

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
July 15, 2009**

A meeting of the Manheim Township Planning Commission was held on Wednesday, July 15, 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; Mrs. Mary Ellen Hollinger and Mr. Michael Martin. 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 June 17, 2009 Planning Commission meeting minutes.

On a motion by Mr. Reed, seconded by Mr. Rathman it was recommended to approve the June 17, 2009 meeting minutes.

Motion Approved 7-0.

Subdivision/Land Development Plans

1. Farm On Quarry Road, LP., Lots 8 & 9 – Preliminary/Final Lot Add-On Subdivision Plan - 1169/1173 South Lefever Drive – Zoned R-1.

Present representing this Preliminary/Final Lot Add-On Subdivision Plan was Mr. Greg Strausser, Strausser Surveying and Engineering.

Mr. Strausser explained that this project consists simply of adding two existing lots together, within the Farm On Quarry Road development, in order to construct a single-family home.

Mr. Strausser advised that the total acreage after the lots are joined will be 1.43 acres in size.

Mr. Strausser indicated that they are seeking modifications that are standard with lot add-on plans and that the comments received from staff were all administrative.

No discussions took place amongst planning members.

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 7-0.

Comprehensive Plan

Mr. Sturla indicated that at the June Planning Commission meeting, the planning members made several requests from the Township's consultant, Rettew Associates, who will be going back through all of the comments and outlining an overall response from the planning members to each of the comments, therefore, there is nothing more to present at this meeting with regards to the comprehensive plan.

Mr. Sturla asked for public comment.

1. *Patron: Dan Diller, Resident/Realtor*

Mr. Diller questioned where he could locate the previous comments.

Mr. Sturla indicated that all of the Planning Commission meeting minutes can be located on the Township's website for verbal comments and copies of written public comments can be obtained from the Township office.

Staff provided Mr. Diller with a copy of the summary break down of all of the public comments and the responses to each provided by Rettew Associates.

2. *Patron: Steve Geisenberger, 238 Heatherstone Way Resident*

Mr. Geisenberger stated that a vision needs to get inserted within the plan and be consistent with the Lancaster Intermunicipal Comprehensive (LIMC) plan which the Township has adopted.

Mr. Sturla agreed and stated that after the last Planning Commission meeting, the planning members gave the consultant some homework to prepare and write a preamble, or main vision, to the document and to also provide a vision for each section of the plan identifying how each section relates to the main vision and create more of a guideline.

3. *Patron: Robert Bovie, 1957 Geraldson Drive Resident*

Mr. Bovie expressed his concerns regarding the lack of addressing congestion within the Mobility Section of the plan and felt that there should be some type of language inserted to address solving existing and future congestion.

Mr. Bovie stated that the plan also suggests eliminating cut-thru traffic, however, the future roadway network map is showing three streets proposed to be linked together from the Bloomingdale Development to the proposed Delp Road. Mr. Bovie indicated that there will be an abundance of cut-thru traffic coming through their quiet, pleasant neighborhood.

Mr. Bovie expressed some concern over the population per square mile and stated that Manheim Township is presently the second most populated in the county.

4. Patron: Dan Diller, Resident/Realtor

Mr. Diller expressed his concerns regarding future planning and stated that he would like to see the Township designate collector roads that are going to see an increase in traffic over the next 5-10 years.

Mr. Diller provided examples of other areas of the country where he thought planners really think ahead. Mr. Diller stated that he has property in Florida and indicated that there is a roadway off of Route 41 on the west coast of Florida where there are vacant lots, but no existing houses, which was planned and approved with a five lane right-of-way because they planned ahead and knew that it was going to eventually carry heavy traffic.

Mr. Diller stated that he thinks the Township needs to do this with Fruitville Pike. Mr. Diller stated that to allow the hodge podge development that Manheim Township has allowed along Fruitville Pike and only have a 3-lane intersection at Fruitville Pike and Petersburg Road is ridiculous and not good planning.

Mr. Diller stated that when a developer comes in, they should be required to set back all of their improvements because the roadway could eventually be a five lane road.

Mr. Diller stated that better planning needs to happen and suggested the idea of taking open areas to create 5 lane roadways.

5. Patron: Larry Pulkrabek , 230 Eshelman Road Resident

Mr. Pulkrabek stated that he attended the Board of Commissioners meeting on July 13th and stated that one of the agenda items was a proposed Giant To Go plan on the corner of Oregon Pike and Landis Valley Road.

Mr. Pulkrabek indicated that there was a Village of Olde Hickory (VOH) resident in attendance that spoke at length about what a shame it is that the Township didn't plan ahead 10 years ago to avoid the congestion at that particular four cornered intersection.

Mr. Pulkrabek stated that Oregon Pike is a two lane highway, which has a very large church along it and then there is new commercial coming into the new residential development and now a gas station coming in.

Mr. Pulkrabek stated that the VOH resident made the point that her thought about living in Manheim Township would be that there would be walkable space and that there would be traffic in moderation, however, she has seen Oregon Pike become quite congested in a fairly short period of time and she was worried about what will happen beyond this particular intersection heading north towards Ephrata from the Giant To Go.

Mr. Pulkrabek stated that if the law allows it, an effort should be made with the state to get the state roads more agreeable to carry more traffic, however, since there is no plan in place at the state level we are basically going to be incrementally where we are today only 10 years out.

Mr. Pulkrabek stated that in looking at this 10-year plan, and maybe thinking beyond that, he would hope that the Township can have a vision that would say we need to control and manage the growth.

Public Comment

1. *Patron: Scott Wails, Lancaster County Planning Commission*

Mr. Wails presented Mr. Sturla with a copy of the latest Envisions document entitled "The Neighborhoods of Lancaster County". Mr. Wails indicated that additional copies are available at the Lancaster County Planning Commission office and is available on the county's website.

Mr. Wails stated that there is always a lot of pushback from people when talking about density issues and why so many units in so many locations and why they don't want all these units.

Mr. Wails indicated that this publication looks at approximately 34 neighborhoods in the county and takes a look at their densities and illustrates that these neighborhoods really already exist at the densities that is talked about and proposed and what is considered good planning.

Mr. Wails stated that the general public has a hard time visualizing what the densities really mean, so this document diminishes the stigma of density and really gives the public something to look at, such as the Brighton and Grandview developments in Manheim Township.

Adjournment

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

Motion approved 7-0 and the meeting adjourned at 7:15 p.m.

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The next Regular Planning Commission meeting is scheduled for Wednesday, August 19, 2009 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli