

**MANHEIM TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
Wednesday  
September 16, 2015**

A meeting of the Manheim Township Planning Commission was held on Wednesday, September 16, 2015 at 6:30 p.m. The following members were present: Chairman Mr. Michel Gibeault; Vice Chairman Mr. Jeffery Swinehart; Members: Mr. Walter Lee; Mr. John Shipman; Mr. John Hendrix and Ms. Stacey Betts. Ms. Maryann Marotta was absent. 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 August 19, 2015 Planning Commission meeting minutes.

On a motion by Mr. Hendrix, it was recommended to approve the August 19, 2015 meeting minutes seconded by Mr. Swinehart.

**Motion Approved 6-0.**

**Subdivision/Land Development Plans**

1. **Settlements East** – Preliminary Subdivision and Land Development Plan – Landis Valley Road - Zoned R-2 with TDR option.

Present representing this Preliminary Subdivision and Land Development Plan was Mr. Robert Gabriel, Robert Gabriel and Associates, Inc.

Mr. Gabriel stated that this plan has been in the works for quite some time and has been seen by the Planning Commission on several occasions and that the staff comments are now down to administrative items.

Mr. Gabriel provided a summary of the plans stating that the project is located within the R-2 Residential Zoning District and consists of 84 single family dwelling units with the utilization of 35 Transferable Development Rights. Mr. Gabriel also indicated that the existing trail system located along Landis Valley Road to the north and south of the project site will be extended to complete that last segment of connection.

Mr. Swinehart and Mr. Gibeault questioned the construction phasing schedule and when the construction entrance from Landis Valley Road would be finished and in condition to be an access for Phase I.

Mr. Gabriel indicated that the construction entrance will be completed for access to Phase I with the construction of Phase II.

There was no further discussions.

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

On a motion by Mr. Shipman, it was recommended to approve this plan and modifications contingent upon a clean review letter and conditioned upon the applicant acquiring the necessary transferable development rights and complying with the preliminary plan processing of such, seconded by Ms. Betts.

**Motion Approved 6-0.**

2. **Mikhail Subdivision** – Preliminary/Final Subdivision and Land Development Plan – 1530 Eden Road - Zoned R-2.

Present representing this Preliminary/Final Subdivision and Land Development Plan was Mr. Michael Hartman, DH Enterprises.

Mr. Hartman stated that this plan consists of a subdivision to create 2 lots at the southeast corner of Mission Road and Eden Road.

Mr. Hartman indicated that this plan has been in the works for some time while the stormwater management was getting worked out. Mr. Hartman advised that all stormwater issues have now been addressed and the remaining comments are clerical.

There was no further discussions.

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

On a motion by Mr. Hendrix, it was recommended to approve this this plan and modifications contingent upon a clean review letter, seconded by Ms. Betts.

**Motion Approved 6-0.**

**General Public Comment**

Randy Heilman, Lancaster County Planning Commission was present to introduce Sharyn Young as the new county planning representative for Manheim Township.

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Mr. Heilman stated that the Lancaster County Planning Commission is in the process of updating the county's comprehensive plan and provided the planning members with a brochure regarding the update and state that an adoption date in early 2017 is anticipated. Mr. Heilman encouraged the planning members to visit the website for more information.

Mr. Heilman advised that a public meeting with national speaker Ed McMahon will be held on November 5, 2015. Mr. Heilman indicated that the county planning commission is looking for input from all municipalities.

**Adjournment**

On a motion by Ms. Betts, it was recommended to adjourn the meeting, seconded by Mr. Swinehart. Motion approved 6-0 and the meeting adjourned at 6:53 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, October 21, 2015 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli