

**MANHEIM TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
Wednesday  
October 21, 2009**

A meeting of the Manheim Township Planning Commission was held on Wednesday, October 21, 2009 at 6:30 p.m. The following members were present: Mr. Jeffrey Sturla; Mr. Robert Wolf; Mr. Donald Reed, Mrs. Mary Ellen Hollinger and Mr. Michael Martin. Mr. Michel Gibeault and Mr. Cory Rathman were absent. The following Township staff was present: Mrs. Lisa Douglas and Mrs. Shannon Sinopoli.

**Roll Call**

Mr. Sturla called the meeting to order at 6:28 p.m. and conducted roll call.

**Minutes**

Mr. Sturla asked for a motion on the September 16, 2009 Planning Commission meeting minutes.

On a motion by Mr. Reed, seconded by Mrs. Hollinger it was recommended to approve the September 16, 2009 meeting minutes.

**Motion Approved 5-0.**

Mr. Sturla announced that the Oregon Dairy Composting Facility plan has been scratched from this evening's agenda.

**Subdivision/Land Development Plans**

**1. Mennonite Disaster Service - Preliminary/Final Subdivision and Land Development Plan - 583 Airport Road – Zoned I-3.**

Present representing this Preliminary/Final Subdivision and Land Development Plan was Mr. Tom Mattesson, Diehm and Sons.

Mr. Mattesson indicated that the majority of the comments have been addressed and the outstanding geotechnical comments have been worked out with 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 Mrs. Hollinger, it was recommended to approve this plan and modifications contingent upon a clean review letter.

**Motion Approved 5-0.**

**2. Ponessa Medical Massage Center – Preliminary/Final Subdivision and Land Development Plan - 1864 Oregon Pike – Zoned B-2.**

Present representing this Preliminary/Final Subdivision and Land Development Plan was Mr. Don Barrett, Rettew Associates and Mr. Tom Ponessa, Applicant/Owner.

Mr. Barrett indicated that this land development plan takes the place of the, previously approved and later withdrawn, It's A Grind Coffee Shop plan located on the corner of East Roseville Road and Oregon Pike where currently, an abandoned gas service station sits located.

Mr. Barrett indicated that this proposal eliminates the existing service station building and a new structure will be constructed more towards the rear of the lot. Mr. Barrett stated that this new proposal will be less of an impact overall to the site and the layout will be more aesthetically pleasing.

Mr. Barrett stated that they are requesting modifications, basically mirroring the same ones that were approved with the previous approved plan; however instead of ten they are only seeking the relief from seven requirements with this new proposal.

Mr. Sturla stated that, although this proposal will be less intrusive and generate less traffic overall than a coffee shop with a drive thru, he has concerns about the access along East Roseville Road and felt that a right in, right out scenario would be warranted because of the stacking along East Roseville Road.

Mr. Barrett indicated that the access drive configuration was approved with the former plans and felt that there wouldn't be any greater impact.

Mr. Sturla and Mr. Wolf explained that with the It's A Grind Coffee Shop Plan and the expectant number of drop in customers, as well as the usage of the existing structure, which created a movement situation, was heavily discussed previously and at that time the planning members felt that the applicant had a necessity to permit a left turn in.

Mr. Sturla indicated that with this medical office proposal and the chances that services will be by appointment only, as well as the location of the proposed structure, he feels that the restriction of the left turn in is reasonable.

Mr. Ponessa agreed to restrict the movement at the East Roseville access to a Right In/Right Out scenario.

Mr. Barrett indicated that they are working with PADOT and since the previous plan, there have been regulation changes pertaining to sidewalks and crosswalks which they are working through.

There were no further discussions.

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

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

**Motion Approved 5-0.**

### **Public Comment**

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

### **Adjournment**

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

Motion approved 5-0 and the meeting adjourned at 6:45 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, November 18, 2009 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli