

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
August 17, 2011**

A meeting of the Manheim Township Planning Commission was held on Wednesday, August 17, 2011 at 6:30 p.m. The following members were present: Mr. Cory Rathman; Mr. Jeffrey Sturla; Mr. Donald Reed; Mr. Michael Martin and Mrs. Stacie Reidenbaugh. Mr. Michel Gibeault and Mrs. Mary Ellen Hollinger were absent. The following Township staff was present: Mrs. Lisa Douglas and Mrs. Shannon Sinopoli.

Roll Call

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

Minutes

Mr. Rathman asked for a motion on the July 20, 2011 Planning Commission meeting minutes.

On a motion by Mr. Reed, seconded by Mr. Sturla it was recommended to approve the July 20, 2011 meeting minutes.

Motion Approved 5-0.

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 the last remaining technical comments, with regards to the retaining wall, have been addressed with the Township Engineer.

There was no Planning Commission discussion.

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

On a motion by Mr. Sturla, seconded by Mr. Reed it was recommended to approve this plan and modifications contingent upon the applicant providing clear title for the Esbenshade strip of land as well as clear title for the unopened portion of Helen Avenue prior to presenting the plan to the Board of Commissioners.

Motion Approved 5-0.

2. **Long Community at Highland – Final Phase II Land Development Plan – 600 East Roseville Road – Zoned Institutional.**

Mr. Sturla abstained from plan discussions.

Present representing this Final Phase II Land Development Plan was Mr. Jason Best, ELA Group.

Mr. Best indicated that this is the Final Phase, Phase III, plan for the Long Community at Highland project.

Mr. Best indicated that all of the technical issues were addressed during the preliminary plan stage.

There was no planning commission discussion.

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

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

Motion Approved 4-0, with Mr. Sturla abstaining.

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. Kevin Lapp, Applicant; Mr. James Thomas, Blakinger, Byler and Thomas and Mr. Bill Swiernik, David Miller/Associates.

Mr. Thomas indicated that, in light of the discussions and comments received during the July 20, 2011 Planning Commission meeting, Mr. Lapp has taken steps to initiate a voluntary deed restriction by proposing a Declaration of Restrictive Covenants to prevent certain undesirable uses from being constructed on the property, based on the feedback from the Planning Commission. Mr. Thomas provided the Planning Commission with copies of the proposed declaration.

Mr. Thomas indicated that Mr. Lapp met with Township Officials and attended a meeting with Township Staff and Solicitor in an effort to achieve exactly what the Planning Commission was looking for. Mr. Thomas indicated that the declaration is in final draft form and that Mr. Lapp is ready to record such document if the Planning Commission has no other comments or revisions.

Mr. Thomas summarized the restrictions.

Mr. Sturla applauded the applicant's team and thanked them for listening to the wishes of the Planning Commission especially in light of the sensitivity of the location being the gateway into one of the Township's treasured parks.

There were no further Planning Commission discussions.

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

On a motion by Mr. Sturla, seconded by Mrs. Reidenbaugh it was recommended to approve Rezoning Petition.

Motion Approved 5-0.

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

Public Comment

Mrs. Douglas indicated that the consultant working on the Zoning Ordinance updates was expected to attend this evening's meeting to provide a status update for the Planning Commission, however, they have decided to hold off and present the updates to the planning members at the September and October Planning Commission meetings.

Mrs. Douglas indicated that the work group received the first substantially complete draft of the Zoning Ordinance at the work group meeting in July. Mrs. Douglas advised that the work group will again meet tomorrow at 3:00 p.m. and is expected to discuss any additional revisions before another full draft is produced. Mrs. Douglas indicated that the work group will likely discuss the T-Zones, the PRD regulations and the PCD regulations at tomorrow's meeting.

Mrs. Douglas advised that it is anticipated that final comments will be made and incorporated into the document as seen fit with the expectation to begin the process toward adoption in September.

Mrs. Douglas indicated that copies of the draft ordinance are available at the Township Office or the Township's website for public viewing.

There was no further public comment.

Adjournment

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

Motion approved 5-0 and the meeting adjourned at 7:00 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, September 21, 2011 at 6:30 p.m.

Respectfully submitted,

