

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
October 15, 2008**

A meeting of the Manheim Township Planning Commission was held on Wednesday, October 15, 2008 at 6:30 p.m. The following members were present: Mr. Jeffrey Sturla; Mr. Michel Gibeault; Mr. Cory Rathman; Mr. Donald Reed and Mr. Michael Martin. Mr. Robert Wolf and Mrs. Mary Ellen Hollinger 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 6:30 p.m. and conducted roll call.

Minutes

Mr. Sturla asked for a motion on the September 17, 2008 meeting minutes.

On a motion by Mr. Reed, seconded by Mr. Rathman, it was recommended to approve the September 17, 2008 meeting minutes.

Motion Approved 5-0.

Comprehensive Plan Update

Mrs. Douglas provided the planning members and audience with an update of the progress of the Comprehensive Plan.

Mrs. Douglas indicated that the Steering Committee met this morning to discuss transportation improvements and developer requests for future land use considerations.

Mrs. Douglas indicated that the transportation improvements discussion focused on improvements outlined in the Township's Transportation Impact Fee Capital Improvements Plan, which was adopted in November 1998.

Mrs. Douglas stated that the listing of transportation improvements in the Impact Fee Capital Improvements Plan was updated and in some instances appropriate additional improvements were added.

Mrs. Douglas advised that the list included proposed intersection improvements including turn lane movements, signalization and signal modifications, additional road lanes, new roads, transit improvements, park and ride facilities and non-motorized pathways.

Mrs. Douglas indicated that the Steering Committee also revisited a few of the previously discussed future land use considerations including a request for consideration for Lancaster Bible College, the Hess property, The Shirk/McCollough/Haver property and the properties at the intersection of Route 23 and Eden Road.

Mrs. Douglas advised that the Steering Committee will meet again on Friday, October 24, 2008 at 7:00 a.m. to try and wrap up the draft plan to present to the Planning Commission members.

Mrs. Douglas indicated that the draft plan will also be placed on the Township's website and a copy will be available at the front desk for anyone wishing to review the document.

Mrs. Douglas announced that the Planning Commission will be holding a special meeting on Wednesday, November 12, 2008 at 6:30 p.m. in order to discuss the draft comprehensive plan proposal.

Old Business

A. Rezoning/Text Amendment/Conditional Use/Ordinances

1. Robert Lepore – Text Amendment – Shreiner Station Road and McGovernville Road – Request to amend the Manheim Township Zoning Ordinance (Wholesale Uses) – Zoned I-2. (Hearing 11/10/08)

Present representing this Text Amendment Petition was Mr. Sandy Kime, David Miller/Associates.

Mr. Kime provided a brief summary of the proposal as presented during the September Planning Commission Meeting.

Mr. Kime indicated that his client owns a 2.8 acre parcel of ground next to the recently built Moove In Partners Mini Warehousing buildings along McGovernville Road in the I-2 Industrial District.

Mr. Kime indicated that a potential user has inquired about placing a wholesale sales facility on this site.

Mr. Kime indicated that a wholesale sales use is currently only permitted in the I-1 Industrial District.

Mr. Kime stated that the text amendment petition proposes to amend the definition of wholesale sales to add in the selling and/or renting of merchandise.

Discussions took place regarding the retail component of the proposal and if the retail component, by its proposed definition, would mean that it would have to be relative to the wholesale use.

Mr. Gibeault asked Mr. Kime if he could insert the word "related" in front of the words retail sales.

Mr. Kime indicated that he could do that.

Discussions also took place regarding the amount of related retail sales that could occur. Suggestions were made to amend the language relating to half of the business activities or revenues and base it on the gross square footage of the business activities.

Mr. Sturla asked Mr. Kime if he would amend the language to remove revenues from the last sentence.

Mr. Kime indicated that he would amend the language.

Mr. Sturla asked Mr. Scott Wails, Lancaster County Planning Commission representative, if he felt that striking the word revenues was a significant change in his opinion from what is under review by the County.

Mr. Wails indicated that it was not a significant change.

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

On a motion by Mr. Reed, seconded by Mr. Gibeault it was recommended to approve this text amendment request conditioned upon the applicant adding the word "related" in front of the word retail and striking "revenues" from the proposal.

Motion Approved 5-0.

Public Hearing scheduled for November 10, 2008.

**2. Wetherburn Commons Town Center – Conditional Use Request –
Fruitville Pike and Koser Road – Zoned R-3. (Hearing 11/10/08)**

Present representing this Conditional Use Request was Mr. Michael O'Brien, Wetherburn Town Center, LP and Mr. Kerry Eck, Giant Food Stores.

Mr. O'Brien indicated that the logo's on the center sign, as presented, are very close to what will be eventually be placed on the sign, other than the tenant panels may stretch out a bit.

Mr. O'Brien indicated that the lettering height on the panels will be between 9-10 inches.

Mr. O'Brien advised that the tenant signage will be externally light, built into and behind the box frame.

Mr. O'Brien indicated that in response to some suggestions from the planning members at last month's meeting, the color of the panels has been toned down so as to better unify the center sign colors.

Mr. Reed questioned the number of tenant panels that are being proposed because the exhibit is showing 4, however, correspondence indicates 5.

Mr. O'Brien responded that only 4 tenant panels will be necessary.

Discussions took place regarding the proposed lighting for the center sign.

Mr. O'Brien indicated that the Richmond Square lighting will be directed downward similar to the lighting that exists on the current structures, such as gooseneck lighting.

Mr. O'Brien indicated that the tenant space will be externally lit, with the exception of the Giant signage, where backlighting is proposed.

Although permitted by ordinance, planning members had concerns regarding backlighting the Giant sign, especially since the entire tenant panel area is being lit.

Planning members felt that if just the Giant sign were to be backlit it would really stand out and suggested that the applicants propose to only backlit the numbers on the fuel price.

Mr. O'Brien and Mr. Eck agreed to just backlighting the numbers.

Discussions took place regarding the proposal for canopy signage at the fuel pumps.

Mr. Eck indicated that they were proposing Giant To Go signage on two sides of the canopy; one facing towards Petersburg Road and one facing Fruitville Pike.

Mr. Eck indicated that the canopy signage would not be lit.

Planning members agreed that the canopy signage and logo would make the development look more commercialized than residential in this Planned Residential Development.

Mr. Eck indicated that selling fuel is Giant's driving force so they need to be identifiable from Fruitville Pike, because when people see the red Giant sign they know who it is, and the drive by traffic is what they need to make this project work.

Mr. Sturla stated that this proposal is a part of a residential development, not a commercial development, and that this project was developed to have a

residential feel, which would not exist if all of a sudden there is a convenience store with a gas canopy and six signs advertising the business.

Mr. Reed stated that Fruitville Pike is used by the same drivers on a daily basis and although they might drive by the convenience store the first time, they will certainly see it the second time they drive past it.

Planning members agreed that Fruitville Pike is not a drive by route, and that the Wetherburn Commons commercial component will be a destination once the word gets around and people travel back and forth from the north and south, therefore the signage isn't going to necessarily be what brings the patrons there.

Mr. Gibeault indicated that he was in favor of the removal of the red color and signage from the gas pumps and agreed that, with the center signage and the building signage, there was ample signage proposed without the need for additional fuel pump/canopy signage.

Mr. Sturla questioned the proposal for the building signage.

Mr. Eck indicated that the front building sign has a proposed size of 30 square feet and the side building sign would be 24 square feet.

Mr. Sturla indicated that there was a recent approval for signage for the Susquehanna Bank, who is also a tenant of this commercial component that limited their lettering to 12 inches high and their logo to 32 inches high.

Mr. Sturla stated that both building sign proposals exceed what was approved for Susquehanna Bank and that with that approval there was a precedent being set.

Mr. O'Brien stated that this proposal exceeds the Susquehanna Bank's minimally and that the convenience store building stands on its own (where the bank did not) and therefore, the Giant store should be considered in its own context.

Mr. Sturla stated that if the Township permits Giant to minimally exceed the precedent set with the bank, then what would prevent the next commercial user from making a request to minimally exceed the Giant approval and each user thereafter asking for a little more until the signs are enormous.

Mr. Sturla stated that the location of this particular proposal is in a very unique spot of the Township which will attract numerous visitors because of the lack of any other convenience stores or competitors in the nearby area.

Mr. Sturla asked for public comment.

Patron #1: Carolyn Salmon (resident) and Dahye Goh (student)

Ms. Salmon indicated that Ms. Dahye Goh is a student taking government courses and she is present this evening to observe local government.

Ms. Salmon suggested to the applicants to propose two smaller canopies rather than one large canopy for the purposes of aesthetics.

Mr. Craig Kimmel, RLPS Architects, indicated that in order to shield patrons from weather elements, having two smaller canopies, versus the one, would not be possible due to the variety in location of individual fuel tanks on vehicles.

Patron #2: Sandra Yecker, 32 Echo Valley Lane resident

Ms. Yecker suggested that the applicants place temporary signage or banners to advertise for a short period of time after opening the store to get the patronage that the applicants need to jump start the business.

On a motion by Mr. Martin, seconded by Mr. Gibeault it was recommended to approval the Conditional Use request conditioned upon the following:

1. No canopy signage.
2. The letter height of the building signs shall not exceed 12 inches and the logo height of any building sign shall not exceed 32 inches.
3. The center sign shall be constructed in a unified color scheme and in the materials and colors depicted on the exhibits presented to the Planning Commission provided the proposed panel colors and lettering are consistent with the color tones of the proposed sign.
4. The number of tenant panel signs on the center sign shall be limited to 4 tenants.
5. The tenant panel signs on the center sign shall be limited to 5 square feet with a maximum letter height of 8 inches.
6. The Giant Sign on the center sign shall be consistent in color with the Richmond Square brick red color.
7. The center sign shall be located outside of any public right-of-ways, clear sight triangles and easements.

Motion Approved 5-0.

Public Hearing scheduled for November 10, 2008.

New Business

A. Subdivision/Land Development Plans

1. **RLPS Partners New Office Building – Final Subdivision and Land Development Plan – Valleybrook Drive and Oregon Pike – Zoned B-1.**

Present representing this Preliminary Subdivision and Land Development Plan was Mr. Darek Potter, Harbor Engineering and Mr. Craig Kimmel, RLPS.

***Note: Planning member Michael Martin recused himself from plan discussions.*

Mr. Potter indicated that this is the final plan for the recently approved RLPS preliminary plan.

Mr. Potter indicated that the comments received from staff are all administrative and that they will be addressing them shortly.

There were no questions or comments from the planning members.

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 contingent upon a clean review letter.

Motion Approved 4-0, (with Mr. Martin abstaining).

2. **Sandra A. Yecker – Preliminary/Final Lot Add-On Subdivision Plan – 28-32 Echo Valley Lane – Zoned R-3 Residential.**

Present representing this Preliminary/Final Lot Add-On Subdivision plan was Ms. Sandra Yecker, property owner.

Mrs. Yecker indicated that this lot add-on plan simply consisted of adding .11 acres of land from the adjacent property, owned by Rod Lefever (also present in the audience), in light of a deed discrepancy which was discovered and in order to correct paperwork.

Mrs. Yecker advised that she is requesting twelve modifications with this proposal since there are no proposals for land development or site work.

There were no questions or comments from the planning members.

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 contingent upon a clean review letter.

Motion Approved 5-0.

Public Comment

There were no public comments.

Adjournment

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

Motion approved 5-0 and the meeting adjourned at 8:17 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, November 19, 2008 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli