

**MANHEIM TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
Wednesday  
August 21, 2013**

A meeting of the Manheim Township Planning Commission was held on Wednesday, August 21, 2013 at 6:30 p.m. The following members were present: Chairman Mr. Michael Gibeault; Vice Chairman Mrs. Stacie Reidenbaugh; Mr. Donald Reed; Mr. Walter Lee and Mr. Jeffery Swinehart. Mrs. Anita Blumenstock and Mr. Ian Hodge were absent.

The following Township Staff was present: Mrs. Shannon Sinopoli.

**Roll Call**

Mr. Gibeault called the meeting to order at 6:30 p.m. and conducted roll call. Mr. Gibeault indicated that Mrs. Reidenbaugh will be arriving shortly.

**Minutes**

Mr. Gibeault asked for a motion on the July 17, 2013 Planning Commission meeting minutes.

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

**Motion Approved 4-0.**

**Subdivision/Land Development Plan**

1. **Moove In Storage** – Preliminary/Final Land Development Plan – 1250 Shreiner Station Road – Zoned I-2.

Present representing this Preliminary/Final Land Development Plan was Mr. Chris Venarchick, RGS Associates.

Mr. Venarchick indicated that this plan consists of an 8.5 acre parcel located in the I-2 Industrial District on the corner of McGovernville Road and Route 741 with access from Shreiner Station Road.

Mr. Venarchick indicated that the site presently houses 4 storage unit buildings which were approved in 2007 at which time a stormwater management basin was constructed.

Mr. Venarchick advised that this current proposal consists of adding 2 additional buildings on approximately 1.6 acres and utilization of the existing stormwater basin.

Mr. Venarchick indicated that the latest comments from Township staff and engineer are down to modification requests and housekeeping/administrative items. There were no further discussions.

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

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

**Motion Approved 4-0.**

**2. Essex Court – Preliminary/Final Subdivision and Land Development Plan – North Bristol Drive and Fleetwood Drive – Zoned R-1.**

Present representing this Preliminary/Final Subdivision and Land Development Plan was Mr. Dave Kegerize, Lake Roeder Hillard & Associates and Mr. Matthew Crème, counsel.

*Note: Vice Chairman, Mrs. Reidenbaugh arrived.*

Mr. Crème indicated that the first comment review letter has been received and that the applicants will work through those comments, however, one comment that has raised an issue with the applicant is the non-support of the waiver to not install curbing along Fruitville Pike due to the location of the existing farmhouse. Mr. Crème indicated that the applicants would like to further discuss this requirement at some point.

Mr. Kegerize indicated that this plan consists of the subdivision of a 26 acre infill parcel with 1,000 feet of road frontage along Fruitville Pike and proposed connectors with Fleetwood Drive and North Bristol Drive.

Mr. Crème indicated that there is no proposed stormwater management on the Essex Court property and instead the applicants are working on a mutual stormwater plan with Bent Creek Country Club because of an issue the golf course is having with an existing pond that keeps losing water, water that is used for irrigation of the golf course.

Mr. Crème indicated that there would be agreements put into place between Bent Creek and the Essex Court development for ownership and maintenance purposes.

Mr. Kegerize indicated that there is an existing non-motorized path to the south of the subject parcel and in light of the location of the existing farmhouse, the path cannot be extended along the entire Fruitville Pike frontage, therefore, the applicants are proposing to connect to the existing path; pull the path into the proposed development and connect it to the internal sidewalk and then exit the path back out and onto Fruitville Pike.

Mr. Crème noted that a traffic impact study is forthcoming which will show no need for any improvements, however, impact fees will be paid.

Mr. Swinehart questioned whether or not the large stormwater basin on the Bent Creek property has the capacity for additional stormwater that will be generated from this development.

Mr. Kegerize indicated yes and that a modification will be requested for pipe size in order to reduce the outflow.

There were no further discussions.

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

On a motion by Mr. Reed, seconded by Mr. Lee, it was recommended to table this plan and modifications until all outstanding review comments are adequately addressed.

**Motion Approved 5-0.**

**Rezoning Petition**

1. **Manheim Township School District** – Rezoning Petition – 15 Valley Road - Zoned B-2 to R-3.

Present representing this Rezoning 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 the school district purchased property at 15 Valley Road some time ago which is currently zoned B-2.

Mr. Stanley advised that in 2010 there was a lot consolidation plan which consolidated several other tracts of land adjacent to the main campus parcel that the school district owned that were combined and are all under one deed now.

Mr. Stanley indicated that the 15 Valley Road parcel was one of the tracts that was joined in common with the main campus parcel, however, it still has the B-2 zoning district regulations associated, versus the R-3 zoning of the remaining lands, in which case does not permit any school use.

Mr. Stanley advised that the request is simply to rezone this B-2 District piece to the R-3 District which is the zoning that the rest of the campus falls under.

There were no further discussions.

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

On a motion by Mr. Lee, seconded by Mrs. Reidenbaugh, it was recommended to approve this Rezoning Petition request..

**Motion Approved 4-0, (with Mr. Reed abstaining).**

The public hearing is scheduled for October 14, 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 5-0 and the meeting adjourned at 7:15 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, September 18, 2013 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli