

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
February 17, 2010**

A meeting of the Manheim Township Planning Commission was held on Wednesday, February 17, 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 and Mrs. Mary Ellen Hollinger. Mrs. Stacie Reidenbaugh was absent. 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 January 20, 2010 Planning Commission meeting minutes.

On a motion by Mr. Reed, seconded by Mr. Rathman it was recommended to approve the January 20, 2010 meeting minutes.

Motion Approved 6-0.

Subdivision/Land Development Plans

**1. Weaver Road Park Project – Preliminary/Final Land Development Plan – 2883
Weaver Road – Zoned R-2.**

Present representing this Preliminary/Final Land Development Plan was Mr. Sean Molchany, Assistant Manheim Township Manager; Chuck Haley, Mike Huxta and Mark Henise, ELA Group.

Mr. Molchany stated that this is the third time that this plan has been in front of the Planning Commission and that the comments are down to primarily modification requests and administrative items.

Mr. Molchany indicated that the public is welcome to attend a public hearing in front of the Parks and Recreation Board which is tentatively scheduled for March 2, 2010 at 6pm here at the Township Municipal Building.

There were no further discussions.

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

On a motion by Mr. Gibeault, seconded by Mr. Reed it was recommended to approve the plan and modifications contingent upon the applicant addressing any outstanding stormwater and geotechnical related comments prior to presenting the plan to the Board of Commissioners for approval and contingent upon a clean review letter.

Motion Approved 6-0.

2. Fulton Bank at Granite Run – Preliminary/Final Land Development Plan – 451 Granite Run Drive – Zoned I-1.

Present representing this Preliminary/Final Land Development Plan was Mr. Joel Gibbel, Derck & Edson and Mr. Dave Tshudy, Stevens & Lee.

Mr. Gibbel indicated that the plans have been cleaned up since the January Planning Commission meeting and that the emergency spillway issue from last month has been resolved and that an emergency spillway is proposed with topsoil to improve the aesthetics of the basin which has been supported by the Township Engineer.

There were no further discussions.

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

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

Motion Approved 6-0.

3. Integrity Bank – Preliminary/Final Land Development Plan – 1683 Oregon Pike – Zoned B-4.

Present representing this Preliminary/Final Land Development Plan was Mr. Greg Strausser, Strausser Surveying & Engineering and Mr. Jarred Neal, Traffic Planning and Design.

Mr. Strausser indicated that most of the outstanding items have been addressed since the January Planning Commission meeting however, the recent traffic impact study analysis prompted the need for a new modification request for the Level of Service Requirement.

Mr. Neal provided a background of the traffic impact study scope and discussed trip generations comparing the existing restaurant use and the proposed bank use.

Mr. Neal indicated that according to the traffic impact study, the on-site access driveways will operate at acceptable levels.

Mr. Sturla questioned the need for the Level of Service modification.

Mr. Neal indicated that currently the intersection of Butler Avenue and Oregon Pike is failing at a Level of Service F and that Township Ordinance requires that a Level of Service E or F be brought up to a level D.

Mr. Sturla questioned what would it take to bring the intersection up to a Level of Service D.

Mr. Neal indicated that the traffic analysis is indicating that improvements such as traffic signal coordination for cycle lengths along Oregon Pike and dual thru lanes in the northern direction of Oregon Pike would be necessary. Mr. Neal stated that in light of Oregon Pike being a PADOT roadway, coordinating the signal and adding lanes to Oregon Pike would be up to PADOT.

Mr. Sturla questioned whether any other improvements could be made in order to help this intersection, such as a right turn lane on Butler Avenue onto Oregon Pike north.

Mr. Neal indicated that they did study this option and under a worst case scenario, a right turn lane really would not help this intersection and the access driveway along Butler would still end up getting blocked by vehicles.

Mr. Rathman indicated that although that might occur during the heaviest peak hour times, a right turn lane would certainly be beneficial overall and on off peak times.

Mr. Sturla indicated that in light of the requirements that would need to be made along Oregon Pike, he strongly felt that other improvements can be proposed for support of the modification request.

Mr. Sturla indicated that if a right turn lane could be something worked out, then the dynamics of the plans could change and the plans would need to come back before the Planning Commission.

Mr. Strausser indicated that it could affect moving the building, setbacks, etc.

Mr. Sturla suggested that Mr. Strausser further discuss this option and improvements with staff.

No further discussions took place.

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

On a motion by Mr. Gibeault, seconded by Mrs. Hollinger, it was recommended to table this plan and modifications until all outstanding comments can be adequately addressed.

Motion Approved 6-0.

4. **Spring Haven – Preliminary Subdivision and Land Development Plan -
Buch Avenue and Raleigh Drive - Zoned R-1 Residential w/ TDR Option.**

Present representing this Preliminary Subdivision and Land Development Plan was Mr. Sandy Kime, David Miller/Associates.

Mr. Kime indicated that this project is located on the corner of Buch Avenue and Raleigh Drive. Mr. Kime stated that this plan was previously submitted in 2007 and received a favorable recommendation by the Planning Commission, however, the previous developer withdrew the plans and now a new developer has reinstated these plans under a new submission.

Mr. Kime stated that this submission is identical to the previous plans except for the removal of a large retaining wall and resolving the sewer line and swale easement issue along Thunderbird Lane. Mr. Kime indicated that a new sewer line was installed; relocated and connected to LASA's lines and that the swale is now offset by 6-feet.

Mr. Kime indicated that this plan consists of 34, Single Family Dwelling lots and that 15 Transferable Development Rights (TDRs) will be utilized with this project and that the developer is currently working toward securing such TDRs.

Mr. Kime indicated that an updated Traffic Impact Study is also pending and should be complete in March.

Mr. Rathman questioned if a guiderail was still proposed behind Lots 27 and 28.

Mr. Kime answered yes.

Mr. Sturla stated that although sidewalk along Buch Avenue is not being proposed with this plan, a fee-in-lieu of was agreed to with the prior submission and questioned if that is what is being proposed with this plan submission.

Mr. Kime answered yes.

No further discussions took place.

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

On a motion by Mr. Gibeault, seconded by Mr. Rathman, it was recommended to table this plan and modifications until all outstanding comments can be adequately addressed.

Motion Approved 6-0.

Sketch Plans

1. **Manheim Township School District – 5th/6th Grade Building – 2933 Lititz Pike Zoned R-2 & R-3.**

Present representing this Sketch Plan was Mr. Brent Detter, ELA Group.

Mr. Detter indicated that the Manheim Township School District is proposing to construct a separate school building on the main school campus to house the 5th and 6th grades.

Mr. Detter stated that the proposed building would be roughly 120-150,000 square feet in size and would be located on the existing Fields C and D and would include the add-on of three smaller parcels to total approximately 149 acres of campus ground.

Mr. Detter indicated that prior to formal plan submission, Zoning Hearing Board approvals are necessary for a special exception and height variance.

Mr. Detter said that the school has held resident meetings and they are looking at incorporating resident input into the formal plan submission.

Mr. Detter indicated that access would be via a new access drive off of Blue Streak Drive and that sidewalk would be placed alongside of the access drive and link up to the building and walking paths.

Mr. Detter indicated that buffering areas are proposed and that the existing stormwater basins will be expanded.

Mr. Detter advised that there is an existing gravel access drive located along Valley Road that is currently utilized by school maintenance. Mr. Detter indicated that this access drive will be an emergency access drive which will connect to a 12-foot wide path for emergency vehicles and maintenance.

No planning member discussions took place.

Mr. Sturla asked for public comment.

Patron #1: Julie ?, 360 Millpond Drive

Julie questioned why the school would put a stabilized ground where the natural ground is.

Mr. Detter responded but was inaudible.

Patron #2: 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. Ms. Yecker indicated that this

property is an active farmette and that her family wished to continue their existing lifestyle.

Ms. Yecker questioned what would her best approach be in order to get her concerns out there in regards to stormwater, grading with the access drive and sidewalk that will be abutting where cows currently graze.

Mr. Sturla suggested that Ms. Yecker start with speaking with the school district first to express any concerns she may have. Mr. Sturla indicated that the Planning Commission can only regulate what is in the ordinances and that if there are concerns over any modifications being requested from the ordinance regulations, she can speak with township staff.

No further comments or discussions took place.

Mr. Sturla thanked Mr. Detter for providing a brief overview of the sketch plan for the 5th/6th grade building.

Acknowledgements

1. Warwick Township Joint Strategic Comprehensive Plan

Mrs. Douglas indicated that in accordance with the requirements of Section 302 of the Pennsylvania Municipalities Planning Code, governing bodies are required to consider comments from the county, contiguous municipalities and the school district when a governing body is seeking to amend its comprehensive plan.

Mrs. Douglas indicated that the Warwick Township Manager has forwarded a copy of the following information to the Township for review, comment and recommendation for a resolution to revise the Future Land Use Map to designate a tract of land, situated on the north side of Lititz Borough just north of Newport Road, containing 49.437 acres from RR-Rural Residential to LDR-Low Density Residential and by revising the developable land use analysis map to include the tract in the urban growth area.

Mr. Rathman moved that that the Planning Commission acknowledge receipt of the proposed Warwick Township Joint Strategic Comprehensive Plan amendment and forward onto the Board of Commissioners without further comment or delay, seconded by Mrs. Hollinger.

Mr. Sturla stated that the planning commission appreciates the opportunity to review and comment on this proposed amendment to revise the Future Land Use Map designation from RR-Rural Residential to LSR-Low Density Residential and to revise the Developable Land Analysis in Warwick Township and that the request appears to be consistent with the planning efforts in Warwick Township.

2. PPL Letter of Notification

Mrs. Douglas indicated that the PPL Electric Utility Corporation has submitted a Letter of Notification which is required through Chapter 57, Subchapter G of the PA Code which provides the municipality, DEP, PADOT, the Historic and Museum Commission and other local, state and federal agencies the opportunity to comment and/or intervene.

Mrs. Douglas advised that PPL will be constructing approximately 145' of new transmission line to supply the second transformer at the Roseville Substation independently from the first transformer so that the first and second transformer at the substation will no longer share transformer protection equipment.

Mrs. Douglas advised that PPL will be re-insulating Neffsville Taps #1 and #2 Taps in order to meet PPL's standards.

Mrs. Douglas indicated that all work is occurring on property owned by PPL or secured in rights-of-way owned by PPL.

Mrs. Douglas stated that if anyone has any interest in viewing the document they can do so by stopping in at the Township office during normal business hours.

Mr. Reed moved that the Planning Commission acknowledge receipt of the Letter of Notification submitted by PPL for proposed work occurring on PPL property and in secured rights-of-way as required by Chapter 57, Subchapter G of the Pennsylvania Code, seconded by Mr. Gibeault.

Public Comment

Mrs. Douglas announced that the continuation of the Comprehensive Plan hearing will be held next Thursday, February 25, 2010 at 6:30pm here at the Township Municipal building.

Adjournment

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

Motion approved 6-0 and the meeting adjourned at 7:35 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, March 17, 2010 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli