

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
February 20, 2013**

A meeting of the Manheim Township Planning Commission was held on Wednesday, February 20, 2013 at 6:30 p.m. The following members were present: Vice Chairman Mrs. Stacie Reidenbaugh; Mr. Donald Reed; Mrs. Anita Blumenstock; Mr. Walter Lee and Mr. Jeffery Swinehart. Chairman Mr. Michel Gibeault and Mr. Ian Hodge were absent. The following Township Staff was present: Mrs. Lisa Douglas and Mrs. Shannon Sinopoli.

Roll Call

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

Minutes

Mrs. Reidenbaugh asked for a motion on the January 16, 2013 Planning Commission meeting minutes.

On a motion by Mr. Reed, seconded by Mr. Swinehart it was recommended to approve the January 16, 2013 meeting minutes.

Motion Approved 5-0.

Conditional Use Application

1. **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.

Mr. Saunders requested that the Planning Commission table the Conditional Use request this evening due to the lack of representation by Turkey Hill.

On a motion by Mr. Reed, seconded by Mr. Lee it was recommended to table this conditional use request.

Motion Approved 5-0.

The public hearing is scheduled for April 8, 2013.

Text Amendment Petition

1. Manheim Township School District - Zoning Ordinance Text Amendment Petition - Article s 21 and 24 Regulations.

Present representing this Text Amendment Petition was Mr. Mark Stanley, Hartman Underhill & Brubaker LLP.

Mr. Reed announced that he would be abstaining from discussions of this plan.

Mr. Stanley indicated that ELA Group met with staff recently regarding the possibility of a parking lot expansion at the Neffsville Campus. Mr. Stanley stated that with the adoption of the new Zoning Ordinance came sweeping changes and in addition to the Neffsville Campus having an R-3 underlying Zoning District, an overlay was also placed over the campus, the T-5 Neffsville Village Overlay.

Mr. Stanley advised that during the meeting with ELA Group and township staff, conflicts between regulations in the underlying zoning district and the overlay zoning districts were noticed, as well as restrictions put into place within the overlay district that really did not take into account school buildings and school accessory uses, such as limiting the building size to 7,500 square feet in the Neffsville Village Overlay which obviously would not work for school structures.

Mr. Stanley indicated that a petition to amend the language in the T-5 Neffsville Village Overlay and the D-R Retro Fit Overlay was submitted to the Township and during staff review, several inaccuracies and/or lack of regulations were noticed within these two sections and staff requested that the petitions incorporate such corrections into this text amendment petition for which the school district accommodated.

Mr. Stanley noted that in addition to the technical corrections requested by staff, staff also recommended that there be regulations on school accessory buildings, such as

maximum building footprint; maximum building height and maximum building length, all of which again were agreed upon by the school district and incorporated into the revised final text amendment petition.

Mr. Stanley indicated that the Lancaster County Planning Commission will be reviewing this petition at their March 11, 2013 meeting and that the public hearing in front of the Township Board of Commissioners is scheduled for April 8, 2013.

There were no further discussions.

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

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

Motion Approved 4-1 (with Mr. Reed abstaining).

The public hearing is scheduled for April 8, 2013.

Public Comment

There was no public comment.

Adjournment

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

Motion approved 5-0 and the meeting adjourned at 6:45 p.m.

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

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Respectfully submitted,

Shannon L. Sinopoli

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