

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
March 19, 2008**

A meeting of the Manheim Township Planning Commission was held on Wednesday, March 19, 2008 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. Lisa Douglas and Mrs. Shannon Sinopoli.

Roll Call

Mr. Sturla called the meeting to order at 6:30 p.m. and conducted roll call.

Mr. Sturla announced that the Charter Homes at Grandview Rezoning Petitions have been scratched from the agenda and would not be heard this evening.

Minutes

Mr. Sturla asked for a motion on the February 20, 2008 meeting minutes.

On a motion by Mr. Reed, seconded by Mrs. Hollinger, it was recommended to approve the February 20, 2008 meeting minutes.

Motion Approved 6-0

Comprehensive Plan Update

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

Mrs. Douglas advised that the steering committee continues to work on the density portion and future land uses.

Mrs. Douglas advised that the next steering committee meeting will be held March 26, 2008 at 7:00 a.m. here at the Township offices.

Old Business

A. Development Plans

1. Stonehenge Reserve - Preliminary Subdivision/Land Development Plan - Northwest corner of Fruitville Pike and Koser Road - Zoned R-1 with TDR Option.

Present representing this Preliminary Subdivision/Land Development Plan was Mr. Bob Shenk and Mr. Christopher May, Herbert Rowland and Grubic.

Mr. Shenk indicated that since the last meeting, there was one modification withdrawn and two added.

Mr. Shenk indicated that the two inlets proposed in yard areas, are now located outside of the individual lots and are in compliance.

Mr. Shenk indicated that a modification was added requesting relief from improving the transportation level of service from E to D.

Mr. May discussed the level of service and the PADOT process.

Mr. May indicated that this development does not fall into the threshold of a full blown traffic study in the eyes of PADOT, for which only a traffic impact analysis is required.

Mr. May indicated that a Traffic Impact Analysis has been submitted to PADOT for review, however, they have not received any comments back yet and cannot submit an HOP until that's approved.

Mr. May advised that the Fruitville Pike and Koser Road intersection has been evaluated to become a level of service E by 2018 regardless of build or no-build.

Mr. May indicated that the drop in level of service is not a result of this development but the result of surrounding traffic demands.

Mr. Shenk indicated that the Township Traffic Engineer was in agreement with this and that the proposed retiming of the signals will create the best possible traffic flow.

Discussions took place regarding traffic improvements and planning members expressed their concerns over the modification request without knowing what PADOT may comment on. Other concerns were raised about the potential for the necessity of future improvements and the Township's responsibility to make those improvements and obtain additional right-of-way.

Mr. Shenk indicated that, at the February meeting, discussions took place regarding having only a single access out along Fruitville Pike for both Phase I and II.

Mr. Sherk advised that, in response to staff's recommendation, the phasing plans have changed and that the access to Koser Road is now proposed as being fully constructed with Phase II and that the number of dwelling units for Phase II increased slightly.

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

On a motion by Mr. Gibeault, 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.

New Business

A. Development Plans

1. **Frank L. Nolt** - Preliminary/Final Lot Add-On Subdivision Plan - 1015 & 1023 Fruitville Pike - Zoned R-1. (5/20/08)

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

Mr. Deimler indicated that this Lot Add-On plan consists of two existing lots located along Fruitville Pike, just to the north of Bent Creek.

Mr. Deimler indicated that both lots are under the same ownership and that the owner wishes to join a small portion of Lot #1 to Lot #2 in order to protect the area to the rear of Lot #2.

Mr. Deimler advised that there is no construction proposed with this plan.

Mr. Deimler indicated that staff comments have been addressed other than the final administrative items.

There were no questions or comments from the Planning Commission.

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 a clean review letter.

Motion Approved 6-0.

Public Comment

Mr. Sturla asked for public comment.

Patron #1: Craig Husted, 851 Grandview Boulevard Resident

Mr. Husted expressed his concerns regarding the proposed Charter Homes at Grandview plans and rezoning petitions. Mr. Husted asked for clarification on the process.

Planning members informed Mr. Husted that at this time, Charter Homes is only seeking a rezoning of the property and has not filed any formal plans for the property, and that, although rezoning is a tough sale, if the applicant is successful in getting the property rezoned, they would have to come back through the process of land development with a formal plan submission.

Patron #2: Howard Sheetz, Grandview Development Resident

Mr. Sheetz thanked the planning members for explaining the process for the rezoning and land development for the Charter Homes at Grandview proposal.

Adjournment

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

The meeting was adjourned at 7:40 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, April 16, 2008 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli