

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
October 17, 2012**

A meeting of the Manheim Township Planning Commission was held on Wednesday, October 17, 2012 at 6:30 p.m. The following members were present: Chairman Mr. Michel Gibeault; Vice Chairman Mrs. Stacie Reidenbaugh; Mr. Donald Reed; Mrs. Anita Blumenstock; Mr. Ian Hodge and Mr. Walter Lee. Mr. Jeffrey Sturla was absent. The following Township staff was present: Mrs. Lisa Douglas and Mrs. Shannon Sinopoli.

Mr. Gibeault announced and welcomed the addition of Mr. Walter Lee to the Planning Commission.

Mr. Gibeault informed the audience members that the November Regular Planning Commission meeting will be held a week earlier than normal due to the Thanksgiving Holiday which will be November 14, 2012 at 6:30pm. Mr. Gibeault also advised that there would not be a November noon briefing meeting.

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 September 19, 2012 Planning Commission meeting minutes.

On a motion by Mr. Reed, seconded by Mr. Hodge it was recommended to approve the September 19, 2012 meeting minutes.

Motion Approved 6-0.

Subdivision/Land Development Plans

1. **St. John Neumann Church** - Blessed John XXIII Religious Education Center - Preliminary/Final Land Development Plan - 601 Delp Road - Zoned R-2.

Present representing this land development plan was Mr. Bill Swiernik, David Miller/Associates; Mr. Larry Prescott, Architectural Resources and Ms. Angela Richards, St. John Neumann Church.

Mr. Swiernik advised that all previous concerns raised by the Planning Commission and staff have been addressed which would include the elimination of the third access drive as well as providing a pedestrian bridge.

Mr. Swiernik indicated that utility approvals will be tied into the Brooklawn project.

Mr. Swiernik presented the drawings and an explanation of the proposed pedestrian bridge.

Mr. Swiernik questioned one comment raised by the Township Engineer with regards to whether or not the bridge would be dedicated to the Township. Mr. Swiernik indicated that it would be the church's intention to dedicate if the Township will accept it in light that the location of the pedestrian bridge falls within the Township right-of-way.

There were no further discussions.

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

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

Motion Approved 6-0.

2. Alcoa - Truck Scale & Calibration - Preliminary/Final Land Development Plan - 1480 Manheim Pike - Zoned I-2.

Present representing this land development plan was Mr. James Baumgartner, Rettew Associates and Mr. Robert Radocy, Alcoa.

Mr. Baumgartner indicated that all prior concerns have been resolved and that staff comments are down to administrative items.

Mr. Baumgartner advised that bonding is being resolved as well as feedback from the various utility companies for any easement restrictions.

Mr. Baumgartner indicated that the Highway Occupancy Permit from PennDOT should be forthcoming shortly.

There were no further discussions.

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

On a motion by Mrs. Reidenbaugh, seconded by Mr. Hodge it was recommended to approve this plan and modifications contingent upon a clean review letter and contingent upon the applicant obtaining PennDOT approvals prior to presenting the plan to the Board of Commissioners for action.

Motion Approved 6-0.

3. Overlook Town Center - Preliminary Subdivision and Land Development Plan - 2055 & 2065 Fruitville Pike - Zoned B-3.

Present representing this Preliminary Subdivision and Land Development Plan was Mr. Bill Swiernik, David Miller/Associates; Mr. James Thomas, Blakinger, Byler and Thomas and Mr. Kevin Lapp, land owner.

Mr. Gibeault and Mrs. Blumenstock announced that they would both be abstaining from discussions on this plan. Mr. Gibeault turned the gavel over to Mrs. Reidenbaugh.

Mr. Thomas indicated that the Planning Commission had their first look at this project during a preliminary review at a briefing meeting and that the applicants are present this evening to provide a more in-depth overview.

Mr. Swiernik indicated that this proposed project is located along Fruitville Pike directly across the street from the Hawthorne Center and is Zoned B-3 with the D-R Overlay.

Mr. Swiernik indicated that the proposal includes a main street design with diagonal parking, a build to line concept to pull the buildings closer to the main streets and provide for a nice streetscape; retail spaces as well as multi-story structures with apartments above the retail users.

Mr. Swiernik indicated that stormwater management would be accomplished with underground detention as well as a surface detention basin which would manage two-thirds of the site.

Mr. Swiernik indicated that a meeting with staff and the Township Engineer is scheduled for next week to get into more technical discussions.

Mr. Swiernik indicated that there are a number of modifications being requested such as clear sight triangle, curb height and sidewalk location.

Mr. Swiernik advised that one of staff's comments concerned having further staff discussion with regards to the possibility of a shared parking connection with the Township Library for overflow on the occasions when the Library has certain events that require the need for additional parking. Mr. Swiernik advised that the applicant is willing to work with the Township to provide such connection and this will be one of the items discussed at the staff meeting next week.

Mr. Swiernik indicated that, in response to another staff comment, they will be cleaning up the right-of-way along Fruitville Pike and that he is fairly certain the required right-of-way already exists without the need for additional dedication.

Mr. Swiernik advised that there are a number of geological comments which will be addressed and that they received preliminary comments from PennDOT with regards to the traffic study and that the Township traffic comments have just been received and have not been reviewed yet by the applicant.

Mrs. Reidenbaugh questioned whether or not PennDOT had any comments or concerns with the proposed right-in/right-out access.

Mr. Swiernik indicated that the only comment from PennDOT regarding the right-in/right-out access was that they requested it be widened more.

Mrs. Reidenbaugh advised that she had concerns over this access due to the short distance between the two lights and not so much concern over the right in, but definitely the right out.

Mr. Swiernik indicated that he will look into that.

Mrs. Reidenbaugh questioned what type of vegetation was being proposed for the interior bottom of the Stormwater Management Basin.

Mr. Swiernik indicated that the basin bottom will be planted in low maintenance vegetated plant materials versus grass as a mowed grass condition is not desirable.

Mrs. Reidenbaugh indicated that the non-motorized path, which a lot of children use, is going to be relocated right next to the basin and suggested that the applicant take every step possible to make the basin unattractive to kids.

Mr. Reed questioned the use of the name "Overlook" Town Center and the potential for the public to view this project as Township owned in light that the Township owns the Overlook Campus to include the names Overlook Golf, Overlook Roller Rink, Overlook Swimming Pool et cetera.

Mr. Lapp said that it is the intention to use the name Overlook Town Center.

Mr. Swiernik indicated that the Overlook name is a sense of place known to area residents.

Mr. Reed stated that he has concerns that the public would think Manheim Township would own and be responsible for this town center and that the same concern was raised by the Overlook Foundation.

In regards to the potential for a parking connection with the library, Mr. Reed suggested a pedestrian path versus an access drive to eliminate the potential for

overflow parking from the town center on the library's parking lot.

Mr. Swiernik indicated that if it is a vehicular access, it could be gated or chained and then opened up by the library during their special events, but the applicant is open to either connection whether pedestrian or vehicular.

Mr. Hodge asked how many apartment units were being proposed.

Mr. Swiernik indicated 110 +/-.

Mr. Hodge questioned whether or not any recreational areas or facilities were being proposed for the children that may reside in these apartments.

Mr. Lapp indicated that they will look into that as there is plenty of open space available.

Mr. Reed questioned whether or not the proposed multi-story buildings will block the view of the Library from Fruitville Pike.

Mr. Swiernik indicated that there are enough improvements proposed to visually obscure the library to some degree.

There were no further discussions.

Mrs. Reidenbaugh asked for public comment. There was no response.

On a motion by Mr. Hodge, seconded by Mr. Reed it was recommended to table this plan and modifications contingent upon a clean review letter.

Motion Approved 4-0 (with Mr. Gibeault and Mrs. Blumenstock abstaining).

Conditional Use Applications

1. **Worthington Planned Residential Development** - Revised Conditional Use Request - Residential Garage Modification - Oregon Pike - Zoned R-2.

Present representing this Revised Conditional Use request was Mr. Greg Hill, Keystone Custom Homes.

Mr. Hill indicated that with the help and guidance from the planning members and staff the request has been modified to address concerns.

Mr. Hill advised that they are now requesting no more than five front load garage homes be located adjacent to each other and that a mix of side load garage

homes shall follow every fifth front load garage home. Mr. Hill indicated in addition, the side load garage homes may be followed by three front load garage homes and then a side courtyard porch home followed by five front load garage homes.

Mr. Hill stated that they are also proposing additional landscaping, fencing, pillars, et cetera to break up the streetscape to eliminate any concern of a monotonous look.

There were no further discussions.

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

On a motion by Mr. Reed, seconded by Mrs. Reidenbaugh it was recommended to approve this revised conditional use request conditioned upon the applicant providing a 15-foot setback from the front façade of the dwellings for all front load garages. No more than five (5) front load garage homes shall be located adjacent to each other and a mix of side load (to the right) and side load (to the left) garage homes shall follow every fifth front load garage home. The side load garage may be followed by three (3) front load garages and then a side-courtyard porch home followed by five (5) front load garages. Further, the applicant shall comply with the 3-foot setback distance between the side of dwelling units and driveways or parking areas.

Motion Approved 6-0.

The public hearing is scheduled for November 12, 2012.

2. Turkey Hill Minit Markets - Conditional Use Request - Signage - Worthington Planned Residential Development - Oregon Pike and Royer Drive -Zoned R-2.

Present representing this Conditional Use Request was Mr. Philip Saunders, Sign Medix and Mr. William Weisser, Turkey Hill.

Mr. Saunders indicated that the reason for the request is due to extremely low revenues at this store location. Mr. Saunders indicated that Turkey Hill sells diesel fuel, however, they cannot advertise such and they are at an impasse at this point and really need the advertising and wish to install a 24 square foot twin pole sign along the road frontage.

Mr. Weisser indicated that Turkey Hill is all about the name and the store at this location is hard to see with the non-standard architecture and the non-standard store logo and gas signage.

Mr. Gibeault stated that in talking to numerous people, most know that the Turkey Hill is there. Mr. Gibeault indicated that the Turkey Hill and Fulton Bank are at the

leading edge of this development and with the continued build out of this development it will certainly generate future traffic to the store.

Mr. Gibeault indicated that during the 2011 Conditional Use request for signage, gas price signage on the canopy was what was pushed for by the applicants and after several other options were discussed, the planning members, although not completely in favor of canopy signage, agreed that this would be the best alternative given the location of the site. Mr. Gibeault asked what the existing height of the gas price numbers were on the canopy.

Mr. Saunders indicated 24 inches.

Mr. Gibeault stated that he is having a hard time justifying any additional signage at this location especially when they went overboard with the previous request in comparison with other Planned Residential Development projects. Mr. Gibeault indicated that the Giant To Go at Richmond Square is in compliance with the ordinance and has only 8 inch gas price numbers and Turkey Hill has three times that size. Mr. Gibeault stated that he does not think the lack of revenue is a signage issue.

Mr. Weisser stated that the store is hemorrhaging with cash flow and could very well be looking at closing this location within a year.

Mr. Weisser indicated that Richmond Square is a whole different animal and most businesses will survive there because there is no competition close by. Mr. Weisser indicated that the Turkey Hill building is basically camouflaged and does not have the typical store colors. Mr. Weisser stated that he isn't sure that the additional signage would even work, but wanted to give it a try.

Mr. Reed stated that he does his grocery shopping at the Giant Food Store on Route 501 and the only reason he gets his gas at the Giant To Go is because of the discounts and questioned whether Turkey Hill offered any such discounts or if Turkey Hill was tied into any local grocers to provide similar discounts.

Mr. Weisser indicated that they are not tied in with any local grocers but do offer 10% off for every \$100 per month spent as well as a 3% discount for every gas fill up. Mr. Weisser indicated that it's not just the gas sales that are down, it's also the inside sales.

Mrs. Reidenbaugh indicated that this same proposal was discussed before during the 2011 request and that there was an issue with the freestanding sign being located within the Linear Trail Easement and reminded the applicants that the easement still exists so that issue remains.

Mr. Gibeault indicated that he feels for Turkey Hill but that even Mr. Weisser stated he wasn't sure that the added signage would help and he is not comfortable with carving up the Township Ordinance because of the lack of sales. Mr. Gibeault stated that it was Turkey Hill's choice to build at that location and reminded the applicants that there will be a lot more houses being built across the street as well as at the Turkey Hill site with additional houses, retail and apartments.

There were no further discussions.

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

On a motion by Mrs. Reidenbaugh, seconded by Mr. Reed it was recommended to deny this conditional use request.

Motion Approved 6-0.

The public hearing is scheduled for December 10, 2012.

Text Amendment

1. Manheim Township - Subdivision and Land Development Ordinance - Park and Recreation Regulations (Section 809) and Definitions (Section 301).

Mr. Gibeault indicated that at the September meeting an extensive presentation was provided by Mrs. Douglas with regards to this proposed text amendment therefore there was no need this evening to rehash anything unless there were questions from the planning members or the audience.

There were no further discussions.

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

On a motion by Mr. Reed, seconded by Mr. Hodge, it was recommended to approve this text amendment proposal.

Motion Approved 6-0.

The public hearing is scheduled for November 12, 2012.

Public Comment

Mr. Larry Pulkrabek, 230 Eshelman Road stated that everyone knows about the existing transportation problems in the area and felt that the Township should heavily embrace the use of public transit and support such by encouraging more bus stop locations with the proposal for new developments.

Mrs. Douglas indicated that this was discussed during the Zoning Ordinance updates and language was added and revised in order to address the need for more transit services without having to jump through hoops as was previously the case.

Mr. Gibeault thanked Mr. Pulkrabek and applauded his suggestion. Mr. Gibeault indicated that the planning members will certainly take a more proactive approach with regards to providing additional bus stop locations and in working with Red Rose Transit.

Adjournment

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

Motion approved 6-0 and the meeting adjourned at 7:50 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, November 14, 2012 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli