

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
May 20, 2009**

A meeting of the Manheim Township Planning Commission was held on Wednesday, May 20, 2009 at 6:30 p.m. The following members were present: Mr. Jeffrey Sturla; Mr. Robert Wolf; Mr. Cory Rathman; Mr. Donald Reed; Mrs. Mary Ellen Hollinger and Mr. Michael Martin. Mr. Michel Gibeault 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 April 15, 2009 Planning Commission meeting minutes.

On a motion by Mr. Reed, seconded by Mr. Wolf it was recommended to approve the April 15, 2009 meeting minutes.

Motion Approved 6-0.

Comprehensive Plan

Mr. Sturla indicated that the planning members will be winding down on the discussions of the comprehensive plan. Mr. Sturla advised that the Planning Commission has taken public comment, emails and letters and that the next course of action will be for Rettew to compile all of the letters and comments and summarize the content, as well as review and address those comments, in a document to the Planning Commission. Mr. Sturla indicated that the planning members will then review the document provided by Rettew at the June meeting and again entertain public comment and then have an open discussion amongst planning members with the intent of trying to make final recommendations at the July meeting in order to move it forward to the Board of Commissioners.

Mrs. Douglas reminded the audience that the comprehensive plan is a guide on the future development of the Township and that it does not "rezone" any properties in the Township.

Mrs. Douglas indicated that there have been numerous comments received so far, not only at the public meetings, but also through letters and emails and encouraged residents to continue to make comment.

Mrs. Douglas indicated that the document can be viewed at the Township office during regular business hours or on-line through the Township's website (www.manheimtownship.org).

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

Subdivision/Land Development Plans

1. **Giant Food Store #39R at Lancaster Shopping Center – Preliminary/Final Land Development Plan - Lititz Pike and Oregon Pike – Zoned B-4.**

Present representing this Preliminary/Final Land Development Plan was Mr. Timothy Diehl, J. Michael Brill Associates, Craig Mellott, Traffic Planning and Design and Charles Courtney, applicant's attorney.

Mr. Diehl indicated that the outstanding stormwater and technical concerns have been resolved and that the majority of the remaining comments are administrative items.

Mr. Reed questioned pedestrian movement north to south and the lack of sidewalk to connect over to the lot at the AC Moore site.

Mr. Diehl explained that the applicants do not own the AC Moore parcel and that existing conditions pose site constraints, however, they have provided a crosswalk area cutting through the redesigned access driveway to bring pedestrians safely across from the other parcel.

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

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

Motion Approved 5-1, with Mr. Reed opposed.

2. **2363 Oregon Pike – Preliminary Subdivision/Land Development Plan - 2363 Oregon Pike (corner of Oregon Pike & Landis Valley Road) – Zoned B-3.**

Mr. Sturla announced that the applicants are not present and requested that this plan be tabled.

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

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

Rezoning/Text Amendment/Conditional Use Reviews

1. **Oregon Dairy Farm/Hurst Enterprises – Conditional Use Request –
Agricultural Composting Facility – Oregon Pike - Zoned Agricultural.**

Present representing this Conditional Use Request was Mr. Aaron Marines, Blakinger, Byler & Thomas; Mr. George Hurst and Mr. Chad Hurst, applicants.

Mr. Marines stated that since the last meeting, a traffic analysis was conducted and reviewed by the Township Traffic Engineer, who was supportive of the analysis.

Mr. Marines asked if the planning members had any additional questions or comments since the April meeting. There was no response.

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

On a motion by Mr. Reed, seconded by Mr. Wolf it was recommended to approve this Conditional Use request.

Motion Approved 6-0.

Public Hearing scheduled for June 8, 2009.

2. **Susquehanna Bank – Conditional Use Request – Planned Residential
Development Signage Regulation Modifications – Wetherburn
Commons – Fruitville Pike and Petersburg Road – Zoned R-3.**

Present representing this Conditional Use Request was Mr. Felix Bartush, Bartush Signs.

Mr. Bartush explained that the recently constructed Susquehanna Bank (at Wetherburn Commons) has a drive-thru structure which is completely detached and separate from the bank building.

Mr. Bartush indicated that because it is separated from the main building, the drive-thru is also considered a building which would permit one sign.

Mr. Bartush advised that the applicants are requesting relief from the logo height of the drive thru sign as well as relief from Section 1673.1.c.(1).(f) to permit more than one sign per "business".

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

On a motion by Mr. Martin, seconded by Mr. Rathman it was recommended to approve this Conditional Use request based upon the information presented in

terms of the size of the sign and with the location of one sign at the gable of the drive-thru.

Motion Approved 6-0.

Public Hearing scheduled for June 8, 2009.

3. Manheim Township - Text Amendment Petition to amend the Manheim Township Zoning Ordinance – Solar Energy Systems

Mrs. Lisa Douglas, Manheim Township Planning/Zoning Director presented this Text Amendment Petition.

Mrs. Douglas indicated that in response to comments received from the March Planning Commission meeting, revisions have been made to this text amendment.

Mrs. Douglas indicated that language was added and revised to clearly indicate that the amendment is permitted in any zoning district, however, it is limited to a “residential” user.

Mrs. Douglas advised that additional revisions included placing limitations on ground mounted systems as well as restricting the overall lot coverage to 2%.

Discussions took place regarding the lot coverage permitted for ground mounted systems.

Mr. Benjamin Strunk, resident, indicated that the standard size of ground mounted system for a residential user is 360 square feet.

The suggestion was made to place a cap on the allowable percentage by adding language to Section 1911.1.G indicating that the ground mounted system shall not constitute more than 2% of the allowable lot coverage, or no more than 360 square feet, whichever is more restrictive.

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

On a motion by Mr. Wolf, seconded by Mr. Rathman it was recommended to approve this text amendment with the addition of the 360 square foot cap on allowable lot coverage as well as a correction to Section 1911.1.R to replace the word “wind” with the word “solar” in the first sentence.

Motion Approved 6-0.

Public Hearing scheduled for July 13, 2009.

4. Manheim Township -Text Amendment Petition to amend the Manheim Township Zoning Ordinance - Wind Energy Systems

Mrs. Lisa Douglas, Manheim Township Planning/Zoning Director presented this Text Amendment Petition.

Mrs. Douglas indicated that in response to comments received from the March Planning Commission meeting, revisions have been made to this text amendment to address setback distance requirements for properties abutting residential uses/districts as well as adding modification language to allow for some flexibility through the conditional use process.

Mrs. Douglas indicated that the maximum number of towers was kept at one per lot since the modification language was added in which case if someone desired more than one, they could ask for a modification and the planning members could review the request on a case by case basis.

Mrs. Douglas advised that additional language includes a 1,000 foot setback requirement from an adjoining residential dwelling.

Discussions took place regarding the 1,000 foot setback as to whether or not the requirement was too restrictive and would prevent numerous parcels in the Agricultural Zone from being able to meet such requirement.

Mrs. Douglas reiterated that modification language now exists and that an applicant could request a modification for a lesser setback if necessary.

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 Text Amendment Petition.

Motion Approved 6-0.

Public Hearing scheduled for July 13, 2009.

Public Comment

Mr. Sturla asked for public comment.

Mrs. Joan Hawkins, 1025 Grandview Boulevard questioned why the comprehensive plan only consists of farms in the northeast corner of the Township and not anyplace else in the Township.

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Mrs. Hawkins stated that residents indicated a strong support for agricultural preservation in the Township during the 2007 survey and she understood this to mean farms "throughout" the Township and not just the northeast corner Agricultural Preservation area.

Mrs. Hawkins stated that obviously some compromise must occur regarding development but she doesn't understand why this comprehensive plan envisions all future high density development into

existing neighborhoods like hers south of Route 30 which is the area that is already the most developed.

Mrs. Hawkins stated that the Agricultural Preservation section should include a policy to allow the owners of all farms that are not currently agriculturally zoned to petition for and receive rezoning to an agricultural classification.

Mrs. Joan Hawkins spoke about farmland preservation and stated that she would like to see more agricultural lands in the Township and work towards finding sources for the funding of saving farmland.

Mr. Sturla thanked Mrs. Hawkins.

An attendee spoke from the audience but was inaudible.

Mr. Sturla responded to the audience member by outlining the process that goes into zoning and land planning and indicated that there is a balancing act when it comes to smart growth.

Mr. Scott Wails, Lancaster County Planning Commission, reiterated what Mr. Sturla stated and indicated that agricultural preservation and smart growth is a difficult issue especially in Lancaster County since the county is nationally known for its farmland. Mr. Wails stated that Lancaster County, however, is also nationally known for its growth management strategies.

Mr. Wails stated that the county has done an unbelievable job in the face of multi jurisdictions to be able to preserve the amount of farmland that has been at the same time directing growth to the infrastructure that can provide for it.

Mr. Wails stated that Manheim Township, the Lancaster Intermunicipal Committee (LIMC) and many communities in the county are responsible for this national recognition for their wonderful planning.

Adjournment

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

Motion approved 6-0 and the meeting adjourned at 8:00 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, June 17, 2009 at 6:30 p.m.

Respectfully submitted,

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Shannon L. Sinopoli