

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
December 19, 2012**

A meeting of the Manheim Township Planning Commission was held on Wednesday, December 19, 2012 at 6:30 p.m. The following members were present: Chairman Mr. Michel Gibeault; Mr. Jeffrey Sturla; Mr. Donald Reed; Mrs. Anita Blumenstock; Mr. Ian Hodge and Mr. Walter Lee. Vice Chairman Mrs. Stacie Reidenbaugh was 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 November 14, 2012 Planning Commission meeting minutes.

On a motion by Mr. Hodge, seconded by Mr. Reed it was recommended to approve the November 14, 2012 meeting minutes.

Motion Approved 6-0.

Subdivision/Land Development Plans

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

Present representing this Final Phase II Subdivision and Land Development Plan was Mr. Robert Derck and Jim Schultz, Charter Homes and Mr. Dave Kegerize, Lake Roeder Hillard & Associates.

Mr. Derck indicated that this plan is the Final Phase II plan for the Grandview development and is consistent with the Preliminary Plan which was approved in October 2011, followed by the Final Phase I plan which was approved in December 2011.

Mr. Derck indicated that Phase I consisted of 22 lots to house single family detached dwellings and this Phase II plan consists of 33 home sites. Mr. Derck

advised that all roadways, except for the alleys, will be dedicated to the Township.

Mr. Derck advised that Charter Homes has seen strong interest in the development as a whole, which is the reason for moving forward with Phase II so quickly.

Mr. Derck indicated that they received staff comments, all of which are minor and will be addressed.

Mr. Gibeault advised that the Planning Commission has seen these plans numerous times, particularly during the preliminary plan process when all of the big ticket items are discussed and ironed out.

There was no discussion from the Planning Commission.

Mr. Gibeault 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 a clean review letter.

Motion Approved 6-0.

Public Comment

Mr. Gibeault indicated that he wished to take a few moments this evening to recognize one of the Planning Commission members who will be retiring from the group after this evening, Mr. Jeffrey Sturla.

Mr. Gibeault stated that Mr. Sturla has served the Manheim Township community on the Planning Commission for eight years and was a very dedicated member and former chairman of the board who many members learned from over the years.

Mr. Gibeault stated that Mr. Sturla had a way of being able to get to the point on any plan review and bringing light to the technical aspect, policy implication and what the plan might do for the future of the Township.

Mr. Gibeault indicated that Mr. Sturla was also on the task force that helped draft and eventually implement the new Zoning Ordinance which was no small task.

Mr. Gibeault indicated that in addition to Mr. Sturla's dedication as a Planning Commission member, he was also involved in issues with the Manheim Township School District, the Athletic Foundation, as well as coaching his children's sports teams.

Mr. Gibeault thanked Mr. Sturla for his years of service and presented him with a plaque of appreciation from the planning members.

Mr. Sturla thanked everyone and complimented the great working relationship that he has had with everyone over the last eight years, particularly with Mr. Gibeault in light that they both started on the Planning Commission at the same time as well as the staff who have been amazing to work with throughout his term as a Planning Commission Member.

Adjournment

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

Motion approved 6-0 and the meeting adjourned at 6:45 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, January 16, 2013 at 6:30 p.m.

Respectfully submitted,

Planning Commission
December 19, 2012
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Shannon L. Sinopoli