

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

A meeting of the Manheim Township Planning Commission was held on Wednesday, November 16, 2011 at 6:30 p.m. The following members were present: Mr. Michel Gibeault; Mr. Cory Rathman; Mr. Donald Reed; Mrs. Mary Ellen Hollinger and Mrs. Stacie Reidenbaugh. Mr. Jeffrey Sturla and Mr. Michael Martin 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 October 19, 2011 Planning Commission meeting minutes.

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

Motion Approved 5-0.

Subdivision/Land Development Plans

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

Present representing this Final Phase I Subdivision and Land Development Plan was Mr. Jason Grupe, Charter Homes and Mr. David Kegerize, Lake Roeder Hillard & Associates.

Mr. Grupe indicated that this plan is the first of two proposed phases for this project site which consists of approximately 45 acres with B-1 zoning to the north and R-3 zoning to the south.

Mr. Grupe indicated that the land development plans are only for the residential development which consists of an 18.6 acre site area with 55 Single Family Detached Dwellings.

Mr. Grupe advised that Phase I will consist of 9.3 acres with 22 Single Family Detached Dwelling units and Phase II will consist of 33 Single Family Detached Dwelling units.

Discussions took place regarding the reconstruction and widening of Esbenshade Drive and the tying into the existing roadway.

Mr. Rathman questioned whether or not there would be any issues for Esbenshade Drive in light of the crowning of the proposed widening and if there would be any potential stormwater issues for any of the existing homeowners along the west side of Esbenshade Drive.

Mr. Gibeault suggested that the applicants propose to reconstruct and widen the entire roadway during Phase I in an effort to minimize the disruption to the existing residents by getting all the work done along Esbenshade Drive at once.

Mr. Grupe indicated that he would entertain such suggestion and check into it.

Mr. Rathman suggested that a condition be added to any recommendation for approval that the applicants ensure that all tie-ins along Esbenshade Drive be re-reviewed by the Township Engineer and Staff and addressed prior to moving the plan onto the Board of Commissioners for final approval.

Mr. Gibeault asked for public comment.

Mr. Herman Ramig, 1955 Rachael Drive suggested that a binding legal agreement be created stating that if there are any stormwater issues along Esbenshade Drive, such as ponding, etc., such issues would be mitigated by the developer.

Mr. Ramig questioned whether or not there was any flooding encroachment from the neighboring stream on any of the proposed lots during the recent rains, particularly

with the remnants from Tropical Storm Lee.

Mr. Grupe indicated that Mr. Rob Bowman, President of Charter Homes conducted a sight visit during that time and advised that there were no issues.

On a motion by Mr. Rathman, seconded by Mr. Reed it was recommended to approve this plan contingent upon a clean review letter and with the condition that the reconstruction and widening of Esbenshade Drive and the tie-ins of the widening get re-reviewed and approved by the Township Engineer and Township Staff prior to presenting the plan to the Board of Commissioners for action.

Motion Approved 5-0.

Acknowledgement

1. PPL Letter of Notification

Mrs. Douglas 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.

Mrs. Douglas advised that PPL is seeking approvals to upgrade the voltage of the transmission system from 69kV to 138kV to include upgrading the East Petersburg #1 and #2 tap from 69kV to 138kV and the reinsulation of the line. Improvements also include increasing the voltage of the Park City #1 and #2 from 69kV to 138kV.

There was no comment or discussion.

On a motion by Mr. Reed, seconded by Mrs. Hollinger it was recommended that the Planning Commission acknowledge receipt of the Letter of Notification submitted by PPL for the proposed improvements to PPL's Electric Transmission system at the East Petersburg #1 and #2kV Tap Line and the Park City #1 and #2 Tap Line in East Hempfield and Manheim Township 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 5-0.

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Mr. Gibeault announced the resignation of planning member Mrs. Mary Ellen Hollinger who is relocating to Washington, D.C. Mr. Gibeault thanked Mrs. Hollinger for her dedication and participation over the past several years.

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 7:10 p.m.

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

Respectfully submitted,

Shannon L. Sinopoli