

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
June 19, 2013**

A meeting of the Manheim Township Planning Commission was held on Wednesday, June 19, 2013 at 6:30 p.m. The following members were present: Mr. Ian Hodge; Mr. Donald Reed; Mr. Walter Lee and Mr. Jeffery Swinehart. Chairman Michel Gibeault; Vice Chairman Mrs. Stacie Reidenbaugh; Mrs. Anita Blumenstock were absent. The following Township Staff was present: Mrs. Lisa Douglas and Mrs. Shannon Sinopoli.

In the absence of Chairman Gibeault and Vice Chairman Reidenbaugh, Mr. Ian Hodge conducted the meeting.

Roll Call

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

Minutes

Mr. Hodge asked for a motion on the April 17, 2013 Planning Commission meeting minutes.

On a motion by Mr. Reed, seconded by Mr. Swinehart it was recommended to approve the April 17, 2013 meeting minutes.

Motion Approved 4-0.

Subdivision/Land Development Plan

1. **Overlook Town Center** – Final Phase I Subdivision and Land Development PI an – 2055 & 2065 Fruitville Pike – Zoned R-3.

Present representing this Final Phase I 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. Swiernik indicated that this is the Final Phase I plan for the Overlook Town Center Development consisting of the development of Lots 1 and 2 for seven buildings which will house a mix of uses.

Mr. Swiernik stated that the technical items were addressed with the Preliminary plan and that the latest comments are minor in nature.

Mr. Reed questioned the status of the approval of the PennDOT Highway Occupancy Permit.

Mr. Swiernik indicated that plans were submitted and comments were received from PennDOT and a resubmission was recently made to address those comments.

Mr. Hodge questioned the status of the acquisition of the necessary right-of-way from the neighboring property owner.

Mr. Swiernik advised that the applicant has made an offer to the property owner however, nothing has been signed yet.

Mr. Thomas stated that a meeting has been scheduled for next Wednesday, June 26, 2013 with the council of the neighboring property owner to obtain the necessary signatures.

Mr. Hodge requested that the applicant reaffirm the intention to provide overflow parking for the adjoining library.

Mr. Swiernik advised that an overflow parking connection is still being proposed and was shown on the approved preliminary plans and is a part of the future phasing of the development which will kick in the provision for the pedestrian interconnection and shared parking.

There were no further discussions.

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

On a motion by Mr. Reed, seconded by Mr. Swinehart, it was recommended to approve this plan contingent upon a clean review letter and contingent upon the applicant obtaining PennDOT Highway Occupancy Plan approvals prior to presenting the plan to the Board of Commissioners for action.

Motion Approved 4-0.

Conditional Use Request

1. **Kissel Hill Commons Planned Residential Development** – Revised Conditional Use – Lots 289 & 290 - Brentwood Drive, Paxton Place and Thornberry Lane - Zoned R-2.

Present representing this Revised Conditional Use Request was Mr. Robert Wolf, Neffsville Associates and Mr. Gregory Strausser, Strausser Surveying and Engineering.

Mr. Wolf indicated that Kissel Hill Commons was an approved Planned Residential Development (PRD) and over the 15-20 years as the development was being built, 2 of the 4 commercial lots were built, however there has been limited success on the demand for the commercial spaces due to the set back positioning of the commercial component which creates the lack of visibility from the main street network, Kissel Hill Road.

Mr. Wolf advised that over the years, they have been actively trying to market the remaining two commercial lots which are presently vacant lands, but there is just no interest, so the concern is that they do not want to build the commercial buildings and then have a vacant building and/or competition for the commercial uses that presently exist within the PRD.

Mr. Wolf indicated that with the prior approvals, Lot 289 proposed commercial spaces with apartment units above the commercial, which currently exists on the built out commercial lots. The revised request would change the use from apartments over commercial to apartments over apartments. Mr. Wolf indicated that Lot 290 was approved for a hotel use and the revised request is to permit 16 townhomes.

Mr. Wolf advised that the design idea would be to mirror the existing commercial structures on the opposite side trying to keep the same building line, size, shape, streetscape and architecture.

Mr. Strausser indicated that the Kissel Hill Commons PRD was developed under an older Zoning Ordinance and that in 2011 Manheim Township adopted a new Zoning Ordinance. Mr. Strausser indicated that during discussions with staff, there were two choices on how to proceed with these changes, which was either submit a revised request under the old PRD standards, or submit a new PRD request following today's zoning regulations.

Mr. Strausser advised that developing strictly under the new PRD regulations as a whole new PRD was really not an option because there is only two vacant lots left to be developed, however, the design standards in the new regulations would be able to be complied with for the most part. Mr. Strausser indicated that after discussions with staff, the applicants decided to submit as a revised conditional use with the intent to comply with as much criteria as possible in the new Zoning Ordinance.

Mr. Strausser indicated that in taking this approach, the first modification request would be to permit the applicant to submit as a revised conditional use with a blanket modification to use the new ordinance standards.

Mr. Strausser indicated that other modification requests consist of exceeding the maximum 2-foot deviation from the build-to-line which is only being requested for the end corner townhouse unit facing Paxton Place due to the required clear sight triangle.

Mr. Strausser indicated that the remaining modification requests consist of maximum lot width at street line and front yard setback for townhouse Lot #13; 125-foot minimum lot depth for all of the townhouse lots; and the 175-foot maximum building length for the apartment building.

Mr. Reed questioned whether or not the Fire Chief had been contacted to see if access to the townhomes via the shared alley/drive would work.

Mr. Strausser advised that he has not had any contact with the fire department yet, however, he has used the same radius on previous projects which were approved.

Mr. Reed questioned why the applicant thinks that the hotel use would not be viable in that area in light that the Lancaster Airport (which is not too far away) will be proposing such a use.

Mr. Wolf stated that if Kissel Hill Commons had the visibility of Lititz Pike and Airport Road, as with the airport where there would be a demand for a hotel use, he certainly would continue to propose such.

Mr. Swinehart questioned whether or not the commercial spaces were utilized by the local public.

Mr. Wolf indicated that they have a pizza shop, dance studio, real estate office, a dentist office and a couple of smaller shops and would estimate that the customer base is within a 5-8 mile radius.

Mr. Swinehart questioned the need for the additional parking spaces for the apartment lot which is above the number of spaces required by zoning.

Mr. Wolf stated that the rationale behind additional parking spaces was because of the possibility of utilizing one of the apartment units as a rental office in which case an office use requires so many parking spaces in addition to the apartment requirement, so it was set up that way to allocate enough spaces for that potential use.

Mr. Swinehart stated that he would suggest eliminating any unnecessary parking if possible.

Mr. Wolf indicated that there is not too many extra spaces and with the requirement for the apartment use being 1.5 spaces per unit, he feels as those these extra spaces would also be used by the residents.

On a motion by Mr. Reed, seconded by Mr. Swinehart, it was recommended to table this Revised Conditional Use request.

Motion Approved 4-0.

The public hearing is scheduled for August 12, 2013.

Public Comment

There was no public comment.

Adjournment

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

Motion approved 4-0 and the meeting adjourned at 7:17 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, July 17, 2013 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli