

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
May 18, 2011**

A meeting of the Manheim Township Planning Commission was held on Wednesday, May 18, 2011 at 6:30 p.m. The following members were present: Mr. Michel Gibeault; Mr. Cory Rathman; Mrs. Mary Ellen Hollinger; Mr. Michael Martin and Mrs. Stacie Reidenbaugh. Mr. Jeffrey Sturla and Mr. Donald Reed 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 April 20, 2011 Planning Commission meeting minutes.

On a motion by Mrs. Reidenbaugh, seconded by Mr. Rathman it was recommended to approve the April 20, 2011 meeting minutes.

Motion Approved 5-0.

Conditional Use Request

1. Worthington Planned Residential Development – Conditional Use Request - Signage - Oregon Pike -Zoned R-2.

Present representing this Conditional Use Request was Mr. Mark Johnson, RGS Associates; Mr. Phil Saunders, Sign Medix; Mr. Greg Hill, Keystone Custom Homes; Mr. Terry Cain, Fulton Bank and Mr. Bill Weiser, Turkey Hill.

Mr. Johnson indicated that the applicants were present this evening to request modifications to the sign regulations in the Planned Residential Development (PRD) Ordinance for the Worthington PRD, specifically for the anchor tenants Fulton Bank and Turkey Hill.

Mr. Johnson presented the modification requests for the Fulton Bank.

There was discussion regarding sign lighting and the difference between back lit lighting, which is permitted, versus rear lit lighting, which is not permissible and would require a modification.

Mrs. Douglas indicated that a staff meeting was held with regards to the lighting issue and that it was determined by staff that the lighting proposals were consistent with the ordinance requirement for back lit lighting which would not require relief.

Mr. Saunders (Sign Medix) agreed with staff's determination.

Mr. Johnson indicated that the modification request for rear lit signage would be withdrawn.

Mr. Saunders indicated that based on the determination of lighting, the need for a modification of projection would no longer be necessary either.

Mr. Cain (Fulton Bank) indicated that, based on an initial review by staff which recommended reducing the building signs to 2 and the drive thru signage to 1 sign, Fulton Bank has agreed to modify their request to staff's recommendation and limit their building signage to a total of 3; 2 on the building and 1 on the drive thru.

Mr. Cain requested an additional modification to permit 2 directional signs (versus 1) based on the distance of location of the drive thru from the actual bank building.

Mr. Johnson presented the modification requests for the Turkey Hill.

Mrs. Hollinger questioned the need for the gas price sign and logo sign on the gas canopy and suggested the possibility of incorporating the gas price signage on the center sign, similar to the Giant To Go gas pricing at Richmond Square.

Mr. Weiser stated that there is a difference between the Richmond Square PRD and the Worthington PRD with regards to location and existing conditions along Oregon Pike versus Fruitville Pike. Mr. Weiser indicated that uses along Oregon Pike are predominately commercial and Fruitville Pike is predominately residential. Mr. Weiser indicated that there is commercial signage up and down Oregon Pike.

Mr. Weiser stated that it is not standard for Turkey Hill to place gas pricing on a canopy, however, with the site constraints, they could not figure out where else to put it.

Mr. Martin and Mr. Gibeault agreed that placing the gas price signage somewhere other than the canopy at this particular site would be a real challenge, however Mr. Gibeault advised Mr. Weiser that the Planning Commission actually recommended no signage whatsoever for the Giant To Go at Richmond Square. Mr. Gibeault indicated that the Board of Commissioners voted to permit canopy signage, but was limited to just the name label and logo, no gas pricing.

Mr. Weiser indicated that they are only seeking the bare minimum with the request for the gas price because typically pricing for all gas grades would be incorporated on a sign.

Mr. Gibeault agreed that there was no easy fix for the location of the price signage at this particular site.

Mr. Rathman questioned the possibility of a free standing sign. Staff indicated that would not be possible because of the location of the Linear Trail and Easement, as well as all of the required landscaping along the Oregon Pike frontage.

Mr. Johnson questioned whether or not placing it on the building or behind the glass in the tower would be an option. Planning members did not support placing the gas signage on the building whatsoever.

Mr. Weiser indicated that he would propose to eliminate the two Turkey Hill Logo's from the canopy if the two gas price signs would be permitted.

Staff questioned whether or not the convenience store would be opened 24 hours, 7 days a week. Mr. Weiser indicated yes. Staff recommended if the planning members support the gas price signage on the canopy, to condition it upon either turning the lighting off on the gas price after a certain time, or dimming the lighting after a certain time.

Planning members suggested that the applicants submit actual architectural renderings of the proposed canopy along with showing the signage on the structure to get a better feel as to what it would actually look like on the canopy.

Planning members also suggested that the applicants take another look at a possible alternative location with a freestanding, two sided sign for the gas price.

With regards to the two "global" modification requests, Mr. Gibeault advised the applicants that global requests are never supported and suggested the applicant withdraw both of the requests. The applicant agreed.

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

On a motion by Mrs. Hollinger, seconded by Mrs. Reidenbaugh it was recommended to table this Conditional Use request.

Motion Approved 5-0.

Public Comment

Mrs. Lisa Douglas provided an update to the Zoning Ordinance revisions and indicated that the work group will be meeting again on May 19, 2011 from 3:00 p.m. to 5:00 p.m. to discuss design guidelines, the regulations in the proposed overlay districts, the regulations in the existing underlying zoning districts and the sign regulations.

Mrs. Douglas indicated that as the draft form is updated, it is available for viewing on the Township website as well as available at the Township office.

Mrs. Douglas indicated that the consultant will be presenting another update to the Planning Commission at the June 8, 2011 briefing meeting.

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Mrs. Douglas advised the planning members that Penn Township recently submitted a copy of their pending Official Map updates which is a requirement of the Municipalities Planning Code. Mrs. Douglas indicated that in light that the Map does not depict any street or public land intended to lead into Manheim Township, no additional action by Manheim Township is necessary.

There was no further public comment.

Adjournment

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

Motion approved 5-0 and the meeting adjourned at 8:00 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, June 15, 2011 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli