

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

A meeting of the Manheim Township Planning Commission was held on Wednesday, September 16, 2009 at 6:30 p.m. The following members were present: Mr. Jeffrey Sturla; Mr. Michel Gibeault; Mr. Cory Rathman, Mr. Donald Reed, Mrs. Mary Ellen Hollinger and Mr. Michael Martin. Mr. Robert Wolf was absent. The following Township staff was present: 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 August 19, 2009 Planning Commission meeting minutes.

On a motion by Mr. Rathman, seconded by Mr. Gibeault it was recommended to approve the August 19, 2009 meeting minutes.

Motion Approved 6-0.

Mr. Sturla stated that the planning members have been working on a recommendation for the Comprehensive Plan for this evening's meeting and that for anyone interested, copies of the draft recommendation are available in the back of the meeting room.

Subdivision/Land Development Plans

1. **William C. Schwartz, Jr. – Preliminary/Final Lot Add-On Subdivision Plan – 2065 Fruitville Pike – Zoned R-2.**

Present representing this Preliminary/Final Lot Add-On Subdivision Plan was Mr. Jim Heinly. Also present was G. Pat Devery of GPD Engineering.

Mr. Heinly indicated that since the August Planning Commission meeting, the applicants have addressed the planning issues and are now down to just administrative comments.

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 this plan and modifications contingent upon the applicant addressing all outstanding comments as shown on the September 3, 2009 staff review letter.

Motion Approved 6-0.

2. 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 this plan consists of an existing 29-acre farm along East Oregon Road and Airport Road and that the parcel is dissected by Airport Road with 6.6-acres being located on the west side of the road.

Mr. Mattesson indicated that Mennonite Disaster wishes to subdivide off those 6.6-acres in order to develop offices, warehousing and a multi-purpose room.

Mr. Mattesson advised that there will be construction phasing in which case an office, warehouse space and multi-purpose room will be built upon approval of this plan and then additional office area and warehouse space would be proposed to be constructed within 2-3 years of the initial construction.

Mr. Rathman questioned if the plans are designed to accommodate the stormwater, parking requirements, etc. for the future construction.

Mr. Mattesson indicated that everything is designed to handle both of the construction phases.

Mr. Reed asked if sidewalk was proposed along the frontage of the Mennonite Disaster parcel.

Mr. Mattesson indicated that both curbing and sidewalk is proposed along the entire frontage and that in addition, they will be extending the curb and sidewalk along the frontage of the adjacent property to the north in order to connect with the existing improvements along the Penn Cinema site so there is not a missing link.

Mr. Reed questioned the modification request from providing full depth reconstruction along Airport Road.

Mr. Mattesson indicated that they are withdrawing that request and that they plan on reconstructing Airport Road as required.

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

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

Motion Approved 6-0.

3. 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 his land development plan is for the Composting Facilities that were recently approved through the conditional use process.

Mr. Keener stated that the facility would consist of Hoop Structures spaced every 12-feet and a small workshop/office area.

Mr. Keener indicated that the applicants have applied to the DEP for their composting permit as well as to PADOT for their highway occupancy permit.

Mr. Keener indicated that they will be utilizing the existing access drive along Oregon Pike and that there will not be any access to Jake Landis Road that abuts the rear of the property. Mr. Keener indicated that an existing farm lane that branches off from this access drive over to the dairy will be abandoned.

Mr. Rathman questioned what the length of the access drive will be.

Mr. Keener stated that it would be approximately 600-feet long.

Mr. Rathman questioned the proposal for a 20-foot access drive width versus the 24-foot width requirement.

Mr. Keener indicated that the applicants intend to meet the 24-width requirement.

Mr. Rathman indicated that he felt requiring the 24-foot width for the entire 600-feet would be a bit overkill and suggested that the applicants request a modification of this requirement; provide the 24-foot width back to the point that it is outside of the 100-foot clear sight triangle and any setbacks, and then propose the 20-feet with pull off areas.

Mr. Keener was in agreement.

Mr. Reed questioned the lack of proposals for water and/or sewer.

Mr. Keener indicated that there will only be one full-time employee and 1 part-time employee and their plans are to utilize bottled water and portable toilets.

Mr. Gibeault questioned the modification request from the emergency spillway requirements.

Mr. Keener stated that he believed the proposed lining would be adequate enough versus the standard detail.

Mr. Gibeault indicated that historically, such modification requests are only supported when it's a small residential lot, therefore the applicants should address this requirement.

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

Motion Approved 6-0.

4. Landis Homes Retirement Community, South Campus – Final Phase I Subdivision and Land Development Plan - 1001 East Oregon Road – Zoned Institutional.

Present representing this Final Phase I Subdivision and Land Development Plan was Mr. Craig Smith, RGS Associates.

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

Mr. Smith indicated that this plan is the phase one portion which includes a total of 48 units (25 apartments and 23 cottages), as well as the emergency access bridge and a stoned temporary access drive to adjoin the emergency access.

Mr. Smith indicated that all technical comments were addressed with the Preliminary plans and that only administrative comments were produced with the review of this Final Phase I plan.

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 5-0 (with Mr. Sturla abstaining).

5. Northwest Pump Station Site – Preliminary/Final Subdivision and Land Development Plan – 533 Delp Road – Zoned I-1.

Present representing this Preliminary/Final Subdivision and Land Development Plan was Mr. Darrell Becker and Mr. Leif Rowles, The ARRO Group.

Mr. Becker indicated that he is representing this plan on behalf of the Manheim Township General Municipal Authority.

Mr. Becker indicated that the plan consists of subdividing an approximate .26-acre tract off of the existing PP&L tract which will be located almost directly across from Lausch Lane for the purposes of installing a new water booster pump station.

Mr. Becker indicated that they have received staff review comments and that they will be addressing them as well as requesting additional modifications.

Mr. Martin questioned what the distance was between the proposed station and the nearest house.

Mr. Becker indicated that there will be approximately 100-feet.

Mr. Martin questioned the acoustics of the station and whether or not there would be a constant running or an on/off condition.

Mr. Becker indicated that the water from this station will cycle up to the tank in Neffsville until it is full and then it will shut off. Mr. Becker also stated that the design of the building excludes windows.

Mr. Martin questioned whether or not the structure was going to be block construction.

Mr. Becker indicated that he was pretty sure that the structure was all block with maybe some aluminum on the façade, but he will have to check into that.

Mr. Becker stated that, although not required, they are also proposing additional trees for screening along the eastern portion of the booster station parcel as directed by staff in order to provide additional protection for the residents along Bob White Lane.

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

On a motion by Mr. Reed, 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.

6. 2363 Oregon Pike – Final Subdivision/Land Development Plan - 2363 Oregon Pike – Zoned B-3.

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

Mr. Swiernik indicated that the technical issues for this plan were addressed during the Preliminary plan stages, however, there have been a few changes from the preliminary plans.

Mr. Swiernik indicated that agreements with the neighboring property owners have been reached and that the applicants and owner of the Casselco property have also come to an agreement which included a small lot add-on to join onto the Cassleco property as a swap for the lot area that Casselco is losing with the right-of-way dedication along Oregon Pike.

Mr. Swiernik also indicated that the existing shared access drive has been relocated down towards the southern end of both parcels.

Mr. Swiernik advised that they have been able to clear up the issue with the sidewalk location along Oregon Pike as well. Mr. Swiernik outlined the location of the sidewalk proposal for the planning members.

Mr. Swiernik indicated that, in addition to the re-request for waivers of curb and sidewalk along the portion of the Village of Olde Hickory's property that runs from Olde Hickory Road to the existing bridge, they are also requesting modifications to permit a stormwater easement encroachment for the existing sign on Casselco's property as well as for the placement of an inlet to be in a yard area.

Mr. Sturla expressed his concern over the lack of any sidewalk and/or walk path connection between the Worthington site and the Village of Olde Hickory site.

Discussions took place regarding the location of the gas pumps in comparison to the existing condition and situation that exists out at the Wetherburn Commons Giant To Go.

Mr. Swiernik indicated that the design of the maneuvering area adjacent to the pumps is different at this site versus the Wetherburn Commons location because they have

provided additional space for maneuvering in the area of the pumps to allow for more maneuvering room for vehicles at the pumps.

Mr. Swiernik indicated that another significant difference in the design of the convenience stores is the location of the loading/service entrances. Mr. Swiernik indicated that at the Wetherburn site, because of the setting of the building, the loading and service to the building is from the front or side, whereas with this proposal, the loading and service are proposed at the rear of the building which limits conflicts between passenger vehicles and service trucks.

Mr. Swiernik advised that as a final design check, they looked at other convenience stores that were recently designed and built and found in general, the dimensions for the maneuvering areas adjacent to the pumps are very similar to what has been proposed for this site.

Mr. Swiernik also stated that the Giant To Go at Wetherburn is the only one in the area at this point in time, and that hopefully that location will become less congested with the addition of this store location.

Mr. Rathman recommended that some type of connection be made between the two existing parking lots on the Casselco site since it doesn't make sense to have one parking lot going through this proposed site and the other parking lot accessing from Oregon Pike.

Mr. Swiernik indicated that he can't speak for Casselco, but he was under the impression that discussions were taking place for possible improvements to the Casselco site.

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

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

Motion Approved 6-0.

Rezoning/Text Amendment/Conditional Use Reviews

1. **Penn Ketchum – Text Amendment Petition (restaurant use) – Penn Cinema – 541 Airport Road – Zoned I-3.**

Present representing this Text Amendment Petition was Mr. Penn Ketchum.

Mr. Ketchum advised that he had nothing new to present since the August meeting.

Mr. Gibeault stated that if a restaurant use would be permitted by special exception in the I-3 district, then a restaurant can be applied for by special exception "anywhere" in the I-3 for which he is very concerned about this particular area and its location being adjacent to the Agricultural District.

Mr. Ketchum indicated that there could also be a tire factory that could go there too and he doubts that that area will be a hot spot for someone dying to put in a restaurant. Mr. Ketchum indicated that the Airport supports this use.

Mr. Sturla stated that there is a reason why things are zoned the way they are and he has not yet heard a compelling reason for a restaurant to be permitted in the I-3 district. Mr. Sturla indicated that there are other nearby areas where restaurants are allowed and some within the immediate area.

Mr. Ketchum stated that the Airport should be supported and the value of their land enhanced.

Mr. Rathman questioned why Mr. Ketchum just doesn't construct a restaurant an accessory use to the theater.

It was noted that Mr. Ketchum was proposing a stand alone restaurant and as an accessory restaurant would need to be attached to the theater structure.

Mrs. Hollinger questioned why Mr. Ketchum would go the drastic route of requesting a change to the Zoning Ordinance language when there are other options out there such as a restaurant use in the I-3 by Conditional Use only; or creating a "Theater Restaurant" use, whereby the use would only be permitted by special exception when it's on the same lands as a theater, etc.

Mr. Ketchum indicated that he'd be happy to look at other options and in fact, has sat down with staff who have provided him with several other options, but decided to come back with this text amendment because he thought it was worth discussing again.

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

On a motion by Mr. Gibeault, seconded by Mr. Rathman, it was recommended to deny this Text Amendment petition.

Motion Approved 6-0.

Other Business

1. Comprehensive Plan

Mr. Sturla indicated that the planning members have spent numerous months discussing the Comprehensive Plan and that a recommendation has been established.

Mr. Sturla asked if there were any public comments.

1. Patron: Caroline Hoffer

Mrs. Hoffer indicated that she was a bit disappointed that her request to allow banks and convenience stores in the Office/Local Commercial designation wasn't considered more by the planning members and revised.

Mrs. Hoffer indicated that she felt that banks and convenience stores shouldn't be singled out as exclusions for the Office/Local Commercial Class.

Mrs. Hoffer indicated that this class focuses on smaller-scale office uses and retail businesses aimed in part at serving existing residential neighborhoods and questioned aren't banks and convenience stores serving neighborhoods?

Mrs. Hoffer agreed that high traffic generating uses should not be included, but questioned what about the smaller scale convenience store that doesn't generate a lot of traffic. Mrs. Hoffer also indicated that banks are not high traffic generators to begin with.

After some discussion, planning members agreed to remove the words "*such as convenience stores and banks*" from the Office-Local Commercial Land Use language and just leave the language stating "High traffic-generating uses are not included in this class" in which case future proposals can be looked at on a case-by-case basis.

2. Patron: Mr. Linford Good

Mr. Good indicated that in order for consistency with the remainder of the document, the recommendation for additional language in the Housing Plan Chapter for consideration of density bonuses for constructing housing that is affordable for the average worker, young person should include "*retiree*".

Planning members were in favor of adding the words "*retiree*" to the recommendation for that section.

On a motion by Mr. Rathman, seconded by Mr. Reed, it was recommended to approve the Manheim Township Comprehensive Plan provided all of the revisions as listed in the attached September 2009 recommendation document are addressed as well as deleting the words

“such as convenience stores and banks” from the Office-Local Commercial Land Use language and adding the word *“retiree”* to the Housing Plan Chapter recommendation (#2) for consideration of density bonuses.

2. Lancaster County Planning Commission – Envision Partnership Presentation

Mr. Scott Wails, Lancaster County Planning Commission indicated that at the August Planning Commission meeting, he presented the Envision Partnership document to the planning members.

Mr. Wails stated that he is back this month to ask for a motion from the Planning Commission recommending that the Board of Commissioners adopt Envision Partnership with the County and Manheim Township.

On a motion by Mr. Rathman, seconded by Mr. Gibeault it was recommended that the Board of Commissioners adopt the Envision Partnership with Lancaster County and Manheim Township.

Motion approved 6-0.

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

Adjournment

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

Motion approved 6-0 and the meeting adjourned at 8:44 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, October 21, 2009 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli