

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
September 18, 2013**

A meeting of the Manheim Township Planning Commission was held on Wednesday, September 18, 2013 at 6:30 p.m. The following members were present: Vice Chairman Mrs. Stacie Reidenbaugh; Mr. Donald Reed; Mr. Ian Hodge and Mr. Walter Lee. Chairman Michel Gibeault; Mrs. Anita Blumenstock and Mr. Jeffery Swinehart 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 August 21, 2013 Planning Commission meeting minutes.

On a motion by Mr. Reed, seconded by Mr. Lee it was recommended to approve the August 21, 2013 meeting minutes.

Motion Approved 4-0.

Subdivision/Land Development Plan

1. **Brethren Village, Fieldcrest Cottages, Section 2** - Final Phase III Land Development Plan – Fairview Drive and Meadowview Court - Zoned Institutional & I-1.

Present representing this Final Phase III Land Development Plan was Mr. Dave Madary, Derck & Edson.

Mr. Madary indicated that this plan is the final phase of cottages in Section 2 of Fieldcrest which consists of 12 duplex units and 1 single unit.

Mr. Madary indicated that this plan is fairly simple in light of the fact that all road, stormwater and utility infrastructure was put into place with the prior phases of the Fieldcrest project, however, the applicant is proposing additional Best Management Practice (BMP) measures for water quality.

There was no further discussion.

Mrs. Reidenbaugh 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 4-0.

2. **Fern Lane** – Preliminary Subdivision and Land Development Plan – 478 Petersburg Road - Zoned R-1 with TDR Option.

Present representing this Preliminary Subdivision and Land Development Plan was Mr. Don Barrett, Robert Gabriel & Associates.

Mr. Barrett indicated that this plan consists of the subdivision of a 6.5 acre lot off of Petersburg Road into 10 lots for single family detached dwellings. Mr. Barrett indicated that access would be from a private, cul-de-sac street.

Mr. Barrett advised that a connection with the existing trail on the neighboring Wetherburn Commons development is proposed and that Specific Permission has been approved in order to cross the floodplain with the pedestrian way.

Mr. Barrett indicated that the applicant is purchasing 2 Transferable Development Rights (TDRs) for this project to boost the density.

Mr. Barrett indicated that the applicant is still working through staff comments, but would like to identify any opposition the planning members may have to the requested modifications.

Mrs. Reidenbaugh stated that the requested modifications seem standard and reasonable and the planning members did not have any concerns.

Mr. Reed questioned the design of the retaining walls and what the applicant will be supplying.

Mr. Barrett indicated that the applicants are working with an engineer to design the walls and will be submitting the design to the Township for review and approval by the Township Engineer.

There was no further discussion.

Mrs. Reidenbaugh 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 4-0.

Rezoning Petition

1. **Regency V, L.P.; RZ Realty, LP; Harold H. George, Jr. and Lana M. George; BKDWEM, LLC; 1610 Manheim Pike, LLC; Lin Yin Nolt; Jerry R. Knafo; Manheim Pike Group, LP.** – Rezoning Petition – 1601, 1610, 1630, 1650, 1660, 1668, 1672, 1676 Manheim Pike; 710, 720, 730, 740, 750, 760 Enterprise Way and Lot 3 Flory Mill Road - Request to change zoning of properties from I-1 Industrial District to B-4 Business District.

Present representing this Rezoning Petition was Mrs. Caroline Hoffer, Barley Snyder and Mr. Mike O'Brien, RZ Realty.

Mrs. Hoffer advised that she is representing several property owners petitioning for their properties to be rezoned from the I-1 Industrial District to the B-4 Business District.

Mrs. Hoffer indicated that all of the properties would still be subject to the D-R Retrofit Overlay Zone requirements.

Mrs. Hoffer advised that the property owners believe that the B-4 Business District is the appropriate zoning classification for their properties in light of the fact that the Manheim Pike Corridor, in the area of the subject tracts, has been developed with commercial uses and that the properties on the east side of Manheim Pike are primarily zoned B-4 and developed with commercial uses, including Chelsea Square and Granite Run Square.

Mrs. Hoffer indicated that the buildings which are currently on a number of the tracts are reaching the end of their economic life and the tracts will need to be redeveloped, however, these tracts are not able to be developed with these uses in the I-1 Industrial District. Mrs. Hoffer advised that the I-1 Industrial District limits retail uses in a separate structure to 5,000 square feet and in the past, the Manheim Township Zoning Hearing Board has granted variances of this requirement to permit retail use in excess of these limitations for two of the subject properties.

Mrs. Hoffer indicated that the petitioners believe that due to the size and location of these parcels the rezoning is logical and appropriate along this commercial corridor and that the rezoning will not interfere, conflict with or violate the Manheim Township Comprehensive Plan or in any way be detrimental to the public health, safety and welfare.

There was no further discussion.

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

On a motion by Mr. Hodge, seconded by Mr. Lee, it was recommended to table this Rezoning Petition request.

Motion Approved 4-0.

The public hearing is scheduled for November 11, 2013.

Other

1.

Township – Official Map

Manheim

Mrs. Douglas indicated that the Official Map is a pilot project of the Manheim Township Comprehensive Plan and has been prepared to identify those lands and features that Manheim Township may intend to reserve as public grounds to accommodate proposed public uses or achieve public goals.

Mrs. Douglas indicated that the Comprehensive Plan is a planning document identifying the vision of the Township while the Zoning Map is a regulatory document. Mrs. Douglas advised that the Official Map falls somewhere in between these two.

Mrs. Douglas indicated that the planning of this document has been in the works for some time and in preparing the Official Map, the Township consulted applicable policies and recommendations of the Manheim Township Comprehensive Plan, the Lancaster County Comprehensive Plan, the Manheim Township Recreation, Park, Greenways & Open Space Plan, the Manheim Township Transportation Impact Fee Capital Improvements Plan and the Growing Together plan which is a comprehensive plan for Central Lancaster County.

Mrs. Douglas indicated that during the past several months, workshop meetings occurred with staff, parks and recreation, public works, township manager, a commissioner, adjacent municipalities and Lancaster County and advised that the final draft version of the Official Map came from recommendations from these meetings as well as from numerous Township and county plan documents.

Mrs. Douglas indicated that the Official Map designates areas for both current and future public land and facility improvements including such items as existing and proposed streets; watercourses; existing and proposed public grounds; public parks and open space; pedestrian ways and easements; flood control basins, floodways and stormwater management areas and transit rights-of-way.

Mrs. Douglas indicated that some of the benefits of adopting an Official Map are allowing for the coordination of public and private goals; reserving important lands without the immediate need to purchase such lands; protecting public features; support for funding sources and well as providing an effective method for implementing the comprehensive plan.

Mrs. Douglas indicated that areas of consideration shown on the Official Map include Open Space Acquisition; Pathway Connectivity; Greenways; DCNR Trail; Roadway/Pedestrian Connections; Intersection Improvements and Bus Shelters all of which can be looked at with development plans and for example, if a roadway realignment is shown on the Official Map, the Township has the ability and not the obligation to negotiate with the developer to construct the realignment or the Township could acquire such area and complete the improvements, or even just protect that area.

The planning members felt that the Official Map was a much needed document and appreciated the staff's creation of such.

There was no further discussion.

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

On a motion by Mr. Hodge, seconded by Mr. Reed, it was recommended to table any recommendations of the Official Map.

Motion Approved 4-0.

The public hearing is scheduled for November 11, 2013.

Public Comment

Mrs. Reidenbaugh indicated that the Lancaster Housing Opportunity Partnership (LHOP) is hosting a Housing Summit on October 22, 2013 at the Double Tree Inn in Willow Street and encouraged the audience and planning members to attend.

Adjournment

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

Motion approved 4-0 and the meeting adjourned at 7:05 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, October 16, 2013 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli