

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
August 18, 2010**

A meeting of the Manheim Township Planning Commission was held on Wednesday, August 18, 2010 at 6:30 p.m. The following members were present: Mr. Michel Gibeault; Mr. Donald Reed; Mrs. Mary Ellen Hollinger; Mr. Michael Martin; Mr. Cory Rathman and Mrs. Stacie Reidenbaugh. Mr. Jeffrey Sturla was absent.
The following Township staff was present: Mrs. Lisa Douglas.

Roll Call

Mr. Gibeault called the meeting to order at 6:29 p.m. and conducted roll call.

Minutes

Mr. Gibeault asked for a motion on the July 21, 2010 Planning Commission meeting minutes.

On a motion by Mr. Reed, seconded by Mrs. Reidenbaugh it was recommended to approve the July 21, 2010 meeting minutes.

Motion Approved 6-0.

Subdivision/Land Development Plans

1. Faulkner BMW – Preliminary/Final Land Development Plan – 1530 Manheim Pike – Zoned B-4.

Present representing this Final Subdivision and Land Development Plan was Mr. Bill Swiernik, David Miller/Associates.

Mr. Swiernik indicated that sidewalk is now proposed along Manheim Pike and described the location. Mr. Swiernik indicated that a modification of sidewalk along Manheim Pike is still needed since the sidewalk stops short of the property line.

Mr. Swiernik indicated that the access drive along Commerce Drive has been revised to allow for a larger radius than originally shown.

Mr. Gibeault asked Mr. Swiernik to describe access into and out of the site from Commerce Drive.

Mr. Swiernik handed out three diagrams depicted turning movements for three different vehicle types.

Mr. Rathman inquired about the past delivery practices of the Saturn dealer and it was indicated that there were no known problems with delivery vehicles.

Mr. Gibeault inquired about the geotech comments.

Mr. Swiernik indicated that the information has been submitted for review and comment. Mr. Swiernik felt all comments have been addressed.

Mr. Rathman inquired about the water table.

Mr. Swiernik indicated that water was not encountered in any of the probes during the investigation.

Mr. Gibeault indicated that the recommendation may be to move the plan through the Planning Commission provided the geotech comments are addressed before being placed on the Commissioners agenda.

Mr. Swiernik indicated that the majority of remaining items are administrative in nature.

Mr. Gibeault asked for public comment. There was no response.

On a motion by Mr. Reed, seconded by Mrs. Hollinger, it was recommended to approve the plan and modifications contingent upon a clean review letter.

Motion Approved 6-0.

Other/Acknowledgement

1. North Plum Street and Elizabeth Avenue Roadway Abandonment Request

On a motion by Mr. Rathman, seconded by Mr. Reed, pursuant to Section 303 of the Pennsylvania Municipalities Planning Code, it was recommended that the Planning Commission make a recommendation to the Board of Commissioners that the Board officially vacate Manheim Township's rights to those portions of North Plum Street and Elizabeth Avenue extending northwesterly from Juliette Avenue into the Lancaster Stockyards site.

2. Penn Township – Manheim Central Region Comprehensive Plan

On a motion by Mrs. Hollinger, seconded by Mr. Martin, the receipt of the proposed Manheim Central Region Comprehensive Plan amendment was acknowledged and recommended to be forwarded onto the Board of Commissioners without further comment or delay. The Planning Commission expressed their appreciation on the opportunity to review and comment on the proposed regional comprehensive plan and commended Penn Township for their planning efforts and for their coordinated efforts to plan on a regional basis.

Public Comment

There was no public comment.

Adjournment

On a motion by Mrs. Reidenbaugh, seconded by Mr. Rathman, it was recommended to adjourn the meeting.

Motion approved 6-0 and the meeting adjourned at 6:50 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, September 15, 2010 at 6:30 p.m.

Respectfully submitted,

Lisa A. Douglas