

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
March 19, 2014**

A meeting of the Manheim Township Planning Commission was held on Wednesday, March 19, 2014 at 6:30 p.m. The following members were present: Chairman Mr. Michel Gibeault; Vice Chairman Mrs. Stacie Reidenbaugh; Mr. Donald Reed; Mr. Walter Lee; Mr. John Shipman and Ms. Maryann Marotta. Mr. Jeffery Swinehart 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.

Minutes

Mr. Gibeault asked for a motion on the February 19, 2014 Planning Commission meeting minutes.

On a motion by Mr. Reed it was recommended to approve the February 19, 2014 meeting minutes, seconded by Mr. Shipman.

Motion Approved 6-0.

Subdivision/Land Development Plans

1. **Lancaster Bible College** - Revised Preliminary Land Development Plan – 901 Eden Road – Zoned Institutional.

Present representing this Revised Preliminary Land Development plan was Mr. Dave Madary, Derck & Edson.

Mr. Madary indicated that the focus of this revised plan is primarily related to the deletion of the previously proposed iLead building addition and the enlargement of the previously approved academic building.

Mr. Madary advised that there were smaller revisions consisting of beautification items such as green areas, plazas and walkways. Mr. Madary indicated that there are no stormwater concerns with these revisions as the existing stormwater basin was designed and built to accommodate the proposed improvements.

There were no further discussions.

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

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

Motion Approved 6-0.

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

Present representing this Revised Preliminary Land Development plan was Mr. Robert Gabriel and Mr. Peter Alecxih.

Mr. Gabriel indicated that this project is located on the south side of Petersburg Road, just west of Weaver Road and consists of 6 acres in the R-1 Zoning District.

Mr. Gabriel advised that the plan consists of ten single family residential lots, utilizing 2 transferable development rights and accessing from Petersburg Road via a private street which will have curb and sidewalk.

Mr. Gabriel indicated that improvements will take place along Petersburg Road such as widening and curbing. Mr. Gabriel advised that sidewalk will also be provided along Petersburg Road to the point that the existing bridge interferes, in which case as a compromise, a pedestrian footbridge connection is being proposed which will connect over to the existing Wetherburn Commons development's path.

Mr. Gabriel indicated that this project has been around for some time and that all technical comments are now addressed.

There were no further discussions.

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

On a motion by Mr. Lee, it was recommended to approve this plan and modifications contingent upon a clean review letter and contingent upon the applicant providing final documentation that the required Transferable Development Rights have been secured prior to presenting the plan to the Board of Commissioners for action, seconded by Ms. Marotta.

Motion Approved 6-0.

3. **Hillcrest** - Preliminary Subdivision and Land Development Plan – 1575 Hillcrest Avenue – Zoned R-2 with TDR Option.

Present representing this Revised Preliminary Land Development plan was Mr. Robert Gabriel; Mr. Peter Alecxih and Mr. Neil Perate.

Mr. Gabriel indicated that this project is located on the north side of Hillcrest Avenue, just west of New Holland Pike and consists of 4 acres in the R-2 Zoning District.

Mr. Gabriel advised that the plan consists of seven single family residential lots, utilizing 3 transferable development rights and accessing from Hillcrest Avenue via a private street which will not have curb and sidewalk as roadside swales are being proposed.

Mr. Gabriel indicated that the challenge with this infill site was stormwater management. Mr. Gabriel advised that a bioretention basin system is being proposed and that there is a requirement to provide a release for the emergency spillway in the event of a 100-year storm in which case they were able to negotiate an easement through a neighboring property to the northwest in order to provide a piping system which will connect to the existing storm sewer at the intersection of Eden and Mission Roads.

Mr. Gibeault noted that the applicant has spent a lot of work on the stormwater infiltration basin especially being an infill piece and that the standard emergency spillway design would have the water being released onto adjacent properties in the event of a big storm which was a concern all along. Mr. Gibeault indicated that having this release being piped over and into an existing inlet is definitely appropriate in this particular case and the proposed basin itself should help alleviate some existing runoff problems.

Mr. Reed questioned who would own and maintain the basin.

Mr. Gabriel advised that the ownership would be the purchaser of Lot #3 however all maintenance of the basin and the piping system will be the responsibility of the Homeowners Association.

Ms. Marotta questioned the depth of the basin.

Mr. Gabriel indicated approximately 2.5 feet. Mr. Gabriel also advised that there will be plantings and tree screening around the basin.

There were no further discussions.

Mr. Gibeault asked for public comment.

Mr. Michael Flanagan, 1515 Hillcrest Avenue asked the applicant to walk through the stormwater management design again.

Mr. Flanagan stated that he has lived at his present location for 35 years and feels that this neighborhood is comparable to Grandview where most of the homes were built many years ago and noted that this project will definitely feel different as the density is greater along with new construction material.

Mr. Flanagan indicated that there are a lot of mature trees in this neighborhood and suggested that the developer provide landscape with a lot of larger caliber trees upfront in an effort to blend in sooner rather than later and reduce the impact.

Mr. Flanagan also suggested that the developer choose construction materials consisting of brick or stone in an effort to match the materials of the existing homes.

Mr. Flanagan stated that he would greatly appreciate it if the developer would strongly consider two suggestions or recommendations.

Mr. Gibeault thanked Mr. Flanagan for his comments and suggestions. Mr. Gibeault advised that the Planning Commission cannot control what the

architecture or construction materials are, however, the developer has heard the recommendations.

On a motion by Ms. Marotta, it was recommended to approve this plan and modifications contingent upon a clean review letter and contingent upon the applicant providing final documentation that the required Transferable Development Rights have been secured prior to presenting the plan to the Board of Commissioners for action, seconded by Mr. Reed.

. **Motion Approved 6-0.**

Text Amendments

1. **Lancaster County Solid Waste Management Authority** – 1299 Harrisburg Pike - Request to amend the Manheim Township Zoning Ordinance by adding Solid Waste Management Use to the I-2 Industrial District; amending definitions; changing the T-Zone Overlay designation from T-4 Overlay District to T-6 Overlay District.

Present representing this text amendment petition was Ms. Kaitlin McGinnis, Hartman Underhill & Brubaker and Mr. David Wilhelm, Lancaster County Solid Waste Management Authority (LCSWMA).

Ms. McGinnis indicated that this request was fully presented at the February 19, 2014 Planning Commission and that since the February meeting, the language has been altered to address the concerns of the planning members and staff and it would appear that these changes are satisfactory to all.

Ms. McGinnis advised that the Lancaster County Planning Commission reviewed this request at their March 10, 2014 meeting and recommended approval.

There were no further discussions.

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

On a motion by Mrs. Reidenbaugh, it was recommended to approve this text amendment petition, seconded by Mr. Reed.

. **Motion Approved 6-0.**

2. **Lancaster Jewish Community Center Association** – Request to amend the Manheim Township Zoning Ordinance to permit the redevelopment or reuse of large nonresidential buildings within the R-2 Residential Zoning District; establish the standards for such reuse and to define Conference/Event Center.

Present representing this text amendment petition was Mr. John Mateyak, Brubaker Connaughton Goss & Lucarelli LLC. and Ms. Tracy Horst, PPM Real Estate Inc.

Mr. Mateyak indicated that the Jewish Community Center (JCC) presently operates as a community club, a non-conforming use in the R-2 Residential District and that this property is presently listed for sale, however, in light of the existing non-conforming status and limited nonresidential uses in the R-2, this property has not been easily marketed.

Mr. Mateyak advised that in order to eliminate the need for use variances and/or buildings sitting vacant, the applicants are proposing this text amendment to provide alternative uses for existing nonresidential buildings within the R-2 district.

Mr. Mateyak indicated that staff has recommended some changes to the language with regards to sidewalk provisions and that the applicant is willing to work with staff on such provision.

Mr. Gibeault stated that the planning members have reviewed the proposed amendment and that there haven't been any concerns raised and certainly no one likes to see vacant buildings. Mr. Gibeault suggested that the applicant get the sidewalk language provisions worked out with staff prior to next month's meeting.

There were no further discussions.

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

On a motion by Mr. Reed, it was recommended to table this text amendment petition, seconded by Mrs. Reidenbaugh.

Motion Approved 6-0.

Other

1. Manheim Township – Stormwater Management Ordinance Amendments

Mrs. Lisa Douglas, Township Staff provided an overview of the proposed Stormwater Management Ordinance (SWMO) Amendments.

Mrs. Douglas indicated that the SWMO updates are a result of the County's recently approved Act 167 SWM Plan, which was prepared in accordance with the rules and regulations of Department of Environmental Protection (DEP).

Mrs. Douglas advised that the summary points include the following:

- Addressing rate control (of 2-year storm or less)
- Including and using BMPs
- Removing the no harm option
- Retrofitting to correct sins of the past
- Creating the Manheim Township Stormwater Management Reference Manual

Mrs. Douglas stated that it is important to note that the residential property owner wanting to do a small building addition, install a pool or add a shed to the property will not be affected provided the impervious increase is below the 1,000 square feet exemption that has been a part of the ordinance since 1998. Mrs. Douglas

advised that the 1,000 square foot exemption is cumulative and has been inventoried since 1998 and that no additional exemption above that original 1,000 square feet will be given as part of the SWMO updated.

Mrs. Douglas indicated that the exemptions are consistent with the current standards with the exception of the agricultural exemptions, which have been reduced from 20,000 square feet to 10,000 square feet and noted that a tracking form is included in each property file and a letter forwarded to the property owner whenever an impervious project is completed on the property. Mrs. Douglas advised that this practice will be continued and provided a sample site plan to the planning members.

Mrs. Douglas noted that the property owner wanting to construct a large addition (greater than 1,000 square feet) or the developer doing a subdivision/land development will be affected. Mrs. Douglas advised that for many years, the rate of stormwater runoff was addressed and as an example, stated that stormwater runs into a basin and the water is held and released gradually; the same amount or volume of water comes out of the basin, it is just released at a more gradual rate. Mrs. Douglas stated that with the new regulations, a developer must address volume as well and this can be accomplished by infiltration and evaporation through use of various Best Management Practice (BMP) measures such as rain gardens, similar to what is being proposed at the Hillcrest Avenue project that the planning members heard earlier in the meeting.

Ms. Marotta inquired about the vegetation and what measures have been taken to inform the public.

Mrs. Douglas indicated that there are many arms to stormwater management including the MS-4 program, which includes an educational component and that information has been contained in various newsletters and on the Township website however, it will continue to be a learning experience for all as we move forward, especially when everyone is used to manicured lawns and basin bottoms whereas now the regulations push the issue of vegetated swales, rain gardens and other BMPs.

There were no further discussions.

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

On a motion by Mrs. Reidenbaugh, it was recommended to table the Stormwater Management Ordinance Amendments, seconded by Mr. Reed.

Motion Approved 6-0.

Public Comment

There was no public comment.

Adjournment

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

Motion approved 6-0 and the meeting adjourned at 7:22 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, April 16, 2014 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli