

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
May 16, 2007**

A meeting of the Manheim Township Planning Commission was held on Wednesday, May 16, 2007 at 6:30 p.m. The following members were present: Mr. Kevin Fry; Mr. Jeffrey Sturla; Mr. Steven Geisenberger; Mr. Michel Gibeault; Mr. Robert Wolf; Mr. Cory Rathman and Mr. Donald Reed. 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.

Mr. Fry introduced Mary Ellen Hollinger to the audience as the selected nominee to fill the planning commission vacancy upon Mr. Fry's departure in August.

Mr. Fry requested a moment of silence to honor the Haines family and reflect on the tragedy that happened to this family over the past weekend.

Minutes

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

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

Motion Approved 7-0.

Old Business

A. Comprehensive Plan steering committee update

Ms. Greaves provided a brief update regarding the steering committee which was established for the Comprehensive Plan.

Ms. Greaves indicated that there have been two meetings held so far with the steering committee members and RETTEW Associates which were engaged as the consultants to work on the updating of the Comprehensive Plan.

Ms. Greaves indicated that the committee includes one Commissioner, one Planning Commission member, one Zoning Hearing Board member, one Park and Recreation Board member, one member from the Manheim Township School District and five resident members.

Ms. Greaves stated that the committee will be meeting every month on the fourth Wednesday at 7:00 a.m. at the municipal building and that the public is welcome to come and sit in on the sessions to listen. Ms. Greaves advised that surveys will be mailed out to all area residents within the next month or so.

B. Development Plans

1. 730 Eden Road Office Building - Preliminary/Final Land Development Plan - Lot #3, Eden Road - Zoned I-1 Industrial.

Present representing this Preliminary/Final Land Development Plan was Mr. Michael Huxta and Mr. Michael Hartley, ELA Group and Mr. Ned Grove, applicant.

Mr. Huxta advised that since the last meeting, the stormwater and geotechnical issues have been resolved as they have been diligently working with ARRO to settle the outstanding items.

Mr. Huxta briefly reiterated the proposal and modification requests.

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

Motion Approved 7-0.

2. Spring Haven - Preliminary Subdivision/Land Development Plan – Buch Avenue and Raleigh Drive - Zoned R-1 Residential.

Mr. Jeff Shyk, David Miller Associates, Mr. Steve Artz, applicant and Mr. Bryan Byler, Attorney for the applicant were present representing this Preliminary Subdivision and Land Development located on the corner of Buch Avenue and Raleigh Drive.

Mr. Byler indicated that, since the last meeting, the technical issues have been addressed.

Mr. Fry asked about the stormwater onto the adjoining Fruitville Pike properties.

Mr. Shyk indicated that the concern with stormwater from the last meeting has been revisited and that the site has been modified to increase the size of the basin and that all of the stormwater will be routed through this basin.

Note: Mr. Gibeault excused himself from the meeting.

Mr. Fry questioned whether or not a decision has been made regarding the suggestion to create a Home Owners Association (HOA) to address all of the maintenance responsibilities instead of putting the full responsibilities on individual lot owners.

Mr. Byler answered that although a Homeowners Association is realistic, according to the developer, it is a marketing difficulty and that an HOA puts an added burden and expense to the development and to the future lot owners.

Mr. Shyk, referring to the stormwater basin, indicated that it is the responsibility of the developer to ensure that the basin is in a suitable state per Township requirements and prior to the release of posted securities. The maintenance will then become the responsibility of the individual property owner and given the nature of construction with concrete piping, etc. this basin should remain virtually maintenance free and last for countless years.

Mr. Rathman questioned the individual property owner's responsibility of the upkeep and maintenance of the proposed curb and guide rail along Thunderbird Lane and asked what will trigger the enforcement of such upkeep and to ensure that the future property owners are going to pay for the repairs and any maintenance to the curb and guide rail. Mr. Rathman indicated that it appears to him as though the Township will need to eventually get involved in the dispute as to when and how something will be repaired.

Mr. Byler asked if that is any different than any other stormwater basin that may not be functioning properly or is clogged. The Township isn't going to go out there and make the repairs themselves, but they will indicate that whoever is responsible for the maintenance and repairs needs to take care of it whether it's an HOA or an individual property owner.

Mr. Shyk advised that a note will be added to the plan to indicate and identify that the individual lot owners will be required as part of the approved plan to maintain and repair all such improvements which may be located on their property.

Mr. Reed asked if there was an alternative proposal in reference to the request for relief from providing sidewalk along Buch Avenue and Raleigh Drive.

Mr. Byler responded that they are proposing anything different than they have previously.

Mr. Reed asked if the developer would consider providing a fee in lieu of sidewalk so that in the event the Township would like to construct sidewalk along that area, the funds would be available to do so.

Mr. Artz indicated that a fee in lieu of providing sidewalk would be acceptable to him.

Mr. Sturla expressed concerns regarding the existing private sewer line and the proposed location of the stormwater swale easement and the potential of that swale comprising the sewer lateral.

Mr. Byler indicated that it is a private sewer line and that if there is a deterioration of the line because of on going wear and tear, it would be the responsibility of the owner of that line, if it's something that's caused by stormwater detention facilities, then that will be the responsibility of the home owner on who's lot that falls.

Mr. Sturla asked if it would be possible to move the sewer line out of the easement.

Mr. Shyk answered yes, it could be moved.

Mr. Sturla indicated that he would certainly recommend moving the line.

Mr. Rathman questioned the Emergency Spillway modification and indicated that there have been past concerns from staff and planning members approving anything other than a gabion mattress.

Mr. Shyk responded but was inaudible.

Mr. Fry asked for public comment.

Patron #1: Mr. Sam Slaymaker, Attorney for neighboring property owner, Reese Reilly. Mr. Slaymaker indicated that an on-site meeting took place earlier in the week with Mr. Artz and Mr. Byler to discuss setback concerns and drainage issues. Mr. Slaymaker also requested that the developer consider screening Mr. Reilly's property from the new development.

Patron #2: Mr. Reese Reilly, 111 Thunderbird Lane expressed his concerns regarding the potential of the development negatively impacting the properties that are on wells. Mr. Reilly also clarified, in response to Mr. Sturla's concerns, that the sewer line is exactly under where the swale is proposed and it is only three feet underground, therefore placing the swale where it is proposed is concerning to him. Mr. Reilly also expressed his concerns regarding flooding and drainage on his property.

Mr. Geisenberger indicated that after reading through the attorney correspondence, Mr. Byler is not in agreement with Mr. Slaymaker.

Mr. Byler indicated that Mr. Geisenberger is correct and that the developer is not interested in increasing the setbacks and that there were no promises made to deviate away from the Township Ordinance requirements.

Patron #3: Mr. Bob Quiggle, Fruitville Pike resident expressed his concerns with water runoff, privacy and the private wells of the neighboring properties. Mr. Quiggle indicated that with the location of the proposed swale, fifteen feet of trees will need to be removed and that he is very concerned about the removal of all of those trees.

Mr. Shyk indicated that, based on the neighbors concerns and grading for the proposed swale, the swale has now been shifted five feet further from the edge of the property and that the bend in the swale will be lined with heavy mapping.

Mr. Quiggle questioned if there was any proposed blasting.

Mr. Shyk answered that, at this point, he is uncertain whether blasting will be required or not.

Mr. Quiggle indicated that there is a fault line that runs through this parcel.

Mr. Quiggle stated that since the adjoining properties are on wells, he wants to make sure that the swale functions properly.

Mr. Fry thanked the patrons for their comments.

On a motion by Mr. Sturla, seconded by Mr. Reed, it was recommended to:

- (1) Deny the modification request of Section 403.6.A.(4) - Emergency Spillway Specifications for the gabion mattress.
- (2) Deny the modification request of Section 812.2 - Easement encroachment
- (3) Approve the modification request of Section 805.1 - Sidewalks provided along Buch Avenue and Raleigh Drive, conditioned upon the applicant providing the Township with a fee in lieu of sidewalk construction for these areas.
- (4) Approve the preliminary plan and the modification requests of Section 814.7; Section 813.9; Section 803.1; Sections 803.1 and 803.9.A; Section 803.2.K.(1); Section 403.5.H; Section 403.5.B contingent upon a clean review letter.

Motion Approved 6-0.

C. Rezoning/Text Amendment/Conditional Use/Ordinances

1. The Crossings at Conestoga Creek - Planned Commercial Development (PCD) - Conditional Use request - Harrisburg Pike and Farmingdale Road - Zoned I-1.

Present representing this Preliminary/Final Land Development Plan was Mr. Benjamin Bamford, Mr. Steve Evans and Mr. Tom Smithgall, High Real Estate Group applicants; Mrs. Caroline Hoffer, Barley-Snyder; Joel Young and Mr. Donald Jacobs, Traffic Planning Design.

Mr. Bamford indicated that a meeting has been scheduled with the East Hempfield Township Planning Commission for Wednesday, May 23, 2007.

Mr. Bamford stated that the hearing was originally scheduled for June 11, 2007, however, at the May 7, 2007 Board of Commissioners meeting, it was rescheduled to Wednesday, June 6, 2007 at 7:30 p.m.

Mr. Bamford indicated that the applicants have acquired a total of 36 TDR's which were accepted by the Board of Commissioners at their May 7, 2007 meeting and that they will be acquiring more in the very near future.

Mr. Fry asked the applicants to provide the planning members with any updated traffic related issues.

Mr. Jacobs indicated that there were three intersections that have been revised based on the safety concerns raised by the Township Staff, Engineer and Police Department.

Mr. Jacobs identified these three intersections as being the left turn signalization at the La-Z-Boy entrance on Harrisburg Pike; the left turn movements at Dillerville Road and Harrisburg Pike; and the westbound on ramp at Manheim Pike and Route 30.

Mr. Jacobs indicated that the applicants have made these changes based on staff recommendation.

Mr. Reed stated that he felt as though the applicants are doing a great job with the roadway improvements proposed in Manheim Township and he hopes that is accomplished in East Hempfield Township as well.

Mr. Fry thanked the applicants and asked for public comment. There was no response.

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

Motion Approved 6-0.

The public hearing date is scheduled for June 6, 2007.

2. Berkshire Development LLC – Planned Commercial Development – Conditional Use Request - Granite Run Drive – Zoned I-1 Industrial.

Present representing this Preliminary/Final Land Development Plan was Mr. Charlie Suhr, Attorney, Stevens and Lee; Mr. William McCollum, Berkshire Development; Mr. Steve Horst, property owner; Mr. David Madary, David Miller and Associates; Ms. Jodie Evans, McMahon Transportation Engineers and Mr. John Rufo, Arrowstreet Architecture.

Mr. Suhr stated that the plans have been significantly revised since the March meeting in light of staff comments and that, although they are still awaiting traffic revisions, the applicants are present this evening to provide a brief update to the proposal for this site.

Mr. Rufo presented a brief power point presentation outlining the significant changes and the integration of the site with existing structures and proposed improvements.

The presentation included site concepts for the connection of walking trails and picnic areas, architectural designs and styles for the proposed and existing buildings, open space features and vehicular coordination throughout the site.

Mr. Fry asked if there will be a pedestrian walkway into the shopping center to the east of the subject site.

Mr. Rufo advised that there is currently an existing bike path and our proposal is to connect the walking trail with the bike path.

Mr. Fry indicated that he was happy to see that the developer has recognized the need to integrate the existing structures and that the site will be architecturally uniformed.

Mr. Geisenberger questioned why the applicant would want to continue the storage facility to the east of the Planned Commercial Development and that he didn't feel that such an industrial use would fit in with the proposed retail development.

Mr. Fry questioned how visitors, who are attending an event at the Overlook Campus, can get across Fruitville Pike to go shopping within this development.

Mr. Madary indicated that Overlook currently has a series of trails and currently that trail does extend across the intersection and through the site, so there currently is a pedestrian connection. Mr. Madary indicated that, with the proposed improvements to the intersection, the pedestrian access through the intersection will be re-evaluated and accentuated if necessary.

Mr. Wolf questioned the building sizes and retail tenants.

Mr. Horst indicated that the largest existing use is 24,000 square feet.

Mr. William McCollum indicated that the biggest proposed user will be 50,000 square feet and that all one-story users are proposed.

On a motion by Mr. Wolf, seconded by Mr. Rathman, it was recommended to table the conditional use request until the revised plans can be reviewed and pending a new traffic improvement plan submission.

Motion Approved 6-0.

NEW BUSINESS

A. Development Plans

1. Lancaster Airport Authority – Preliminary/Final Land Development and Subdivision Plan Lititz Pike and Airport Road – Zoned I-3.

Present representing this Preliminary/Final Land Development and Subdivision Plan was Mr. Dave Eberly, Lancaster Airport Authority; Mr. Matt Kundro and Mr. William Eshenfelder, Delta Airport Consultants.

Mr. Kundro provided a brief background to some previously filed plans and work that has been done to the airport property.

Mr. Kundro and Mr. Eshenfelder provided a brief presentation of their infrastructure plans to improve the safety area to Runway 8 and to construct a new Stormwater Basin on the southwest side of Lititz Pike.

Note: Mr. Gibeault returned to the meeting.

Generalized stormwater discussion took place in addition to the requested stormwater modifications.

Planning members mentioned that the Township Engineer still has some concerns and outstanding comments relative to the stormwater proposal and

indicated that the applicants need to work through those issues with ARRO prior to receiving any recommendations.

On a motion by Mr. Rathman, seconded by Mr. Sturla, it was recommended to table the requested modifications and plan until all outstanding comments are adequately addressed.

Motion Approved 7-0.

2. Airport Industrial Park - Lot 33 - Preliminary/Final Land Development Plan - Richard Drive - Zoned I-1.

Present representing this Preliminary/Final Land Development Plan was Mr. Keith Miller, RGS Associates.

Mr. Miller presented this proposal to construct a 61,000 square foot warehouse on Lot 33 located in the Airport Industrial Park off of the Richard Drive cul-de-sac and adjacent to Koser Road.

Mr. Miller advised that the plan encompasses two existing lots and that all of the building improvements will be on Lot 33, however, there will be some minor infrastructure improvements on the adjoining lot to include a proposed access drive, to facilitate truck maneuvering in and through the property, and some stormwater infrastructure to convey the water to the east which is consistent with the originally approved plans for the industrial park.

Brief discussions took place regarding the requested modifications.

Mr. Miller indicated that there will be an additional modification being requested of Section 803.8.F for the access drive separation requirement.

Mr. Wolf questioned the setback requirements for the residential properties located to the north.

Mr. Miller indicated that they are proposing a 10 foot screening buffer adjacent to those properties and that the rear building setback being provided is 25 feet.

Mr. Wolf asked if the applicant meets the parking requirements.

Mr. Miller advised that the parking requirement for a warehouse use is one space per 5,000 square foot of building and that this requirement has been met.

Mr. Rathman questioned the hours of operation of the warehouse in light of the trucks docking and idling adjacent to the residential neighbors.

Mr. Miller indicated that he did not know.

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

Motion Approved 7-0.

3. Kleine Property - Preliminary/Final Subdivision and Land Development Plan - Wright Avenue - Zoned I-1.

Present representing this Preliminary/Final Subdivision and Land Development Plan was Mr. Joel Young, RETTEW Associates.

Mr. Young presented this lot add-on plan which includes the addition of one acre and the creation of 26 additional parking spaces for an existing business.

Mr. Young indicated that there is no proposal to expand the use or building at this time.

Brief modification discussions took place.

Mr. Wolf asked what type of use will be.

Mr. Young answered that it will be distribution and warehousing of advertising.

There were no further questions or concerns from the planning members or the audience.

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

Motion Approved 7-0.

4. Highland Presbyterian Church - Sketch Plan - Oregon Pike and East Roseville Road - Zoned R-2.

Present representing this sketch plan was Mr. Bob Kornman, Derck & Edson and Mr. Matt Kanouse, Highland Presbyterian Church.

Mr. Kornman indicated that the church is proposing to renovate and expand the church, but not expand the population of the church. There would be a

two story expansion to the south, a gymnasium, classrooms and an expansion of the narthex.

Mr. Kornman indicated that the existing parking lot will remain and will be expanded to the east to handle 370 - 390 cars. The entrance is proposed to be moved to the north from where it currently exists for some grading reasons.

Mr. Kornman indicated that the existing stormwater detention basin will be expanded to accommodate the additional runoff from the church.

Mr. Kornman indicated that a playground is also proposed adjacent to the classrooms on the south end and some patio space adjacent to the existing memorial garden.

Mr. Reed asked Mr. Kornman to discuss the potential for subdividing a portion of the parcel to sell off and construct an assisted living retirement community on the site which was mentioned at the May 9, 2007 briefing meeting.

Mr. Kornman indicated that, although it's not part of this plan, but there is some consideration of a future senior community to the southern portion of the church site.

Mr. Kanouse indicated that the church is seriously pursuing it and the church is taking a vote on whether or not to pursue it.

Mr. Kornman advised that if the vote from the church is favorable, they will be petitioning the Commissioners with a rezoning request for the southern portion to allow for a senior community for apartments.

Mr. Reed asked if the addition of the gymnasium will increase the enrollment of the nursery school.

Mr. Kanouse indicated that the preschool will not change and will not become a full day preschool.

Mr. Kornman reiterated that the rezoning and the possible creation of senior housing is not a part of this sketch plan application.

Mr. Kornman indicated that a formal plan submission will be submitted within the next month or two and that the applicants will be seeking modifications from widening Roseville Road; providing curbing along Roseville Road and on-site; providing sidewalk along Roseville Road and they will also be seeking relief from providing a traffic impact study.

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

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The meeting adjourned at 10:00 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, June 20, 2007 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli