

**MANHEIM TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
Wednesday  
January 21, 2015**

A meeting of the Manheim Township Planning Commission was held on Wednesday, January 21, 2015 at 6:30 p.m. The following members were present: Mr. Michel Gibeault; 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.

**Reorganization**

Mr. Gibeault turned the gavel over to Township Staff, Lisa Douglas. Mrs. Douglas asked for nominations for the 2015 Planning Commission Chairman.

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

Mrs. Douglas turned the gavel over to Chairman Gibeault. Chairman Gibeault asked for nominations for the 2015 Planning Commission Vice-Chairman.

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

**Appointments**

i. **Planning Commission Secretary**

On a motion by Ms. Marotta 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 5-0.**

**Minutes**

Mr. Gibeault asked for a motion on the October 15, 2014 Planning Commission meeting minutes.

On a motion by Mr. Shipman, seconded by Mr. Swinehart it was recommended to approve the October 15, 2014 meeting minutes.

**Motion Approved 5-0.**

**Rezoning Request**

i. **Amelanchier, L.P.; TDB Land Associates, L.P. and Larry G. & Dorothy M. Martin**

Rezoning Petition – 1520 and 1530 Commerce Drive. Request to change zoning of properties from I-1 Industrial District to B-4 Business District.

Present representing this Rezoning Petition was Mr. Mark Stanley and James Welch, McNees Wallace & Nurick; Mr. Ricky Wood, Amelanchier, L.P. and Mr. Larry Prescott, Professional Design & Construction Inc.

Mr. Stanley advised that he is representing three property owners petitioning for their properties to be rezoned from the I-1 Industrial District to the B-4 Business District.

Mr. Stanley advised that Amelanchier, L.P. is the owner of the property that currently houses the Faulkner BMW dealership and is currently zoned B-4. Mr. Stanley indicated that Amelanchier, L.P. is also the equitable owner of the Conestoga Tours property owned by TDB Land Associates, L.P.

Mr. Stanley indicated that currently, Faulkner BMW leases office space and parking for their staff on the Conestoga Tours property and has future plans to expand the vehicle dealership, specifically for an on-site body shop which is currently located on Loop Road. Mr. Stanley indicated that having the body shop on Commerce Drive would eliminate some of the collision repair traffic out along Manheim Pike. Mr. Stanley advised that in order to achieve housing a collision repair shop on this parcel, the parcel needs to be rezoned to B-4 in light of the fact that the I-1 District does not permit motor vehicles sales or services.

Mr. Stanley advised that the triangle parcel between the Faulkner BMW property and the Conestoga Tours property is owned by the Martins who have also signed a joinder to be included in this request in light of the fact that their current retail use is a non-conforming use in the I-1, however, rezoning to B-4 would make them a conforming use.

Mr. Stanley indicated that at the end of year 2013, there was a larger rezoning request just down the road on Manheim Pike where a dozen properties were successfully rezoned from I-1 to B-4 due to most of the uses being non-conforming retail/office/commercial uses or due to the fact the sites were small and would not meet minimum lot area for an industrial use. Mr. Stanley advised that the same reasoning applies to this rezoning request.

Mr. Wood stated that Faulkner BMW has been around since the mid 1970's and in 2001 moved to Manheim Township. Mr. Wood advised that the dealership has been at its current location, on the corner of Manheim Pike and Commerce Drive, for 3 years and that the dealership plans on staying in Manheim Township.

Mr. Wood indicated that the dealership is outgrowing its current location already and that the necessity for growth is inevitable. Mr. Wood stated that also having a specialized certified collision center on site is a huge plus. Mr. Wood indicated that they will also be upgrading Commerce Drive with sidewalk along both frontages in order to make the connection between the Faulkner BMW site and the former

Lancaster County Motors site at 1550 Commerce Drive.

Mr. Stanley advised that the petitioners believe that due to the size and location of these parcels the rezoning is logical and appropriate and that in reviewing the Manheim Township Comprehensive Plan and the county Growing Together plan, the petitioners feel that this request is consistent with both documents.

Mr. Shipman questioned what business is currently located at the 1520 Commerce Drive site.

Mr. Wood indicated Martin's Interior Design.

Mr. Gibeault questioned if Faulkner BMW is currently subleasing office space at the Conestoga Tours site.

Mr. Wood indicated that Faulkner BMW is leasing out existing office space from Conestoga Tours for administrative purposes. Mr. Wood indicated that once Amelanchier is sole owner of the property, the intent would be to renovate the existing maintenance building for the collision center.

Mr. Shipman asked if the intent would be to close the Loop Road collision center after the new one was in operation.

Mr. Wood answered no and advised that they would continue to operate the one on Loop Road, however, that center would be for all vehicle makes and models whereas the one on Commerce Drive would be specific to BMW models only.

There was no further discussion.

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

On a motion by Mr. Shipman, seconded by Mr. Lee, it was recommended to approve this Rezoning Petition request.

**Motion Approved 5-0.**

The public hearing is scheduled for March 23, 2015.

**Public Comment**

There was no public comment.

**Adjournment**

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

Motion approved 5-0 and the meeting adjourned at 6:45 p.m.

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

Respectfully submitted,

Shannon L. Sinopoli