

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
July 15, 2015**

A meeting of the Manheim Township Planning Commission was held on Wednesday, July 15, 2015 at 6:30 p.m. The following members were present: Vice Chairman Mr. Jeffery Swinehart; Members: Mr. Walter Lee; Mr. John Shipman; Ms. Maryann Marotta; Mr. John Hendrix and Ms. Stacey Betts. Chairman Mr. Michel Gibeault was absent. The following Township Staff was present: Mrs. Lisa Douglas and Mrs. Shannon Sinopoli.

Roll Call

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

Minutes

Mr. Swinehart asked for a motion on the June 17, 2015 Planning Commission meeting minutes.

On a motion by Ms. Betts, it was recommended to approve the June 17, 2015 meeting minutes seconded by Ms. Marotta.

Motion Approved 6-0.

Subdivision/Land Development Plans

1. **Farm On Quarry Road** – Final Phase II Subdivision and Land Development Plan – Honey Farm Road – Zoned R-1 & T-1 Overlay.

Present representing this Final Phase II Subdivision and Land Development Plan was Mr. Greg Strausser, Strausser Surveying and Engineering.

Mr. Strausser indicated that this plan is phase II of the Farm On Quarry Road Development which consists of 6 residential lots.

Mr. Strausser indicated that with the development of Phase I (which consisted of 42 lots), all public improvements were constructed as well as all stormwater management for the entire site, therefore, there were no technical comments generated on the Township's Staff Review letter and that only administrative items need addressed.

There were no further discussions.

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

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

Motion Approved 6-0.

Other

1. **Manheim Township** – Revised Floodplain Ordinance

Mrs. Douglas provided a summary of the proposed revisions to the Floodplain Ordinance.

Mrs. Douglas indicated that the biggest highlight of the revisions consist of clarifying how prior Specific Permission requests will now be processed.

Mrs. Douglas indicated that under the current ordinance, if an applicant requests specific permission and cannot comply with all of the requirements, their only recourse for relief is to seek a variance from the Zoning Hearing Board.

Mrs. Douglas advised that the language has been altered such as the term Specific Permission will instead be called a Conditional Use and will be processed just as any other conditional use which will come before the Planning Commission and the Board of Commissioners.

Mrs. Douglas indicated that the remaining revisions generally consist of adding and updating definitions; adding riparian buffers and riparian forest buffers standards and definitions to align with language in the Zoning Ordinance and Stormwater Management Ordinance requirements; as well as adding language to protect existing Historic Structures.

There were no further discussions.

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

On a motion by Mr. Shipman, it was recommended to approve the Revised Floodplain Ordinance amendments, seconded by Ms. Betts.

Motion Approved 6-0.

The public hearing is scheduled for August 24, 2015.

Public Comment

There was no public comment.

Adjournment

On a motion by Ms. Betts, it was recommended to adjourn the meeting, seconded by Ms. Marotta.

Motion approved 6-0 and the meeting adjourned at 6:47 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, August 19, 2015 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli