

**MANHEIM TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
Wednesday  
January 16, 2013**

A meeting of the Manheim Township Planning Commission was held on Wednesday, January 16, 2013 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; Mr. Walter Lee and Mr. Jeffery Swinehart. 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.

**Reorganization - Nominations for Chairman and Vice-Chairman**

Chairman Gibeault turned the gavel over to Township Staff, Lisa Douglas.

Mrs. Douglas asked for nominations for the 2013 Planning Commission Chairman.

Mr. Reed moved to appoint Mr. Gibeault as Chairman of the Manheim Township Planning Commission, seconded by Mr. Hodge. Nominations were closed and motion carried unanimously.

Mrs. Douglas turned the gavel over to Chairman Gibeault.

Chairman Gibeault asked for nominations for the 2013 Planning Commission Vice-Chairman.

Mr. Hodge moved to appoint Mrs. Reidenbaugh as Vice Chairman of the Manheim Township Planning Commission. Seconded by Mr. Reed. Nominations were closed and motion carried unanimously.

**Minutes**

Mr. Gibeault asked for a motion on the December 19, 2012 Planning Commission meeting minutes.

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

**Motion Approved 7-0.**

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

1. **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 be abstaining from discussions of this plan. Mr. Gibeault turned the gavel over to Mrs. Reidenbaugh.

Mr. Swiernik indicated that this plan has been before the Planning Commission on numerous occasions and the latest revisions to the plans were in response to a couple of planning member concerns, first regarding the un-signalized intersection. Mr. Swiernik indicated that at the suggestion of the planning members, this access has now been reduced to a right-in turn movement only.

Mr. Swiernik advised that the second issue was the basin and how it could be planted to prevent or deter the public from utilizing it for recreation purposes. Mr. Swiernik indicated that the basin bottom will consist of low maintenance vegetated plant materials versus grass and that shade trees will be provided along the entire Granite Run Drive frontage.

Discussions took place regarding the modification requests for Levels of Service at the studied intersections. Staff indicated that the Township Traffic Engineer has stated in his review that the proposed improvements are sufficient to improve the studied intersections and that he is in support of the modification requests.

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

On a motion by Mr. Hodge, seconded by Mr. Lee it was recommended to approve this plan and modifications conditioned upon the applicant submitting the Highway Occupancy Permit Plans to the Township for review and comment by the Township Traffic Engineer prior to presenting this plan to the Board of Commissioners for action and contingent upon a clean review letter.

**Motion Approved 4-1-2** (with Mr. Reed voting No and Mr. Gibeault and Mrs. Blumenstock abstaining).

2. **North Pumping Station Expansion** - Preliminary /Final Land Development Plan  
- McCaskey Avenue - Zoned I-1.

Present representing this Preliminary/Final Land Development Plan was Ms. Carroll

Ehrhart, Skelly and Loy Engineering.

Ms. Ehrhart indicated that the project site is located in the northeastern part of the McCaskey School Campus along the mutual municipal boundary of the City of Lancaster and Manheim Township.

Ms. Ehrhart advised that the project consists of the construction of preliminary treatment facilities to remove inorganic materials from the Lancaster City combined wastewater stream where floating debris will be screened and heavier grit will settle in the facilities and then automatically be removed for disposal.

Ms. Ehrhart indicated that the project will also include a new diversion chamber, screening facilities, grit removal units, a generator, a surge protection vault, expansion of the pumping station capacity and associated stormwater management facilities.

Ms. Ehrhart advised that the site currently houses the existing diversion chamber, combined wastewater piping that conveys combined sanitary and storm wastewater, and the North Pumping Station.

Ms. Ehrhart indicated that the new preliminary treatment building and grit removal units will be constructed between the existing diversion chamber and the existing pumping station and that the existing diversion chamber will be modified to allow all flows to pass through it to the proposed diversion chamber. Ms. Ehrhart stated that the existing 120-inch pipe will be realigned south to connect with the existing 120-inch combined sewer to the proposed diversion chamber.

Ms. Ehrhart stated that a new diversion chamber is integral to the grit and screenings facility construction and that it will continue to divert excessive flows from major storm events directly to the Conestoga through a 120-inch pipe that reconnects the proposed facility to the existing 120-inch overflow pipe.

Ms. Ehrhart indicated that all removed materials will be collected by professional haulers and transported to sanitary landfills for disposal.

Brief discussions took place regarding the possibility of any increase in truck traffic, noise and vibration.

Ms. Ehrhart advised that there would only be periodic truck traffic to ensure that the station is running properly and to remove debris material from the site. Ms. Ehrhart advised that there should not be any additional noise or vibration as the existing pump station is sound proofed as will be the treatment building. Ms. Ehrhart indicated that there are no residences nearby and that the closest public street is approximately 1,000 feet away.

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

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

**Motion Approved 7-0.**

**Public Comment**

There was no public comment.

**Adjournment**

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

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

The next Regular Planning Commission meeting is scheduled for Wednesday, February 20, 2013 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli