

**MANHEIM TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
Wednesday  
January 15, 2014**

A meeting of the Manheim Township Planning Commission was held on Wednesday, January 15, 2014 at 6:30 p.m. The following members were present: Chairman Mr. Michel Gibeault; Mr. Donald Reed; Mr. Walter Lee; Mr. Jeffery Swinehart; Mr. John Shipman and Ms. Maryann Marotta. Vice Chairman Stacie Reidenbaugh 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.

**Reorganization**

Chairman Gibeault turned the gavel over to Township Staff, Lisa Douglas. Mrs. Douglas asked for nominations for the 2014 Planning Commission Chairman.

Mr. Reed moved to appoint Mr. Gibeault as Chairman of the Manheim Township Planning Commission, seconded by Mr. Lee. Nominations were closed and motion carried unanimously.

Mrs. Douglas turned the gavel over to Chairman Gibeault. Chairman Gibeault asked for nominations for the 2014 Planning Commission Vice-Chairman.

Mr. Swinehart moved to appoint Mrs. Reidenbaugh as Vice Chairman of the Manheim Township Planning Commission, seconded by Mr. Reed. Nominations were closed and motion carried unanimously.

**Appointments**

**1. Planning Commission Solicitor**

On a motion by Mr. Lee it was recommended that the Manheim Township Planning Commission appoint William Crosswell of the law firm of Morgan, Hallgren, Crosswell & Kane, P.C., as the Solicitor of the Manheim Township Planning Commission until the first Monday in January 2016 which would be consistent with the action taken by the Board of Commissioners on January 6, 2014 through the adoption of Resolution 2014-32, seconded by Mr. Shipman.

**Motion Approved 5-1 (with Mr. Reed voting no).**

**2. Planning Commission Secretary**

On a motion by Mr. Reed it was recommended that the Manheim Township Planning Commission appoint Shannon Sinopoli as the Secretary of the Manheim Township Planning Commission and the custodian of its records, seconded by Mr. Shipman.

**Motion Approved 6-0.**

**Minutes**

Mr. Gibeault asked for a motion on the December 18, 2013 Planning Commission meeting minutes.

On a motion by Mr. Reed, seconded by Mr. Swinehart it was recommended to approve the December 18, 2013 meeting minutes.

**Motion Approved 6-0.**

**Subdivision/Land Development Plans**

1. **Quattro Development LLC** - Preliminary/Final Land Development Plan - 1480 Harrisburg Pike – Zoned B-4 Business & D-R Overlay.

Present representing this Preliminary/Final Land Development plan was Mr. Tom Matteson, Diehm & Sons.

Mr. Matteson indicated that this project is situated at the corner of Harrisburg Pike and Route 30, across from Park City. Mr. Matteson indicated that the site currently houses a strip retail center which is proposed to be eliminated and in its place, two retail buildings are being proposed.

Mr. Matteson advised that the parking will be to the rear of the buildings and that stormwater management will also be to the rear of the lot handled in underground stone beds.

Mr. Matteson indicated that the existing access drive is being reworked to provide one point of access versus the existing two points and that the access will be a right-in/right-out movement with full movement being located just to the north at the traffic light in front of La-Z-Boy via a cross access agreement.

Mr. Matteson advised that presently the existing building is not connected to public water or sewer, however, with this development both sewer and water lines are being extended to make that connection and that La-Z-Boy and the neighboring jeweler property will also now have the ability to connect to the public system.

A brief discussion took place regarding the access and loading area.

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

On a motion by Mr. Reed, 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, seconded by Ms. Marotta.

**Motion Approved 6-0.**

**Public Comment**

There was no public comment.

**Adjournment**

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

Motion approved 6-0 and the meeting adjourned at 6:50 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, February 19, 2014 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli