

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
August 15, 2007**

A meeting of the Manheim Township Planning Commission was held on Wednesday, August 15, 2007 at 6:30 p.m. The following members were present: Mr. Kevin Fry; Mr. Steven Geisenberger; Mr. Robert Wolf; Mr. Michel Gibeault and Mr. Donald Reed. Mr. Jeffrey Sturla and Mr. Cory Rathman were absent. The following Township staff was present: Ms. Lisa Greaves and Mrs. Shannon Sinopoli.

Roll Call

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

Announcement

Mr. Fry announced that the Worthington Planned Residential Development - Final Phase I Plan has been scratched from the agenda and will not be presented this evening.

Minutes

Mr. Fry asked for a motion on the July 18, 2007 meeting minutes.

On a motion by Mr. Reed, seconded by Mr. Gibeault, it was recommended to approve the July 18, 2007 meeting minutes.

Motion Approved 5-0.

Old Business

A. Comprehensive Plan Steering Committee update

Ms. Greaves provided a brief update regarding the Steering Committee and stated that two of the four listening sessions have been held so far, the first one was held on Tuesday, August 7, 2007 at Schaeffer Elementary School and the second was held on Wednesday, August 8, 2007 at Reidenbaugh Elementary School. Ms. Greaves advised that valuable input from area residents were received during these two sessions.

Ms. Greaves announced that the third listening session is scheduled to be held on Monday, August 20, 2007 at The Barn at Overlook at 7:00 p.m and that the final session will be held on November 14, 2007 at Landis Homes Retirement Community.

Ms. Greaves indicated that the community surveys were sent out to area residents and businesses and mentioned that, so far, the response and participation has been very positive.

Ms. Greaves announced that there will not be an August Steering Committee meeting due to hosting the evening listening sessions and that the next regular Steering Committee will be held Wednesday, September 26th at 7:00 a.m.

B. Development Plans

1. Covenant Crossing At Brethren Village – Preliminary Land Development Plan – Lititz Pike – Zoned IN

Present representing this Preliminary Land Development Plan was Mr. Jim Wenger, Derck and Edson.

Mr. Wenger provided a brief update of this preliminary land development proposal.

Mr. Wenger indicated that, in response to the planning members concerns over providing sidewalk, the revised plans now include the addition of sidewalk along Route 501.

Mr. Fry asked if this sidewalk would be available to the general public since the location is pulled back from Route 501 outside of the right-of-way.

Mr. Wenger answered yes.

Mr. Reed questioned the Fairview Drive and S. Circle Drive access drives and what was being proposed for these two entrances.

Mr. Wenger answered that there are three existing driveways and that they all will remain with the primary focus and main entry being located at Fieldcrest Drive where the current traffic signal exists. Mr. Wenger stated that, in response to the Township Traffic Engineer's recommendation, Fairview Drive and S. Circle Drive are being proposed as left turn restricted out of the site.

Mr. Wenger displayed some architectural drawings of the proposed buildings for the planning members.

Mr. Fry questioned the addition of a new modification request in regards to grading and PADOT.

Mr. Wenger indicated that they have requested one additional modification. Mr. Wenger stated that the project is financially driven by the residential units and

therefore, in order for Brethren Village to actually be able to build a brand new health care facility, it is dependent on the sale of the residential units.

Mr. Wenger advised that the pre-sales of these residential units are going very well; therefore Brethren Village would like to start grading work this fall. Mr. Wenger stated that, timing wise and how the meetings hit, and his perceived delay in PADOT approval, this request is being made so that Brethren Village can get relief from having the PADOT permit as part of the Preliminary plan approval so that a grading permit can be obtained to begin enlarging the detention basin and putting in the Erosion & Soil Control Measures.

Mr. Gibeault asked if the grading improvements would be limited to the area of the basin and the new residential units whereby steering clear from Route 501.

Mr. Wenger answered yes.

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

On a motion by Mr. Geisenberger, seconded by Mr. Wolf, it was recommended to approve the modification request of Section 602.3.O conditioned upon all preliminary plan requirements being satisfactorily addressed and upon securing the necessary grading permit with the understanding that no grading or improvements shall be permitted within the State right-of-way until such time that a PADOT Highway Occupancy Permit is obtained.

On the same motion, it was recommended to approve the remaining modifications and plan contingent upon a clean review letter.

Motion Approved 5-0.

NEW BUSINESS

A. Development Plans

1. Lancaster Brethren In Christ Church - Preliminary/Final Subdivision and Land Development Plan - 1865 Fruitville Pike - Zoned B-1 and R-1

Present representing this Preliminary/Final Subdivision and Land Development Plan was Mr. Sandy Kime, David Miller and Associates.

Mr. Kime presented an overview of this plan consisting of the combining of two existing lots and a proposed expansion to the existing church for a multi-purpose area.

Mr. Kime indicated that a special exception was granted by the Zoning Hearing Board for a church expansion in the R-2 and the B-1 Zoning Districts. Mr. Kime also stated that additional variances were obtained for lot size, shared parking and off-site parking.

Mr. Kime stated that they are proposing sidewalk along Fruitville Pike to connect to the existing sidewalk which runs along Fruitville Pike, south of Farmington Lane.

Mr. Fry questioned the thirteen modifications which are being requested and asked Mr. Kime to discuss some of them.

Mr. Kime indicated that Farmington Lane has a 50 foot right-of-way and a 31 foot cartway with rolled curbing on both sides, however, the width of Farmington it's 3 feet short from the Township requirement. Mr. Kime continued by stating that there is a fairly significant embankment that runs along the property along Farmington Lane for at least the first few hundred feet and that it really wouldn't be feasible to widen the roadway nor would it be a sensible place to put a sidewalk.

Mr. Fry questioned if the expansion would generate additional traffic.

Mr. Kime answered no and indicated that there is no increase in membership associated with this multi-purpose room addition as it is primarily for existing membership.

Mr. Fry asked Mr. Kime if there not any improvements proposed for and along Harrington Drive.

Mr. Kime answered yes.

Mr. Reed questioned why the applicants do not want to provide curbing along Harrington Drive.

Mr. Kime answered that in order to do so, there would be added expenses and would change the stormwater characteristics which the water would then need to be collected versus sheet flowing over the site and that if the water had to be collected, then something would need to be done with it by means of taking it through the site down to the detention basin, creating a fair amount of additional infrastructure.

Mr. Kime indicated that Harrington Drive presently does not have curbing or sidewalk on either side of the roadway.

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

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

Motion Approved 5-0.

2. Christopher & Deborah Herr - Preliminary/Final Subdivision and Land Plan - 182 Buch Avenue - Zoned R-2

Present representing this Preliminary/Final Subdivision and Land Development Plan was Mr. James Sanchez, Sanchez Engineers.

Mr. Sanchez provided a brief overview of this plan by indicating that this project consists of an existing 1.46 acre lot with an existing single-family dwelling and that the proposal is to subdivide one additional lot in order to also house a single-family dwelling

Mr. Sanchez indicated that there will be no grading, no landscaping and any erosion and soil control measures involved with this plan. Mr. Sanchez stated that there is an existing large barn/garage structure on the proposed lot, which will be demolished, and that the proposed single family dwelling will nearly equal the square footage size of the building being demolished.

Mr. Sanchez indicated that they are reducing the impervious area by 74 square feet in order to match the existing impervious coverage and to address any stormwater comments.

Mr. Sanchez indicated that there are three modifications being requested with this plan submittal including preliminary plan submission, Widening of Buch Avenue and Sidewalk along Buch Avenue. Mr. Sanchez further indicated that the applicant is providing the additional right-of-way along Buch Avenue.

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

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

Motion Approved 5-0.

3. Highland Presbyterian Church - Preliminary/Final Subdivision and Land Development Plan - 1801 Oregon Pike - Zoned R-2

Present representing this Preliminary/Final Subdivision and Land Development Plan was Mr. Darren Narber, Derck and Edson.

Mr. Gibeault announced that he would be abstaining from discussions due to a conflict of interest.

Mr. Narber provided an overview of this plan indicating that the site consists of 27+ acres and that, in order to increase the children's programs for the existing church body, the church is proposing the addition of a gymnasium and classroom space as well as some internal renovations.

Mr. Narber stated that the church was granted a special exception for a church expansion in the R-2 residential district.

Mr. Narber indicated that the sanctuary is to remain unchanged and that the existing parking lot currently has approximately 380 parking spaces which are proposed to be reconfigured to increase better traffic flow and also to accommodate the approximately 41,000 square foot addition.

Mr. Narber indicated that the stormwater from the reconfigured parking area will sheet flow to the existing swale and then to the existing basin.

Mr. Narber stated that the existing access drive is being proposed as being relocated farther north on East Roseville Road.

Mr. Narber indicated that, in order to salvage the large existing trees, the applicants are seeking relief from widening East Roseville Road as well as the placement of sidewalk along East Roseville Road. Mr. Narber advised that an existing non-motorized path along the southern portion of the property is proposed to be continued to run along the entire length of the property of East Roseville Road.

Mr. Narber indicated that, due to the site elevation from the south and the steep slope along Oregon Pike, the church is also asking for relief from providing the 10 foot wide planting strip around the property.

Ms. Greaves advised that the 10 foot wide planting strip is a requirement of the Zoning Ordinance; therefore the applicants would have to secure a variance from the Zoning Hearing Board.

Mr. Narber indicated that a modification is also being sought from providing the 20 foot easement around the stormwater basin and stated that the church would allow the Township access at anytime as part of the approval of the modification.

Mr. Fry questioned the reasoning as to why they do not wish to provide the 20 foot wide easement.

Mr. Narber responded by stating that the church would have to agree to allow Manheim Township to come onto the site, therefore, they feel somewhat redundant to have to agree to the 20' easement. Mr. Narber indicated that if anything was ever

to occur on the site where things would need to be re-piped, therefore, the easement would have to be abandoned and it would be multiple steps. Mr. Narber continued by advising that if something were to change or occur, the stormwater facilities would always be available for access anyway.

Mr. Fry stated that he has given a lot of thought to the issue of widening East Roseville Road and stated that there are certain parts of the day where there is a lot of traffic on that road, therefore, he is unsure as to whether or not road widening would be a good thing since traffic tends to go faster on wider roads. Mr. Fry advised that he would need to contemplate on that issue; however, in regards to the request to be relieved from the traffic study, he would prefer to at least see some type modified traffic study.

Mr. Wolf questioned whether there is a left hand turn lane on East Roseville Road heading towards Oregon Pike in order to make a left hand turn into the church.

Mr. Narber answered no.

Mr. Fry asked for public comment.

Patron #1: Wanda Parks, 521 East Roseville Road. Ms. Parks indicated that she resides at the home directly across from where the access drive is proposed to be relocated and expressed her concerns about vehicle headlights entering into her home.

Ms. Parks indicated that with the Sunday and Wednesday church traffic, she has extreme difficulty trying to get out of her driveway.

Ms. Parks expressed her concerns relating to stormwater runoff with the expansion of the parking lot. Ms. Parks indicated that last summer she had water in her basement and she is concerned that this new parking area may send more stormwater toward her property.

Mr. Fry indicated that the Township has strict requirements for stormwater to be maintained on site.

Ms. Parks made the suggestion of making the Oregon Pike entrance an exit and right out only, instead of being just ingress to the site.

Mr. Geisenberger suggested that the church consider providing traffic control coming out on Sundays similar to how Calvary Church and other area churches handle their traffic flow.

Mr. Geisenberger mentioned that the Commissioners held the public hearing on the pending rezoning of this property on August 13, 2007, however, a decision has not yet been made.

Ms. Parks indicated that she was present for the hearing and stated that the Commissioners were not thrilled to hear any public comment and that they just wanted the church to present. Ms. Parks stated that she did not feel very welcome and the Commissioners told her she was at the wrong meeting to present any type of comment.

Mr. Geisenberger asked she was eventually able to make her comments.

Ms. Parks answered yes, but that it didn't seem to matter.

Patron #2: Mr. Mark North, 515 East Roseville Road. Mr. North indicated that he is Ms. Parks's neighbor and has similar concerns as Ms. Parks.

Mr. North suggested that the proposed reconfigured parking be located on the west side of the property, out along Oregon Pike, instead of on the east side.

Mr. Narber indicated that with the existing site conditions, it would not be a feasible location, but that he would take a look at it.

Mr. North also expressed concern over stormwater and parking lot lighting spilling onto adjacent properties.

Mr. Fry reiterated that the Township takes stormwater issues seriously and that the applicants must meet all of the requirements that are in place before a plan is approved.

Mr. Narber indicated that the existing parking lot lighting is being replaced with "shoebox" lighting whereby the light will be directed downward instead of outward as with the existing lighting.

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

Motion Approved 5-0.

B. Northwest Gateway/Armstrong Project Update

Mr. Keith Orris, Franklin and Marshall College; Mr. David Nickeloff, Economic Development Company (EDC); Ms. Jan Bergan and Mr. Joe Donnellson, Lancaster General Hospital, and Mr. Mike Davis, Counsel to Franklin and Marshall College were present to provide a preparatory introduction to the Armstrong project.

Mr. Orris indicated that the partnership for this project is comprised of the hospital, Armstrong World Industries and EDC Finance Corporation. Mr. Orris advised that the actual owner of the site is EDC Finance Corp who accepted the property from Armstrong World Industries about a year ago.

Mr. Orris indicated that the entire site consists of 60 acres with Armstrong keeping 19 acres in productive operation and the project site consisting of 47 acres. Mr. Orris stated that, of the 47 acres, the majority of the property, all but 2.94 acres, are located in the City of Lancaster, and that the 2.94 acres are located in Manheim Township.

Mr. Orris indicated that they will be coming back in September or October with a land development plan.

Mr. Nickeloff provided a background of the Economic Development Company (EDC) and the creation of EDC Finance Corporation which was formed back in the late 1980's in order to undertake real estate and lending projects.

Mr. Nickeloff indicated that EDC has been involved in this quadrant of the city and portions of the Township for many years with the most recent project being the acquisition of 13 acres from Norfolk Southern and that since 2003, EDC has been involved in several projects along Harrisburg Pike, North Prince Street, Manheim Pike and Dillerville Road.

Mr. Nickeloff advised that the college will occupy approximately 27 acres of the site and that Lancaster General Hospital will occupy the rest. Mr. Nickeloff indicated that the project will involve the restoring of the city street grid and will be the equivalent of four blocks of property which would be on the tax rolls and which could generate more than 1,000 jobs.

Mr. Orris displayed aerial photos of the sight and explained what structures were staying and which were being demolished and also presented a drawing of the proposed site layout.

Mr. Orris indicated that the demolition work should be completed by September 30, 2007 and provided planning members with some insight as to the remaining project schedule.

Ms. Bergman stated that Lancaster General Hospital (LGH) is thrilled and honored to be a part of this project and that the general feeling of LGH is that this land should be

dedicated to the purpose of education of allied health professionals as well as advanced medical education.

Ms. Bergman indicated that LGH envisions this land being committed to the use of expanding the hospital's college and that currently there are about 700 students per year in attendance which is an increase from 400 to 700 within the past couple of years. Ms. Bergman stated that LGH is seeing a tremendous increase in interest in medically related careers and they are anticipating having around 1,500 students within the next 3-5 years.

Mr. Fry asked for public comment.

Mr. Scott Wails, Lancaster County Planning Commission, responded, however, he was inaudible due to the lack of using the microphone.

The planning members thanked the attendees for the presentation.

Announcement

Mr. Geisenberger announced that this was Mr. Fry's last meeting as a Planning Commission member due to Mr. Fry relocating out of Manheim Township. Mr. Geisenberger presented Mr. Fry with a plaque for the appreciation of his community service and commitment as a member of the Manheim Township Planning Commission.

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

The meeting adjourned at 8:15 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, September 19, 2007 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli