

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
November 18, 2015**

A meeting of the Manheim Township Planning Commission was held on Wednesday, November 18, 2015 at 6:30 p.m. The following members were present: Chairman Mr. Michel Gibeault; Vice Chairman 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 October 21, 2015 Planning Commission meeting minutes.

On a motion by Mr. Hendrix, it was recommended to approve the October 21, 2015 meeting minutes seconded by Ms. Betts.

Motion Approved 6-0.

Rezoning Petition

1. **Area 18, LP** – Rezoning Petition – 651 Delp Road - Request to change zoning of property from I-1 Industrial District to the B-4 Business District.

Present representing this Rezoning Petition was Mr. Mark Stanley, McNees Wallace and Nurick; Mr. Bill Swiernik, David Miller/Associates and Mr. Frank Nolt, Area 18, LP.

Mr. Stanley indicated that this rezoning request is to rezone approximately 4.5 acres located on a portion of the PP&L service site at the corner of Delp Road and Manheim Pike from I-1 Industrial to B-4 Business.

Mr. Stanley advised that PP&L has no short or long term plans for this corner piece and has agreed to sell such acreage to Area 18, LP for the development of a car dealership.

Mr. Stanley stated that within the past few years there was a significant rezoning approval along this corridor from I-1 to B-4 which consisted of numerous parcels. Mr. Stanley also indicated that at the beginning of this year there was another rezoning from I-1 to B-4 which involved a couple of properties located on Commerce Drive.

Mr. Stanley indicated that the other 3 corner parcels at this intersection of Manheim Pike and Delp Road are all zoned B-4 so the rezoning of this corner would be consistent and in line with the corridor as it exists.

Mr. Stanley indicated that if this rezoning is approved, there are some zoning variances that will need to be addressed due to the D-R Retrofit Overlay District as well as the submission of a subdivision and land development plan.

Mr. Gibeault questioned what type of zoning variances would be required.

Mr. Stanley said the main two would be the sidewalk width and the build-to-line.

There were no further discussions.

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

On a motion by Mr. Shipman, it was recommended to approve the Rezoning Petition, seconded by Mr. Hendrix.

Motion Approved 6-0.

The public hearing is scheduled for January 11, 2016.

General Public Comment

There was no public comment.

Adjournment

On a motion by Ms. Betts, it was recommended to adjourn the meeting, seconded by Mr. Hendrix. Motion approved 6-0 and the meeting adjourned at 6:46 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, December 16, 2015 at 6:30 p.m.

Respectfully submitted,

Planning Commission

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Shannon L. Sinopoli