

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
April 17, 2013**

A meeting of the Manheim Township Planning Commission was held on Wednesday, April 17, 2013 at 6:30 p.m. The following members were present: Chairman Michel Gibeault; Vice Chairman Mrs. Stacie Reidenbaugh; Mr. Donald Reed; Mrs. Anita Blumenstock; Mr. Ian Hodge and Mr. Walter Lee. Mr. Jeffery Swinehart 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 March 20, 2013 Planning Commission meeting minutes.

On a motion by Mr. Reed, seconded by Mr. Hodge it was recommended to approve the March 20, 2013 meeting minutes.

Motion Approved 6-0.

Subdivision/Land Development Plan

1. Cedar-Oregon Pike – Preliminary/Final Land Development Plan – 1611 Oregon Pike – Zoned B-3.

Present representing this Preliminary/Final Land Development Plan was Mrs. Caroline Hoffer, Barley Snyder; Rich Ozimek, Blackford Development; Don Barrett, Robert Gabriel & Associates.

Mrs. Hoffer indicated that this plan consists of the land development of the remaining three lots which were approved previously with the original Cedar-Oregon Pike Plans that included the subdivision of 4 lots and the land development of Lot #1 which houses the new Patient First building.

Mrs. Hoffer advised that the uses will include medical/dental offices and general offices.

Mrs. Reidenbaugh questioned the proposed building sizes in relation to the previously approved subdivision plans.

Mrs. Hoffer indicated that the buildings all have similar square footages and that the building height of the offices on Lots 3 & 4 will be two stories and the building height for the structures on Lot 2 will be single story.

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.

Text Amendment Petition

1. Lancaster Airport – Zoning Ordinance Text Amendment Petition - Article 24 Regulations – D-A Airport Overlay District.

Present representing this text amendment petition was Mr. Alex Piehl, RGS Associates and Mr. David Eberly, Lancaster Airport.

Mr. Piehl indicated that the applicants met with the Planning Commission back in February and talked through the proposed text amendment and a conceptual site plan and that they are now back with a formal submission.

Mr. Piehl indicated that the applicants and staff have been working through revisions to the original submission which he understands that Planning Commission has been informed of and copied with the suggested revisions by staff.

Mr. Piehl advised that the applicants are receptive and agreeable to all recommended revisions with the exception of the requirement that convenience stores shall have a minimum of one access from an arterial legislative street route as identified by the Township.

Mr. Reed questioned if the applicants have had any informal discussions with PennDOT yet.

Mr. Piehl indicated no because they wanted to secure approval of the text amendment first.

Mr. Piehl indicated that the applicants understand that the Township wants to make sure a convenience store only happens along Lititz Pike and in actuality it's highly doubtful that a tenant would even be interested in the site unless they had direct connection to Lititz Pike.

Mr. Piehl advised that the applicants will certainly go as far to make that connection and are proposing a reasonable alternative to the suggested language, which would read as follows: "Convenience stores shall have frontage on a minimum of one arterial legislative street route as identified by the Township and the primary façade of the store shall be within 250 of the arterial road right-of-way. A convenience store shall have a minimum of one access from an arterial legislative street route, if the applicant is able to obtain all required permits for the access location".

Mr. Gibeault indicated that the planning members agree it should be on an arterial roadway and something that convenience stores would also want, but the issue is if we do not require it, then all access could be coming from Airport Road which is not desirable.

Mr. Gibeault made reference to the Sheetz on the corner of Oregon Pike and Eden Road and questioned what if there was no right-in/right-out on Oregon Pike. Mr. Gibeault indicated that there is already a stacking issue on Eden Road and having access from both roadways is important and the applicants should at least propose a right-in/right-out along Lititz Pike.

Mr. Gibeault stated that the planning members have been liberal with all other requirements such as size of building, number of fuel dispensers, but the direct access to Lititz Pike is vital.

Mrs. Reidenbaugh agreed with Mr. Gibeault and thought that perhaps having that requirement in the ordinance may actually help the applicant obtain the support of PennDOT.

Mr. Hodge indicated that Mr. Gibeault's point is well taken with regards to what store operator would want to be at that location without access to Lititz Pike.

Mr. Gibeault advised the applicants that if they do not like the Planning Commission's recommendation they are free to propose whatever language they want and take it to the Board of Commissioners if they do not like the Planning Commission's recommendation.

There were no further discussions.

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

On a motion by Mr. Hodge, seconded by Mrs. Reidenbaugh it was recommended to approve this text amendment petition as suggested by staff.

Motion Approved 4-2 (with Mrs. Blumenstock and Mr. Gibeault voting no and Mr. Swinehart absent).

The public hearing is scheduled for June 10, 2013.

Public Comment

There was no public comment.

Adjournment

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

Motion approved 6-0 and the meeting adjourned at 7:05 p.m.

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The next Regular Planning Commission meeting is scheduled for Wednesday, May 15, 2013 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli