

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

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

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 February 16, 2011 Planning Commission meeting minutes.

On a motion by Mr. Reed, seconded by Mr. Rathman it was recommended to approve the February 16, 2011 meeting minutes.

Motion Approved 5-0.

Announcement

Mr. Gibeault indicated that the Township Consultant would not be providing an update on the preparation of the Zoning Ordinance but would be providing that update at the April 20, 2011 Planning Commission meeting.

Acknowledgments

1. **Myers Court** (former Erbs Quarry Road portion) Abandonment Request

Mrs. Douglas provided a brief overview indicating that Erbs Quarry Road was realigned as part of the Brighton development, that the old portion of Erbs Quarry Road was terminated in a cul-de-sac and renamed to Myers Court. Mrs. Douglas indicated that notation on previous subdivision and land development plans (Brighton and Kleinsasser) reflect the intention to abandon the roadway. The Board of Commissioners have acknowledged and accepted the petition to vacate the roadway and the discussion before the Planning Commission is simply procedural.

Mr. Gibeault called for questions.

On a motion by Mr. Reed, seconded by Mr. Rathman, pursuant to Section 303 of the Pennsylvania Municipalities Planning Code, it was moved to recommend to the Board of Commissioners that the Board officially vacate Manheim Township's rights in and to the portion of Erbs Quarry Road shown on the Street Vacation Plan dated March 31, 2010, and prepared by Land Grant Surveyors.

Motion Approved 5-0.

Subdivision/Land Development Plans

1. **Metro Bank – Airport Road** – Preliminary/Final Land Development Plan – 3199 Lititz Pike – Zoned I-1.

Present representing the Preliminary/Final Land Development Plan was Mr. Chris Dellinger, HRG Inc. Mr. Scott Wissler of Brethren Village was also present.

Mr. Dellinger indicated that they were working to obtain outside approvals such as the approval from the LCCD. He indicated that the applicant had worked through the issues related to access into the site.

Mr. Dellinger indicated that stormwater related issues had been resolved to the satisfaction of Township staff and the Township Engineer and then Mr. Denlinger provided a summary of information related to the size of the existing pipe under Lititz Pike, the upland drainage area and the fact that storm events overtop the roadway. Mr. Dellinger indicated that they were working under the premise that the conditions would not be made worse. Mr. Dellinger indicated that they had met the 50% reduction requirement.

Mr. Dellinger indicated that a number of modifications were being requested and would focus on the stormwater related modifications.

Mr. Dellinger indicated that he recognized that there is a flooding problem but that the problem is not created by Metro Bank. Mr. Dellinger suggested that Manheim Township has responsibility in fixing the situation.

Mr. Dellinger indicated that a number of scenarios were analyzed during the overall evaluation including enlarging the pipe under Lititz Pike, which is not feasible because of the size of pipe that would be needed and because of the existing downstream elevations. He indicated that creating a basin upstream of the site is also not feasible because of the amount of land needed, DEP Dam Permitting requirements and the cost.

Mr. Reed asked whether the bank would flood.

Mr. Dellinger indicated that the bank elevation is such that it will not flood.

Mr. Gibeault thanked Mr. Dellinger for his simplistic explanation. Mr. Gibeault also indicated that staff and the Township Engineer are the first line of communication with the

applicant and the majority of time the Planning Commission is in agreement with staff and the Township Engineer but in this particular situation Mr. Gibeault felt obligated to insist on further analysis since there is a known problem that should be addressed.

Mr. Dellinger indicated that they fully intend to analyze the situation but felt the Township also had an obligation. Mr. Dellinger indicated that he needed general parameters in order to proceed.

Mr. Gibeault indicated that Mr. Dellinger should provide a range of solutions, the first being the complete and absolute fix of the problem and then stepping down from the absolute fix.

Mr. Gibeault indicated that once a range of solutions are provided, it would be easier to make a determination as to what is reasonable.

Mr. Rathman indicated that he agreed with Mr. Gibeault's statements and that the situation must be mitigated and that Brethren Village does have a responsibility because their growth and development added to the flooding in this location.

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

On a motion by Mr. Reed, seconded by Mrs. Hollinger it was recommended to table the plan and modifications until the stormwater issues can be resolved.

Motion Approved 5-0.

Mrs. Douglas reminded Mr. Dellinger that an additional time extension would be needed.

Public Comment

Mrs. Lisa Douglas provided an update to the Zoning Ordinance revisions and indicated that the consultant will be presenting a brief overview to the Planning Commission on April 20, 2011.

Mrs. Douglas indicated that the work group will be meeting again on Thursday, March 17, 2011 here at the municipal office beginning at 3:00pm. Mrs. Douglas identified the items on the agenda.

Mr. Randy Heilman, of the Lancaster County Planning Commission introduced himself and indicated that he would be the LCPC representative for Manheim Township. Mr. Heilman distributed his business card to the Planning Commission members.

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 5-0 and the meeting adjourned at 7:25 p.m.

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The next Regular Planning Commission meeting is scheduled for Wednesday, April 20, 2011 at 6:30 p.m.

Respectfully submitted,

Lisa A. Douglas