

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
July 16, 2014**

A meeting of the Manheim Township Planning Commission was held on Wednesday, July 16, 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. 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 June 18, 2014 Planning Commission meeting minutes.

On a motion by Mr. Reed it was recommended to approve the June 18, 2014 meeting minutes, seconded by Mrs. Reidenbaugh.

Motion Approved 7-0.

Conditional Use Requests

1. **Kissel Hill Commons Planned Residential Development** – Revised Tentative Plan – Lots 289 & 290 - Brentwood Drive, Paxton Place and Thornberry Lane - Zoned R-2.

Present representing this Revised Tentative land development plan was Mr. Robert Wolf.

Mr. Wolf indicated that he was present just to provide an overview of the discussion that was held at the July Planning Commission Workshop meeting with regards to additional renderings to address some suggestions and concerns raised at the May 21, 2014 Planning Commission meeting.

With regards to the suggestion of offsetting the townhomes, Mr. Wolf indicated that units 1-5 and 6-10 now propose an offset of four feet, two units at a time.

With regards to the apartment building architecture drawings and the suggestion that additional stone to the façade of the buildings be added as well as dressing up the entrances, Mr. Wolf advised that additional stone has been added to coordinate with the existing buildings and that stone archways are now proposed versus the previous overhang.

Mr. Wolf stated that colored pictures of the existing structures within the existing development were also provided at the workshop meeting and that it is his commitment to utilize the same color scheme and materials as they are available.

Mr. Wolf advised that a resubmission to address staff comments is expected to be delivered by the end of July.

There were no further discussions.

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

On a motion by Ms. Marotta, it was recommended to table this Revised Tentative Plan and modifications until all outstanding comments can be adequately addressed, seconded by Mr. Reed.

Motion Approved 7-0.

Public hearing is scheduled for October 13, 2014.

2. 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, Barley Snyder; Ms. Judi Rineer, Boyd/Wilson Property Management; Mr. Doug Olsen, Ann Marchino and Bill Warwick, Barton Partners and Mr. Grant Smith and Mr. John Schick, Rettew Associates.

Mr. Browning indicated that a full presentation was provided to the planning members in June and the only questions that remained were traffic related.

Mr. Browning introduced Mr. Schick as the Traffic Engineer for the project.

Mr. Schick indicated that the traffic study has been 2 years in the making; with counts taken in May 2012 and included 5 studied intersections.

Mr. Schick advised that there will be 225 new units which will generate 111 additional a.m. peak hour trips; 135 additional p.m. peak hour trips; and 128 additional midday peak hour trips on Saturday as a result of the commercial component.

Mr. Schick advised that proposed improvements include adding a 175-foot northbound right turn lane on Oregon Pike entering into the site; reconfiguring the existing exit and modifying signal timings and phasing. Mr. Schick advised that the other development entrance to the site from Landis Valley Road is currently operating at acceptable levels therefore, no improvements are planned on Landis Valley Road.

Mr. Browning advised the planning members that the applicants have officially withdrawn all of the modification requests associated with this conditional use application and intend to re-request such with the tentative plan application.

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 Conditional Use request, seconded by Mr. Lee.

Motion Approved 7-0.

Public hearing is scheduled for August 11, 2014.

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 6:50 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, August 20, 2014 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli