

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
June 16, 2010**

A meeting of the Manheim Township Planning Commission was held on Wednesday, June 16, 2010 at 6:30 p.m. The following members were present: Mr. Jeffrey Sturla; Mr. Michel Gibeault; Mr. Cory Rathman, Mr. Donald Reed; Mr. Michael Martin; Mrs. Mary Ellen Hollinger and Mrs. Stacie Reidenbaugh. The following Township staff was present: Mrs. Lisa Douglas and Mrs. Shannon Sinopoli.

Roll Call

Mr. Sturla called the meeting to order at 6:30 p.m. and conducted roll call.

Minutes

Mr. Sturla asked for a motion on the May 19, 2010 Planning Commission meeting minutes.

On a motion by Mr. Reed, seconded by Mr. Rathman it was recommended to approve the May 19, 2010 meeting minutes.

Motion Approved 7-0.

Subdivision/Land Development Plans

1. **Long Community at Highland – Final Phase I Land Development Plan – 600 East Roseville Road – Zoned Institutional.**

Mr. Sturla abstained from plan discussions and handed the gavel over to Mr. Gibeault.

Present representing this Final Phase I Land Development Plan was Mr. Jason Best, ELA Group.

Mr. Best indicated that this is the final plan for Phase I of the Long Community Development.

Mr. Best indicated that all technical related items were addressed with the Preliminary plan approval.

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

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

Motion Approved 6-0 (with Mr. Sturla abstaining).

2. **Manheim Township School District – 5th/6th Grade Building -Preliminary/Final Subdivision & Land Development Plan - 2933 Lititz Pike – Zoned R-2 & R-3.**

Mr. Reed abstained from plan discussions.

Present representing this Preliminary/Final Subdivision and Land Development Plan was Mr. Brent Detter, ELA Group.

Mr. Detter indicated that since the last Planning Commission meeting there have not been any changes to the land development plans and the geotechnical items are being addressed with Township Engineer Jeff Shue.

Mr. Detter indicated that after ongoing discussions with staff and the engineers regarding the Route 501 and School Road intersection, the consensus is that the school will construct a permanent concrete pork chop at this intersection to limit movement to a right-in/right-out scenario. Mr. Detter indicated that it was the schools desire to only limit such movement during the AM and PM school peak hours, however, it was staff's desire to restrict that movement 24/7.

Mr. Sturla indicated that staff did provide an option to utilize removable bollards instead of a concrete pork chop for which would provide the school the ability to remove such bollards for football games or other school events instead of a permanent situation.

Mr. Detter indicated that the school had several concerns with using the bollards versus concrete pork chop and decided just to restrict that intersection permanently.

Mr. Detter indicated that ELA Group and the school district have met with Mr. Webber to review his concerns, analyze the existing basin design versus as-built and the 50% reduction in peak flow with the expansion of Basin D.

Mr. Sturla asked that the applicants provide the as-builts for this project.

Mr. Detter indicated that they would certainly be provided.

Mr. Sturla asked for public comment.

Patron #1: Sandra Yecker, 32 Echo Valley Lane

Ms. Yecker indicated that she was present on behalf of her family in light that their property abuts the campus at 175 Valley Road.

Ms. Yecker presented the Planning Commission members with photographs of 175 Valley Road after a storm that took place on May 31, 2010 which showed heavy rains flooding the yard.

Ms. Yecker indicated that she will let Mr. Webber explain.

Patron #2: Ben Webber, Lake Roeder Hillard & Associates

Mr. Webber indicated that he was present on behalf of his clients Sandra Yecker and Bob Ulrich.

Mr. Webber indicated that he has also shared Ms. Yecker's pictures with ELA Group and stated that his concern is more with the nuisance storms that fall below the 2-year storm.

Mr. Webber indicated that he is very pleased with ELA Groups consideration on what they can do to help and to go above and beyond the Township Ordinance requirements. Mr. Webber indicated that there has been good communication in seeking an agreeable resolution.

Mr. Webber suggested that in addition to the applicants providing an as-built "survey", he would recommend that ELA Group also confirm the as-built "calculations".

Patron #3: James Bashore

Mr. Bashore indicated that he was present as a representative for the owners of 220 Valley Road, Mr. Robert Bashore Jr. and Audrey Bashore.

Mr. Bashore indicated that he is present to ensure that proper procedures were utilized and considered to manage discharge of water from the school project to the streams that feeds the pond located on the property of 220 Valley Road as well as to restore/maintain the integrity of the stream/waterways that feeds the pond during the review of these plans. Mr. Bashore indicated that from researching records, it appeared to him that there is no record of authority for the discharge of water onto the property.

Mr. Bashore provide the Planning Commission members with photographs of 220 Valley Road showing the conditions of the stream/waterway from June 2008 and the current condition as of June 2010 indicating the damage that has occurred over the past two years.

Mr. Bashore presented Exhibit 1 showing the condition of a root system of an American Elm tree in June 2008; Exhibit 2 showing the condition of the root system shown in Exhibit 1 in June 2010 noting the erosion; Exhibit 3 showing the condition of a section of the stream bed supplying the pond in June 2008; Exhibit 4 showing the condition of the stream bed shown in Exhibit 3 in June 2010 noting the deepening of the channel and Exhibit 5 showing the current erosion of a section of the stream bed supplying the pond as of June 2010.

Mr. Bashore thanked the Planning Commission for allowing him to speak.

Mr. Rathman asked if the applicants are meeting all Stormwater Management Ordinance requirements.

Mr. Detter answered yes.

Mr. Sturla indicated that these existing problems are from previous plans and that there are potential remedies that can be addressed with the school, ELA Group and Mr. Webber working together. Mr. Sturla suggested that, in light that the Planning Commission cannot go back in time and has to focus on the existing plans in front of them, the concerns of the residents should be taken to the Board of Commissioners.

On a motion by Mr. Gibeault, seconded by Mr. Martin, it was recommended to approve this plan and modifications conditioned upon the applicants providing as-built surveys and calculations and addressing the geotechnical comment concerning Basin D and all outstanding traffic comments to the satisfaction of the Township Engineer and Staff prior to presenting this plan to the Board of Commissioners for final plan approval.

Motion Approved 6-0 (with Mr. Reed abstaining).

3. Hogan and Herr Builders – Preliminary/Final Subdivision and Land Development Plan – 152 Buch Avenue – Zoned R-2.

Present representing this Preliminary/Final Subdivision and Land Development Plan was Mr. Greg Strausser, Strausser Surveying and Engineering.

Mr. Strausser indicated that this plan was presented to the Planning Commission a few months ago and consists of an existing lot being subdivided into two half acre lots for the purposes of building a single-family dwelling on each lot.

Mr. Strausser indicated that the majority of comments have since been addressed; however, there are a couple minor engineering comments that are still being worked out with the Township Engineer.

Mr. Strausser indicated that originally a grass spillway was being proposed, but because of opposition from staff and the planning members, they are now proposing to construct the emergency spillway to Township standards.

Mr. Sturla asked if for some reason sidewalk would end up being placed along Buch Avenue sometime in the future, would there be enough room to construct the sidewalk in light of the location of the stormwater management facilities.

Mr. Strausser indicated that there was enough room to construct a sidewalk.

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

On a motion by Mr. Rathman, seconded by Mr. Reed, it was recommended to approve this plan and modifications conditioned upon the applicants addressing the remaining

stormwater comments to the satisfaction of the Township Engineer and Staff prior to presenting this plan to the Board of Commissioners for final plan approval.

Motion Approved 7-0.

4. Penn Cinema IMAX Theater & Restaurants – Preliminary/Final Land Development Plan – 541 Airport Road – Zoned I-3.

Present representing this Preliminary/Final Land Development Plan was Mr. Tom Matteson, Diehm & Sons.

Mr. Matteson indicated that this plan consists of the addition of a 20,700 square foot building adjacent to the existing Penn Cinema movie theater to house an IMAX Theater & 2 restaurants, each having 75 seats.

Mr. Matteson advised that they have been working vigorously with Township staff and engineer since the April submission to address all technical related issues.

Mr. Matteson indicated that the parking is being expanded for the new uses as well as providing extra for the existing Theater use.

Mr. Gibeault questioned why there is an 18-foot gap between the existing theater building and the proposed building.

Mr. Matteson indicated that if they connected the new uses to the existing building, they would be in violation of the Zoning Ordinance for building length.

Mr. Gibeault questioned if the restaurants would be under the control of Penn Cinema or would they be independent restaurant users.

Mr. Matteson indicated that they would be independent restaurants.

Mr. Gibeault questioned the additional parking being provided.

Mr. Matteson indicated that they are required to provide 250 spaces, but are proposing 350 spaces.

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

On a motion by Mr. Martin, seconded by Mr. Gibeault it was recommended to approve this plan and modifications conditioned upon the applicants addressing all traffic, stormwater and geotechnical comments to the satisfaction of the Township Engineer and Staff prior to presenting this plan to the Board of Commissioners for final plan approval.

Motion Approved 7-0.

Public Comment

There was no public comment.

Adjournment

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

Motion approved 7-0 and the meeting adjourned at 7:10 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, July 21, 2010 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli