

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
December 16, 2009**

A meeting of the Manheim Township Planning Commission was held on Wednesday, December 16, 2009 at 6:30 p.m. The following members were present: Mr. Jeffrey Sturla; Mr. Michel Gibeault; Mr. Robert Wolf; Mr. Cory Rathman, Mr. Donald Reed and Mr. Michael Martin. Mrs. Mary Ellen Hollinger 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 6:35 p.m. and conducted roll call.

Minutes

Mr. Sturla asked for a motion on the November 18, 2009 Planning Commission meeting minutes.

On a motion by Mr. Reed, seconded by Mr. Wolf it was recommended to approve the November 18, 2009 meeting minutes.

Motion Approved 6-0.

Subdivision/Land Development Plans

1. Oregon Dairy Organics Composting Facility - Preliminary/Final Land Development Plan - 2800 Oregon Pike – Zoned AG.

Present representing this Preliminary/Final Land Development Plan was Mr. Dave Keener, Team Ag.

Mr. Keener indicated that the applicants are now in the position where only administrative items remain outstanding.

No discussions took place.

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.

2. **Snyder Funeral Home – Preliminary/Final Land Development Plan – 3110 Lititz Pike - Zoned B-1.**

Present representing this Preliminary/Final Land Development Plan was Mr. Mark Hackenburg, RGS Associates.

Mr. Sturla indicated that he would be abstaining from plan discussions and handed the gavel over to Mr. Michel Gibeault.

Mr. Hackenburg indicated that this plan consists simply of an addition to the existing building in order to provide crematorium services and additional storage area.

Mr. Gibeault questioned the size of the addition and how the additional stormwater would be handled.

Mr. Hackenburg indicated that the addition is 2,300 square feet and that a good portion of the addition is being proposed over existing impervious area. Mr. Hackenburg indicated that although an existing stormwater basin exists they will actually be handling this additional water in a new pipe system and not the basin.

Mr. Rathman questioned whether or not the addition of the crematorium would add any additional traffic to the site.

Mr. Hackenburg explained that more families are opting for cremation services and that as a result, the applicants decided to add the proposed crematorium which will function in conjunction with and not in addition to services that are currently being conducted on-site.

Mr. Hackenburg indicated that the net impact of this change to the business is not expected to result in any change to the existing levels of service or vehicular traffic at the facility and that vehicle trips will actually decrease since cremation services currently take place off-site then are transported back to the Funeral Home for memorial services.

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

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

Motion Approved 5-0 (with Mr. Sturla abstaining).

3. **Highland Presbyterian Church – Preliminary/Final Subdivision Plan – 500 East Roseville Road – Zoned Institutional.**

Present representing this Preliminary/Final Subdivision was Mr. Jason Best, ELA Group.

Mr. Sturla indicated that both he and Mr. Gibeault would be abstaining from plan discussions and handed the gavel over to Mr. Cory Rathman.

Mr. Best explained that this project consists merely of dividing the existing church property in half in order to sell off the southern portion to Presbyterian Homes for future land development. Mr. Best indicated that there are no improvements associated with this plan, just the creation of a subdivision lot line.

No discussions took place.

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

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

Motion Approved 4-0 (with Mr. Sturla and Mr. Gibeault abstaining).

4. Weaver Road Park Project – Preliminary/Final Land Development Plan – Weaver and Petersburg Roads – Zoned R-2.

Present representing this Preliminary/Final Land Development Plan was Mr. Sean Molchany, Assistant Manheim Township Manager.

Mr. Molchany indicated that this project consists primarily of field uses on a 40-acre parcel. Mr. Molchany indicated that the existing house structure would be demolished and that there will be two barns restored for use as storage space.

Mr. Molchany indicated that this site primarily fronts Weaver Road; however, there is a small portion that does abut Petersburg Road which will be utilized only for a non-motorized path.

Mr. Molchany advised that there will be two full access points off of Weaver Road and one gated emergency access to the rear of the site connecting with Pulte Road.

Mr. Molchany indicated that the uses which could occur on site would be football, soccer, lacrosse, and baseball/softball. The plans also account for a future basketball court and volleyball court but neither is proposed for construction as part of this plan.

Mr. Molchany indicated that with this proposal the intersection of Weaver Road and Petersburg Road now meets warrants for a traffic signal.

Mr. Molchany discussed the proposed stormwater management methods.

Mr. Molchany indicated that there will be field lighting which will be designed to meet the requirements of the zoning ordinance and will not create any light pollution on neighboring properties.

Mr. Walter Sease, 320 Petersburg Road joined in on the discussions concerning this proposal as being an adjacent property owner.

Mr. Sease questioned the timing of the lights being illuminated.

Mr. Molchany indicated that there will be parking lot security lights which will be dusk-to-dawn lighting and that the field illumination would be dependent upon what activities are going on and what time the activities end. Mr. Molchany said if a football practice typically runs from 6:30-8:30 pm, then the lights will more than likely be shut off by 9:00 pm, but it's all dependent upon what is going on.

Mr. Sease indicated that he has been trying to follow along on the progress of these plans and questioned what has changed on this plan versus earlier renderings.

Mr. Molchany explained the variations and indicated that this current proposal has been scaled down significantly from earlier renderings.

Mr. Wolf asked Mr. Molchany if a developer came in and wished to develop the site as a Planned Residential Development, couldn't there be 100-120 homes built on that property.

Mr. Molchany indicated that at the 2.9 dwelling unit per acre density, yes there could be 100 plus dwelling units build on this site.

Mr. Rathman questioned the proposal for pedestrian access.

Mr. Molchany presented an outline of the proposed trail system connection which basically loops through the site from Petersburg Road to Weaver Road and a crosswalk connection over to Ludwell Drive.

Mr. Sturla asked for public comment.

On a motion by Mr. Reed, seconded by Mr. Gibeault, it was recommended to table this plan until all outstanding items can be adequately addressed.

Motion Approved 6-0.

5. Grandview – Preliminary Subdivision and Land Development Plan – New Holland Pike, Pleasure Road and Esbenshade Drive – Zoned R-3 & B-1.

Present representing this Preliminary Subdivision and Land Development Plan was Mr. Jamie Brubaker, Charter Homes and Mr. David Kegeize, Lake Roeder Hillard Associates.

Mr. Brubaker advised that he was looking for any recommendations this evening but to have discussions concerning the different alternatives and components of this plan.

Mr. Brubaker indicated that this project consists of a 54.25 acre tract situated on the southwest corner of Route 30 and Route 23. Mr. Brubaker advised that the northern portion of the site was rezoned to the B-1 District and the southern portion rezoned to the R-3 District.

Mr. Brubaker indicated that 18.52 acres of the southern portion of the property is proposed to be developed and that the remaining land of 26.15 acres to the north will remain unchanged and undeveloped.

Mr. Brubaker indicated that the development consists of 56 Single Family Detached Dwellings and that, although permitted in the R-3 District there are no proposed attached homes.

Mr. Brubaker advised that the development would happen in a single phase and that Edgemoor Court would be extended and become the main access into the site and that there would be two other accesses by the extension of Salisbury Court and Helen Avenue.

Mr. Brubaker made a brief presentation of the different proposed plan alternates.

Mr. Sturla indicated that at this point, as the Planning Commission looks at this plan, they look at the three entities that are involved in this development process which includes the residents, Charter Homes and the Township.

Mr. Sturla indicated that at one point in time over the past several years, there was a consensus among all three groups in expectations that this residential development would in essence be an extension of the existing Grandview development, however, Mr. Sturla felt that these plans, as submitted, do not feel like an extension of Grandview.

Mr. Sturla indicated that there is going to be an internal staff meeting held with the applicants on Tuesday, December 22, 2010 to try and work through some of the issues, including the residents concerns and what the intent of this development should be in order to try and all come to common ground. Mr. Sturla indicated that there will be two Planning Commission members and one Commissioner also in attendance to sit in on those discussions.

Mr. Brubaker continued outlining the alternative proposals, however, was inaudible on the tape.

Mr. Sturla asked for public comment.

Patron #1: Kathryn Ross, 1025 Pleasure Road

Ms. Ross indicated that she is one of the neighbors that has really had a passion about this for the neighborhood as well as her property values and has actually been a champion of Charter in this process, however, she felt like Charter Homes showed the residents specific plans, told them certain things and then when she went to their offices on Monday, they saw something very different and something not in the spirit of what was presented all along and what they saw was instead a generic plan. Ms. Ross stated that the applicants told the residents on Monday that they had run out of time and that they were stuck with the way things are and it was because of the rules. Ms. Ross stated that they were very disappointed to hear that. Ms. Ross stated that she wanted to thank the planning members for wanting to work with all parties involved

to get to the point that this land is developed as an extension of Grandview and to continue to work in the spirit of getting towards where we were versus just being told this is what you got because we've run out of time.

Patron #2: John Briner, 1011 Pleasure Road

Mr. Briner indicated that he agreed with Ms. Ross and stated that the residents have had these anticipations with the applicants and that there was a proposal at one point for them to purchase a 20-foot extension onto our properties and have an alley behind there, however, with this proposed drawing all that is showing is a 20-foot wide buffer, and no alley. Mr. Briner stated that this proposal cuts the barrier in half from the initial proposal. Mr. Briner stated that all of the neighbors liked the alley proposal and felt that it added value to properties just by providing more of a barrier and keeping more parallel with Grandview because the existing alleys serve a huge part of Grandview. Mr. Briner stated that he is opposed to the widening of Esbenshade Drive and the removal of the trees along Esbenshade Drive and was hopeful that alleys could be incorporated into the development to prevent the clearing of trees and street widening.

Patron #3: Eric Arcudi, 1017 Pleasure Road

Mr. Arcudi stated that he just wanted to echo the concerns of the other neighbors and stated that what they are looking at now and what they viewed on Monday is a huge departure from what they were viewing all along. Mr. Arcudi stated that he would like to see the Township make whatever concessions possible to allow for an alley behind the homes and in keeping with the style and form of the current Grandview development.

Patron #4: John Hershey, 1005 Pleasure Road

Mr. Hershey indicated that he had already submitted his comments in writing yesterday. Mr. Hershey stated that he was also disappointed on Monday when he saw the plans, especially after attending past meetings and standing in front of an angry mob defending Charter Homes as someone that would do the right thing, however, what he saw earlier this week was absolutely the wrong thing, and looked more like engineered sprawl that's not needed. Mr. Hershey stated that this plan in front of us speaks more to a development designed for automobiles than pedestrians and that every lot is almost identical in size, whereas the existing development varies in lot sizes and types. Mr. Hershey stated that he would like to see some architectural drawings. Mr. Hershey raised a concern regarding the proposed lot that would be adjacent to his and indicated that previous plans included a 10-foot buffer between his lot and the proposed lot, however, these plans do not include any buffering.

Patron #5: Matt Creme, resident and property owner's representation

Mr. Creme indicated that he wants to speak more about process. Mr. Creme indicated that the existing Grandview Development is used throughout county documents as the example of what everyone should try to do in designing the Neotraditional Development, but that the reality is, there is no way to duplicate Grandview in

Manheim Township. Mr. Creme stated that some of the features that leant charm to Grandview, like the narrower streets that requires him to stop so that the oncoming can pass before he can move on, has been regulated away and that wider street standards were established.

Mr. Creme stated that over the past 50 years we've created regulations to restrict rather than regulations to encourage and if we were to use the rule book, where everyone has to get the approvals and if we decide to substitute then we have to beg for variances and modifications and we are reluctant to do that because we follow the rule book as a standard which may apply in most cases but isn't going to apply in every case. Mr. Creme stated that the only way this vision is going to be obtained is through some mixture of variances and modifications that are targeted to reflect the fact that we're dealing with a unique and a valued commodity with the Grandview neighborhood and if everyone wants more of Grandview the Township is really going to have to advocate those variances and modifications.

Mr. Sturla stated that there is a need to encourage innovative thought and thinks that way about this project, however, the Township unfortunately cannot throw away the rule book and sometimes cannot up the clock to make these innovated changes because there needs to be a collaborate effort.

Mr. Brubaker indicated that they are pressed for time and stated that if he cannot succeed with having a final recorded plan by June 15, 2010, the Charter Homes will not be going any further down the path with this development. Mr. Brubaker stated that Lancaster Catholic has stretched and renegotiated and gone on and on and now they've just reached the limits of everything involved.

Mr. Sturla indicated that right now there is no way possible for the planning members to determine if June is realistic timeframe or not because of being unsure about what challenges are at hand and that's the reason for setting up the internal meeting with staff next week to try and define the parameters and take it step by step.

Mr. Brubaker stated that one of the big things we pushed on and heard repeatedly is that this project can not run as a concurrent Preliminary/Final plan, however, he felt that if they could submit this plan as a concurrent Preliminary and Final plan they may be able to make the June deadline if the Township would be supportive of that modification.

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

Motion Approved 6-0.

Public Comment

Mr. Sturla announced that, after numerous years of service, this was Mr. Wolf's last meeting as a Planning Commission member for Manheim Township. Mr. Sturla presented Mr. Wolf with a plaque

for the appreciation of his community service and commitment as a member of the Manheim Township Planning Commission.

Mrs. Douglas announced that the public hearing for the Comprehensive Plan has been scheduled for January 18, 2010 at 6:30 p.m. here at the Township Offices.

Adjournment

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

Motion approved 6-0 and the meeting adjourned at 8:35 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, January 20, 2010 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli