

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
February 16, 2011**

A meeting of the Manheim Township Planning Commission was held on Wednesday, February 16, 2011 at 6:30 p.m. The following members were present: Mr. Michel Gibeault; Mr. Jeffrey Sturla; Mr. Donald Reed and Mrs. Mary Ellen Hollinger. Mr. Cory Rathman; Mr. Michael Martin and Mrs. Stacie Reidenbaugh were absent. The following Township staff was present: Mrs. Lisa Douglas and Mrs. Shannon Sinopoli.

Roll Call

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

Minutes

Mr. Gibeault asked for a motion on the January 19, 2011 Planning Commission meeting minutes.

On a motion by Mr. Reed, seconded by Mr. Sturla it was recommended to approve the January 19, 2011 meeting minutes.

Motion Approved 4-0.

Other/Rezoning/Text Amendment/Conditional Use Reviews

1. **Cedar-Oregon Pike LLC - Rezoning Petition – 1611 Oregon Pike - Request to change zoning of property from B-2 Zone to B-3 Zone.**

Present representing this Rezoning Petition request was Mr. Matthew Creme, Nikolaus & Hohenadel; Mr. Sandy Kime, David Miller/Associates and Mr. Dale Pears, Cedar Centers.

Mr. Creme indicated that at the last Planning Commission meeting, the applicants reviewed the details of the voluntary restrictive covenant that would be placed on the subject property to guarantee specific uses and conditions which would run with the land.

Mr. Crème indicated that the agreement was reviewed by the Township Solicitor and comments from that review were incorporated into the document and the covenant was ultimately recorded.

Mr. Gibeault thanked the applicant for the good faith act in placing the restrictions on the land and stated however that the Planning Commission can only make a recommendation on the rezoning petition, regardless of such land use restriction(s).

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

On a motion by Mr. Sturla, seconded by Mr. Reed it was recommended to approve this rezoning petition request.

Motion Approved 4-0.

The Public Hearing is scheduled for February 28, 2011.

Subdivision/Land Development Plans

1. **Worthington Planned Residential Development – Revised Final Phase I Plan - Oregon Pike - Zoned R-2; R-2 (Bonus Density); R-3 and B-1.**

Present representing this Revised Tentative Plan was Mr. Mark Johnson and Mr. John Snyder, RGS Associates and Mr. Greg Hill, Keystone Custom Homes.

Mr. Johnson indicated that this is the revised Final Phase I plan for the Worthington Development and indicated that all technical items were taken care of and addressed during the tentative plan review stage and that the latest review comments consist merely of administrative procedures and agreements.

The planning members thanked the applicants for working with the Planning Commission and staff in revising the plans to get a better plan overall.

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

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

Motion Approved 4-0.

Public Comment

Mrs. Lisa Douglas provided an update to the Zoning Ordinance revisions and indicated that the consultant presented a brief overview to the Planning Commission on February 9, 2011 and that the consultant will also be present at the March 16, 2011 Planning Commission meeting for further discussion.

Mrs. Douglas indicated that the work group will be meeting again on Thursday, February 24, 2011 here at the municipal office beginning at 3:00pm.

There was no further public comment.

Adjournment

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

Motion approved 4-0 and the meeting adjourned at 6:45 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, March 16, 2011 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli