

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

A meeting of the Manheim Township Planning Commission was held on Wednesday, December 18, 2013 at 6:30 p.m. The following members were present: Chairman Michel Gibeault; Mr. Donald Reed; Mrs. Anita Blumenstock; Mr. Ian Hodge and Mr. Walter Lee. Mrs. Stacie Reidenbaugh and Mr. Jeffery Swinehart were 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 November 20, 2013 Planning Commission meeting minutes.

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

**Motion Approved 5-0.**

**Subdivision/Land Development Plans**

1. **Metro Bank** – Preliminary/Final Land Development Plan – 3199 Lititz Pike – Zoned I-1 Industrial.

Present representing this Preliminary/Final Land Development plan was Mr. Christopher Dellinger, Herbert, Rowland & Grubic, Inc.

Mr. Dellinger indicated that this plan has been in the works for some time and that there was an issue with flooding at the Lititz Pike/Airport Road intersection that needed to be addressed. Mr. Dellinger advised that Brethren Village and Manheim Township worked together to mitigate the flooding problem which was completed earlier this year and that Metro Bank is now back seeking approval.

Mr. Dellinger provided a brief overview for the Planning Commission members who were not on the commission back when this plan was previously presented. Mr. Dellinger indicated that this project proposes a 3,200 square foot bank on the southeast corner of Lititz Pike and Airport Road. Mr. Dellinger indicated that access along Lititz Pike will be a right-in/right-out only movement with full access from Airport Road.

Mr. Dellinger indicated that only minor review comments remain which will be addressed.

There was no further discussion.

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 and contingent upon the applicant obtaining PennDOT approvals prior to presenting the plan to the Board of Commissioners for action.

**Motion Approved 5-0.**

**2. Benecon - Preliminary/Final Land Development Plan - 155 West Airport Road – Zoned I- Industrial & D-A Overlay.**

Present representing this Preliminary/Final Land Development plan was Mr. James Boyer, David Miller/Associates.

Mr. Boyer advised that there are still technical comments that need to be addressed, but he wanted to at least provide a brief overview in the meantime while the comments are being worked on.

Mr. Boyer indicated that this plan consists of a vacant 1.25 acre parcel adjacent to the existing Benecon Office Building along West Airport Road. Mr. Boyer indicated that the applicants are proposing an additional three story office building with approximately 20,000 square feet. Mr. Boyer advised that the existing office building consists of roughly 25,000 square feet.

Mr. Boyer indicated that in light of the parking requirement, the applicants had to get a little creative; therefore the proposal is to provide 19 spaces of parking underneath the office building. Mr. Boyer advised that the applicants are proposing to keep the architecture generally consistent with the existing office building.

There were no further discussions.

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

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

**Motion Approved 5-0.**

**Other**

**1. Manheim Township - Zoning Ordinance Amendments**

Mr. Gibeault indicated that since these proposed ordinance changes were discussed in great length at the November Planning Commission meeting, he asked Mrs. Douglas to just provide a brief summary this month.

Mrs. Douglas advised that, in general, the changes consist of clean up items such as updating and adding definitions; adding municipal use and regional stormwater facilities in all districts (with the exception of the Agricultural District) and reverting the base densities back to the pre-2011 Ordinance requirements, in which case would require the purchase of Transferable Development Rights for any proposal that would go beyond the base density limits.

Mrs. Douglas advised that other than these clean up items; the only real change is the deletion of the PCD regulations.

There was no further discussion.

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

Mr. Reed indicated that although he has nothing against the proposed changes, he will be voting against the amendments it in light of the fact that he previously voted against the entire 2011 Zoning Ordinance.

On a motion by Mr. Lee, seconded by Mr. Hodge, it was recommended to approve the Zoning Ordinance Amendments.

**Motion Approved 4-1**, with Mr. Reed voting no.

The public hearing is scheduled for January 13, 2014.

**2. Manheim Township – Floodplain Ordinance Amendments**

Mr. Gibeault indicated that similar to the Zoning Ordinance Amendments, in light that these proposed ordinance changes were also discussed at the November Planning Commission meeting, he asked Mrs. Douglas to just provide a summary this month.

Mrs. Douglas indicated that, in general, the proposed changes consist of updating and adding definitions. Mrs. Douglas advised that the biggest change to this ordinance is how the previous Specific Permission requests will now be processed.

Mrs. Douglas advised that the language has been altered such as the term Specific Permission will instead be called a Conditional Use and will be processed just as any other conditional use which will come before the Planning Commission and then onto the Board of Commissioners.

Mrs. Douglas advised that processing such requests through the Planning Commission and Board of Commissioners as Conditional Uses provides for an extra layer of review and allows the Board of Commissioners to grant modifications of certain provisions. Mrs. Douglas indicated that if there are any other requirements in the Floodplain Ordinance that the applicant cannot comply with, the only recourse would be to seek a variance from the Zoning Hearing Board.

There was no further discussion.

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

On a motion by Mr. Lee, seconded by Mr. Reed, it was recommended to approve the Floodplain Ordinance Amendments.

**Motion Approved 5-0.**

The public hearing is scheduled for January 13, 2014.

**Public Comment**

Mr. Gibeault indicated that he wished to recognize planning member Mr. Ian Hodge who will be leaving the Planning Commission to assume his role as a Township Commissioner at the beginning of 2014. Mr. Gibeault thanked Mr. Hodge for his service on the Planning Commission.

**Adjournment**

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

Motion approved 5-0 and the meeting adjourned at 7:00 p.m.

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

Respectfully submitted,

Shannon L. Sinopoli