

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

A meeting of the Manheim Township Planning Commission was held on Wednesday, October 15, 2014 at 6:30 p.m. The following members were present: Vice Chairman Mrs. Stacie Reidenbaugh; Members: Mr. Donald Reed; Mr. Walter Lee; Mr. Jeffery Swinehart; Mr. John Shipman and Ms. Maryann Marotta. Chairman Mr. Michael Gibeault was absent. The following Township Staff was present: Mrs. Lisa Douglas and Mrs. Shannon Sinopoli.

Roll Call

Mrs. Reidenbaugh called the meeting to order at 6:30 p.m. and conducted roll call.

Minutes

Mrs. Reidenbaugh asked for a motion on the September 17, 2014 Planning Commission meeting minutes.

On a motion by Mr. Reed it was recommended to approve the September 17, 2014 meeting minutes, seconded by Mr. Shipman.

Motion Approved 6-0.

Subdivision/Land Development Plans

1. **Manheim Township School District Maintenance Building and Parking Lots** – Preliminary/Final Subdivision and Land Development Plan – School Road – Zoned R-3 & T-5.

Present representing this Preliminary/Final Subdivision and Land Development plan was Mr. Brent Detter, ELA Group and Mr. Tom Koch, Manheim Township School District.

Mr. Reed recused himself from discussions pertaining to this plan.

Mr. Detter indicated that there are three pieces to this plan, one portion being a new maintenance building which will be located on the corner of Valley Road and Blue Streak Boulevard with access only from Blue Streak Boulevard. Mr. Detter indicated that there will not be any additional employees with the new maintenance building.

Mr. Detter advised that the other two portions consist of additional parking lots, one consisting of 137 spaces which is primarily for sporting events and the other, located just west of the Landis Run Intermediate School, consists of 91 spaces which is overflow for special events at the school.

Mr. Detter indicated that a resubmission will be made by the end of the week to address the remaining engineering comments which were minor in nature.

Ms. Marotta questioned what would be stored within the fenced in area around the Maintenance Building.

Mr. Koch indicated just vehicles.

There were no further discussions.

Mrs. Reidenbaugh asked for public comment. There was no response.

On a motion by Mr. Shipman, it was recommended to approve this plan contingent upon a clean review letter, seconded by Mr. Lee.

Motion Approved 5-0 (with Mr. Reed abstaining).

Ordinance Revisions

1. **The Zoning Ordinance of Manheim Township 2011, as revised and the Subdivision and Land Development Ordinance of Manheim Township, as revised.** Request to revise the Zoning Ordinance of Manheim Township 2011 as revised and the Subdivision and Land Development Ordinance of Manheim Township 1998, as revised by converting such documents from the codified version to an ordinance version.

Mrs. Douglas advised that in February 2013, the Board of Commissioners approved the Code of Ordinances which placed all ordinances into one large document versus individual ordinances.

Mrs. Douglas indicated that with our ordinances constantly changing, having them in the codified version has been an administrative nightmare, especially in light that the Code of Ordinances is not updated regularly which the Township has no control over.

Mrs. Douglas advised that the proposed revisions strictly involve only converting the documents from the codified version back to an ordinance version and to remove the documents from the Code of the Township of Manheim. Mrs. Douglas indicated that there are no revisions to the content, just numerical formatting.

Mrs. Douglas stated that generally with ordinance revisions the Lancaster County Planning Commission (LCPC) will review and comment, however, a letter was received from LCPC indicating that since the revisions merely consist of decoding, they will not need to review or comment.

There were no further discussions.

Mrs. Reidenbaugh asked for public comment. There was no response.

On a motion by Mr. Swinehart, it was recommended to approve the revisions to the Zoning Ordinance and Subdivision and Land Development Ordinance, seconded by Mr. Reed.

Motion Approved 6-0.

Public hearing is scheduled for November 10, 2014.

2. **The Stormwater Management Ordinance of Manheim Township 2014.** Request to revise the Stormwater Management Ordinance of Manheim Township 2014 by converting such document from the codified chapter version to an ordinance section version.

Mrs. Douglas reiterated the same information provided above with regards to the Zoning Ordinance and Subdivision and Land Development Ordinance, however, noted that with the recently adopted Stormwater Ordinance it was assumed that it would also be in the codified formatting and therefore, the numerical formatting aligned with such, however, the Stormwater Ordinance never actually made it into the Code of Ordinances, therefore, these revisions consists of simply changing to ordinance sections versus the code chapters.

There were no further discussions.

Mrs. Reidenbaugh asked for public comment. There was no response.

On a motion by Ms. Marotta, it was recommended to approve the revisions to the Stormwater Management Ordinance, seconded by Mr. Shipman.

Motion Approved 6-0.

Public hearing is scheduled for November 10, 2014.

Public Comment

There was no public comment.

Adjournment

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

Motion approved 6-0 and the meeting adjourned at 6:42 p.m.

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

Respectfully submitted,

Shannon L. Sinopoli