix, it was recommended to approve this Conditional Use request, seconded by Ms. Rule.

Motion approved 5-0.

The public hearing is scheduled for April 13, 2020.

### **Public Comment**

None.

**Adjournment**

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

Motion approved 5-0 and the meeting adjourned at 6:15 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, March 18, 2020 at 5:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli  
Planning Commission Secretary