

**MANHEIM TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
Wednesday  
July 20, 2011**

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

**Roll Call**

Mr. Gibeault called the meeting to order at 6:35 p.m. and conducted roll call.

**Minutes**

Mr. Gibeault asked for a motion on the June 15, 2011 Planning Commission meeting minutes.

On a motion by Mr. Reed, seconded by Mr. Sturla it was recommended to approve the June 15, 2011 meeting minutes.

Motion Approved 6-0.

**Text Amendment Petition**

1. **The Crossings at Conestoga Creek - Planned Commercial Development – Text Amendment Petition - Harrisburg Pike and Farmingdale Road - Zoned I-1.**

Mr. Michael Gibeault announced that he would be abstaining from the discussions of this text amendment petition request and turned the gavel over to Mr. Sturla.

Present representing this Text Amendment Petition was Mr. Tom Smithgall, High Real Estate Group.

Mr. Smithgall indicated that since the June Planning Commission meeting, the text amendment was revised to incorporate the recommended language as instructed by the Planning Commission, Township Staff and Township Solicitor.

There were no questions or comments from the planning members.

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

On a motion by Mr. Reed, seconded by Mr. Martin it was recommended to approve this Text Amendment Petition request.

**Motion Approved 5-0** (with Mr. Gibeault abstaining).

### **Subdivision/Land Development Plans**

1. **Grandview – Preliminary Subdivision and Land Development Plan – New Holland Pike, Pleasure Road and Esbenshade Drive – Zoned R-3 & B-1.**

Present representing this Preliminary Subdivision and Land Development Plan was Mr. Jamie Brubaker, Charter Homes.

Mr. Brubaker indicated that there are 4-5 remaining items that the applicants are working through with staff in order to hopefully get a recommendation from the Planning Commission in August.

Mr. Brubaker indicated that an additional modification will be requested with the resubmission to address the Township Engineer's concern regarding the proposed BMP (Best Management Practice).

Mr. Brubaker indicated that in order to address the issue of the retaining wall and the potential for encroachment within the floodplain, the applicants have decided to complete the full design of the wall now instead of delaying it to the Final Plan in order to ensure that there is no encroachment, or if there is a need to revise the Specific Permission request.

Mr. Brubaker indicated that the traffic signal plan submission was complete as of yesterday and that the Township Traffic Engineer was in agreement with the submission.

Mr. Brubaker indicated that in regards to the existing alley that currently provides access to the Novachek and Gendrue residences; agreements have been executed which will provide full, uninterrupted access to the future alleyway for these two residences while removing the existing alley/easement.

Mr. Sturla questioned whether or not these existing homeowners would be subject to joining the Homeowners Association for their share of the costs of any maintenance.

Mr. Brubaker indicated that these residents would not be subject to any fees associated with the Homeowners Associations.

Mr. Brubaker indicated that, with regards to the Dieterle property, there is also an executed agreement with this homeowner. This residence does not currently access the existing alley, however, the option in their agreement is to allow them to connect to the new alley at a future date if they so choose. Mr. Brubaker

indicated that as of today, this resident has indicated that they have opted for the applicants to propose a curb depression and driveway apron off of Helen Avenue and foregoing the alternative of hooking them onto the proposed new alley.

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

On a motion by Mr. Sturla, seconded by Mr. Reed it was recommended to table this plan and modification requests until all outstanding comments can be adequately addressed.

**Motion Approved 6-0.**

**2. 630 Valley Road – Preliminary/Final Subdivision/Land Development Plan –  
630 Valley Road – Zoned R-2.**

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

Mr. Kime indicated that this plan consists of a 3.5 acre lot on the south side of Valley Road. Mr. Kime indicated that a 3 lot subdivision to house 3 single family detached dwelling units is proposed utilizing a shared private street.

Mr. Kime indicated that this plan has received a couple of reviews by the Township Staff & Engineer and the comments are down to general administrative items.

Staff advised that, as of this morning, the applicants have addressed the stormwater outlet structure item by complying with the ordinance, whereby the modification of Section 403.6.A.(13) is no longer being requested.

A discussion took place with regards to the possibility of sidewalk being constructed along Valley Road in the future and concerning staff's direction last week to the applicants to have a note added to the plan drawings setting aside an area along the entire Valley Road frontage for future sidewalk to be installed at the property owner's expense.

Mr. Sturla questioned if this note and dedicated area is now showing on the plan drawings.

Mr. Kime indicated that he was unaware of any such note, however, property owner Ron Shepherd indicated that he was aware of such request and that he did not have any issue complying with the request.

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

On a motion by Mr. Sturla, seconded by Mrs. Reidenbaugh it was recommended to approve this plan and modification requests contingent upon a clean review letter and contingent upon the applicant adding a note to the plan drawings that, upon the request of the Township, the property owner(s) will install sidewalk

along the entire frontage of the subdivided lots along Valley Road at the property owner(s) expense.

**Motion Approved 6-0.**

**3. Cedar-Oregon Pike LLC – Preliminary/Final Subdivision and Land Development Plan – 1611 Oregon Pike – Zoned B-3.**

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

Mr. Kime indicated that this plan consists of a 11.5 acre lot along Oregon Pike and at the terminus of Crown Avenue. Mr. Kime indicated that a 4 lot subdivision is being proposed and land development for Lot #1 to house a proposed Patient First office building.

Mr. Kime indicated that Crown Avenue would be extended into the site and a cul-de-sac constructed to provide access to all four lots. Mr. Kime indicated that a private access drive will extend from the Crown Avenue cul-de-sac bulb out to Oregon Pike.

Mr. Kime indicated that after the first review by the Township Engineer, there were some infiltration issues or concerns which they are now backtracking on and re-doing all of the stormwater calculations.

Mr. Kime advised that a new modification request will accompany the resubmission for the access drive separation requirement for the existing access drives located on the opposite side of Oregon Pike.

Mr. Kime indicated that sidewalks would be provided along Oregon Pike and completely along and around the cul-de-sac on Crown Avenue. Sidewalk would also extend from the cul-de-sac bulb out to Rutledge Avenue and sidewalk would be provided along the entire length of Rutledge Avenue to connect to the existing sidewalk at the bulb of the Rutledge Avenue cul-de-sac.

Discussions took place with regards to the modification request seeking relief from providing curb and sidewalk along the access drive.

Mr. Gibeault indicated that the Planning Commission, along with staff, has generally always pushed for sidewalk to provide additional pedestrian movement wherever possible, not just necessarily for the internal users. Mr. Gibeault indicated that in light of this development being surrounded by a residential neighborhood, sidewalk connectivity is important, and is desired along the access drive to allow pedestrian movement out to Oregon Pike.

Mr. Gibeault indicated that the planning members are supportive of the modification request from providing sidewalk along the parking compounds, however, they are definitely in agreement that sidewalk should be provided on both sides of the proposed access drive.

Mr. Gibeault asked for public comment.

An unidentified audience member questioned the need for sidewalk along both sides of the access drive and the feasibility thereof.

Mr. Gibeault reiterated that the push for sidewalk is not necessarily for internal movement and that it is more of a safety necessity for the residents that reside in the neighboring developments to be able to walk from the neighborhood out to Oregon Pike safely. Staff also indicated that it is a requirement of the Subdivision and Land Development Ordinance.

Mr. Randy Heilman, Lancaster County Planning Commission (LCPC), questioned the Planning Commission's position concerning the LCPC's comments regarding the existing historical structure.

Mr. Gibeault indicated that this property received rezoning approval several months ago and the project will be moving forward and the existing house will be razed.

There was no further public comment.

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

**Motion Approved 6-0.**

### **Rezoning Petition**

**1. LAPP & SKL Properties, LP - Rezoning Petition – 2055 Fruitville Pike - Request to change zoning of property from R-2 District to B-3 District.**

Present representing this Rezoning Petition request was Mr. James Thomas, Blakinger, Byler and Thomas and Mr. Sandy Kime, David Miller/Associates.

Mr. Thomas indicated that Mr. Lapp was hoping to attend, but was delayed at the Detroit Airport trying to return from vacation.

Mr. Thomas indicated that this petition is requesting the rezoning of lands located at 2055 & 2065 Fruitville Pike from the R-2 District to the B-3 District.

Mr. Thomas indicated that SKL properties would like to propose a flexible, coordinated mixed use development which would require the rezoning.

Mr. Kime indicated that the combined parcels consist of 21 acres located directly across Fruitville Pike from the Hawthorne Center and Granite Run Drive. Mr. Kime indicated that the lands also straddle the access drive into the Overlook Community campus and abuts the campus with the Township Library directly to the east of this development.

Mr. Kime advised that 90% of the development, or roughly 15 acres, will occur to the south of the campus access drive.

Mr. Kime indicated that presently a bank would be proposed as well as mixed commercial.

Mr. Kime indicated that he was aware of some of staff's concerns over the future development looking more like a standard shopping center and their direction to orient the buildings closer to the internal access drive of the development.

Mr. Gibeault indicated that he spoke briefly with Mr. Kevin Lapp at last week's Planning Commission Briefing meeting and although the planning members recognize Mr. Lapp as being a reputable township individual, the Planning Commission still has to be very cautious when making any recommendations pertaining to the rezoning of land.

Mr. Gibeault stated that the current zoning of R-2 Residential is probably not appropriate given the location of the site, being a key property off of Fruitville Pike, but in the same token, this development would be right off the entrance to the Township's Overlook Campus, and therefore, the Township as a whole, needs to be careful with what happens at this location.

Mr. Gibeault indicated that the Township Comprehensive plan was recently updated and adopted in 2010 and that Zoning Ordinance changes and updates are currently in process.

Mr. Gibeault stated that there is an opportunity to do something great at this location that will be a big benefit to all parties.

Mr. Gibeault indicated that he did have a hang up with some of the uses that would be permitted by right if the property were zoned B-3, such as convenience stores which he does not want to see at this location.

Mr. Reed expressed his concern regarding the location of buildings along the campus access drive and additional traffic utilizing that access drive.

Mr. Sturla reiterated what Mr. Gibeault stated and suggested that the applicants read thru the proposed draft Zoning Ordinance to obtain the vision of where the updates are heading and what the Township is visualizing with the proposed updates. Mr. Sturla also recommended that the applicant take into great consideration shared parking for this mixed use development.

Mr. Martin suggested limiting parking areas facing or abutting to the campus access drive.

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

On a motion by Mrs. Hollinger, seconded by Mr. Sturla it was recommended to table this Rezoning Petition.

**Motion Approved 6-0.**

The public hearing has been tentatively scheduled for September 12, 2011.

### **Acknowledgement**

#### **1. PPL Letter of Notification**

Mr. Gibeault indicated that PPL Electric Utility Corporation has submitted a Letter of Notification which is required through Chapter 57, Subchapter G of the PA Code which provides municipalities, DEP, PADOT, the Historic and Museum Commission and other local, state and federal agencies the opportunity to comment and/or intervene. Mr. Gibeault advised that PPL is seeking approvals to construct approximately 1,360 feet of new transmission line and to increase the operating voltage of a portion of the South Akron-South Manheim #1 & #2 and Dillerville #1 Transmission lines.

There was no comment or discussion.

On a motion by Mr. Sturla, seconded by Mr. Martin it was recommended that the Planning Commission acknowledge receipt of the Letter of Notification submitted by PPL for proposed work to the South Akron – Dillerville Transmission Line as required by Chapter 57, Subchapter G of the Pennsylvania Code and note that if anyone has any interest in viewing the document they can do by stopping in at the Township office during normal business hours.

**Motion Approved 6-0.**

### **Public Comment**

None.

### **Adjournment**

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

Motion approved 6-0 and the meeting adjourned at 8:00 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, August 17, 2011 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli