

**MANHEIM TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
Wednesday  
June 18, 2014**

A meeting of the Manheim Township Planning Commission was held on Wednesday, June 18, 2014 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; Mr. Jeffery Swinehart; Mr. John Shipman and Ms. Maryann Marotta. 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 May 21, 2014 Planning Commission meeting minutes.

On a motion by Mr. Reed it was recommended to approve the May 21, 2014 meeting minutes, seconded by Mr. Shipman.

**Motion Approved 7-0.**

**Subdivision/Land Development Plans**

1. **Lancaster Bible College Student Housing** – Preliminary/Final Land Development Plan – 901 Eden Road – Zoned Institutional.

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

Mr. Madary indicated that some of the existing housing, Brubaker Hall and Clemons Hall are outdated and as a part of the overall master plan for the college, both will be phased out.

Mr. Madary advised that there has also been a modest bump in enrollment, therefore the college is pursuing such new housing.

Mr. Madary indicated that there are currently 34 housing units in both Brubaker Hall and Clemons Hall for a total of 68 beds that will be phased out and that Brubaker Hall will be demolished to provide for a plaza area and Clemons Hall will eventually be converted into offices.

Mr. Madary advised that the proposed new building will house 110 units for a total of 42 additional beds.

Mr. Madary indicated that existing parking is sufficient and that the existing Township linear trail will be somewhat realigned. Mr. Madary also advised

that there will be plaza space between the new Frey Center, the new housing and the lead building that will include green space, walks and seating.

Mr. Madary indicated that they are in receipt of the Township comment review letter and will be working on addressing those comments.

There were no further discussions.

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

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

**Motion Approved 7-0.**

### **Conditional Use Requests**

1. **Village of Olde Hickory Planned Residential Development** – Conditional Use Request – 600 Olde Hickory Road - Zoned R-3; B-2; B-3; D-C Overlay.

Present representing this Conditional Use request was Mr. Paul Browning; Mr. Norris Boyd; Ms. Judi Rineer; Mr. Seth Shapiro and Mr. Grant Smith.

Mr. Boyd provided a background of the Village of Olde Hickory (VOH) campus which began being developed in 1969 and is recognized as the first PUD in the state of Pennsylvania.

Mr. Boyd advised that VOH is now ready for the next 50 years by planning improvements and additional housing units which has been in the works for 3-4 years.

Mr. Boyd advised that there are issues with the existing older buildings that need corrected and some will be rehabilitation inside the more modern buildings in order to bring those building up to standards and the other buildings would need massive renovations which does not make sense, therefore those buildings will be replaced with new structure as well as the additional density to dilute the buildings that will be torn down.

Mr. Boyd indicated that the new product will be a mix of townhomes, apartments and carriage houses and garages will also be provided.

Mrs. Reidenbaugh stated that there have been calls to the planning commission members as well as township staff with regards to inquiries concerning this proposal and that the callers have indicated that VOH management isn't providing them with any answers. Mrs. Reidenbaugh questioned whether or not this master plan has been shared with the existing tenants and if not, suggested that the applicants keep the current tenants informed since this is now a formal submission which is public knowledge.

Mr. Boyd indicated that he doesn't want to promise something to the tenants when plan approval is still uncertain.

Mr. Gibeault stated that the proposal is an overall improvement to the property and that the tenants should be made aware of the proposals.

Mr. Boyd advised that the tenants have been informed that a long term plan has been in the works and that there has been ongoing conversations with the planning commission regarding such plan.

Mr. Shapiro indicated that there are currently 400 units on the VOH campus and that the first phase will consist of 32 townhouses and the removal of 24 units, therefore he is not concerned about any tenants being displaced because the total unit count will never go under 400 units in any of the proposed phases.

Mr. Shapiro provided renderings of the site layout and architecture of each of the proposed structures.

Mr. Boyd advised that the structures to remain will also be refaced in order to blend in with the new structures.

Mr. Gibeault stated that VOH is an asset for this community and is well maintained.

Mr. Gibeault stated that once the course course was removed and VOH had that extra area, it is the appropriate time to update the campus and glad this plan is moving forward with the updates.

Mr. Gibeault stated that he is encouraged by the proposal and although it will take some time, it will be worth it. Mr. Gibeault stated that he also is appreciative of the fact that the units are not just high-end units and that there are affordable options for families as well.

Mr. Smith indicated that they are taking a passive approach to the stormwater management design by proposing rain gardens, providing better infiltration and water quality and trying to get as much water back into the ground instead of releasing.

Mr. Smith advised that with all of the traffic improvements constructed with the shopping center on the corner of Oregon Pike and Landis Valley Road, the traffic impact study that was conducted for this project indicated that most of the improvements were primarily at the main Oregon Pike entrance.

There were no further discussions.

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

On a motion by Mr. Swinehart, it was recommended to table this Conditional Use request, seconded by Mrs. Reidenbaugh.

**Motion Approved 7-0.**

2. **Union Community Bank Signage** – Wetherburn Commons Planned Residential Development – Conditional Use Request - Fruitville Pike and Petersburg Road – Zoned R-3.

Present representing this Conditional Use request Mr. Michael Grab, and Mr. Michael Mohn, Union Community Bank.

Staff indicated that this proposal is for additional signage out at the Richmond Square/Wetherburn Commons development. Staff advised that the most recent tenant in the space behind/beside the Subway was Susquehanna Bank, however, Union Community Bank will be the new tenant and they are seeking several modifications of the PRD sign regulations from the 1989 Zoning Ordinance (since this PRD was all approved under the 1989 regulations).

Staff advised the ordinance permits one sign per business in a PRD, however, back in 2008 Susquehanna Bank came in with modification requests for building signage and a text amendment petition soon followed which was brought forth by the Wetherburn Town Center for the Giant To Go and the development center sign which is situated along Fruitville Pike.

Staff indicated that during the Susquehanna Bank request, there was a unanimous consent to limit the building signs for the bank to a total of 3 signs. Two on the actual bank building (east and west sides) and one on the drive thru building (as you enter).

In addition, the consensus was to limit the square footage to 24 square feet total as well as limit the letter height to 12-inches and the logo height to 32-inches. This decision and its limits carried over to the Wetherburn Town Center's text amendment request as the planning members felt that a precedent was set with the Susquehanna Bank proposal.

Staff advised that the applicants have been made aware of these past decisions and the limits that were instilled, however, they have still made a submission which includes proposing additional signage (5 building signs - 3 on the bank building and 2 on the drive thru structure); 2 door signs; 1 directional sign and then the two signs on the development center sign; signage exceeding 24 square feet (which would include the entire sign board size); signage exceeding 12-inch letters/numbers/graphics; and several other requests. Staff indicated that the request is still incomplete as there are several other requirements that are not being met which would require additional modifications.

Staff indicated that the proposal is not being supported by staff and that the applicant could propose exactly what Susquehanna Bank has/had without the need for going through the Conditional Use process.

**Motion:**

***#1. I move to table this Conditional Use Request application.***

***#2. I move to deny this Conditional Use Request application in its entirety as it is inconsistent with the development standards and sign regulations of the Planned Residential Development.***

There were no further discussions.

Mr. Gibeault asked for public comment.

Mr. Carl Christiansen, 1087 Whitemarsh Drive questioned if the existing tree line would remain.

Mr. Horst indicated that he plans on saving as many trees as possible.

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

**Motion Approved 7-0.**

#### **Public Comment**

There was no public comment.

#### **Adjournment**

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

Motion approved 7-0 and the meeting adjourned at 7:35 p.m.

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

Respectfully submitted,

Shannon L. Sinopoli