

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

A meeting of the Manheim Township Planning Commission was held on Wednesday, December 16, 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; Ms. Maryann Marotta; Mr. John Hendrix and Ms. Stacey Betts. 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.

Minutes

Mr. Gibeault asked for a motion on the November 18, 2015 Planning Commission meeting minutes.

On a motion by Mr. Shipman, it was recommended to approve the November 18, 2015 meeting minutes, seconded by Mr. Swinehart.

Motion Approved 7-0.

Subdivision/Land Development Plan

- i. **Sheetz Store 257** - Preliminary/Final Subdivision and Land Development Plan - 1699 Oregon Pike - Zoned B-4 Business District; D-R Overlay & T-1 Overlay.

Present representing this plan was Mr. Chris Venarchick, RGS Associates and Mr. Mike LaCesa, Sheetz.

Mr. Venarchick indicated that this plan consists of replacing, renovating and enlarging the existing building. Mr. Venarchick advised that the current building size is approximately 4,300 square feet and the proposal will increase that size to about 5,200 square feet.

Mr. Venarchick also indicated that there will be a 500 square foot outdoor seating area as well as the removal and replacement of the existing canopies.

Mr. Gibeault questioned whether or not the store would be completely closed during the renovations.

Mr. LaCesa indicated that the store would be completely closed during construction and that the goal is to begin site work in February and have all of the improvements completed by the end of June.

Mr. LaCesa stated that the canopies will be coming down and replaced with stone columns and other features in order to try and duplicate the style that currently exists at the neighboring Eden Resort site. Mr. LaCesa indicated that the number of fuel pumps will remain the same.

Mr. LaCesa stated that in addition to the outdoor seating area there will be 30 seats inside the store.

Mr. Hendrix questioned if the proposal is to demolish the entire existing building.

Mr. LaCesa indicated that for the most part this will be a brand new facility.

Ms. Marotta questioned if there would be any access obstruction with the proposed site work which would limit the shared access to the Eden Resort site.

Mr. LaCesa advised that the access from Route 272 may be temporarily closed, however, there should not be any obstructions to the existing access along Eden Road and that fencing will also be provided around the construction site.

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 this plan and modifications contingent upon a clean review letter, seconded by Ms. Betts.

Motion Approved 7-0.

- ii. **Worthington Planned Residential Development** – Final Phase II Subdivision and Land Development Plan - Oregon Pike - Zoned R-2; R-2 (Bonus Density); R-3 and B-1.

Present representing this plan was Mr. Mark Johnson, RGS Associates and Mr. Bill Briegel, Keystone Custom Homes.

Mr. Johnson provided a brief background of the overall Worthington development which was first introduced in the spring of 2006.

Mr. Johnson indicated that this plan consists of the last phase of the development which includes 93 single family detached dwelling units; 20 semi-detached single family dwelling units and 33 townhouses.

Mr. Johnson stated that all of the technical issues were addressed during the Tentative and Final Phase I plans and that the staff review letter generated for Phase II consists of administrative items with no planning issues.

Mr. Gibeault mentioned that there was a condition placed on the approval of the Phase I plan which required the applicants to have all of the commercial buildings constructed prior to seeking approval of Phase II from the Board of Commissioners.

Mr. Johnson stated that Mr. Gibeault is correct and that only Building C remains to be constructed, however, permits are being pursued now and that Building C will be under construction before the plans get recorded.

Ms. Marotta asked if there is any type of separation between the townhouses and Route 222.

Mr. Johnson indicated that there is a significant grade separation and also a distance separation and a landscape screen that will be provided.

Mr. Swinehart questioned the timeline of the build out of Phase II.

Mr. Johnson stated that the applicants hope to begin construction in the spring of 2016.

Mr. Briegel indicated that full build out will most likely take 3-4 years.

There were no further discussions.

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

On a motion by Ms. Marotta, it was recommended to approve this plan contingent upon a clean review letter and conditioned upon the applicant complying with Condition #26 of the Revised Final Plan for Worthington Phase I approval prior to presenting this plan to the Board of Commissioners for action, seconded by Mr. Lee.

Motion Approved 7-0.

Conditional Use Request

- i. **Wetherburn Commons Town Center** – Revised Conditional Use Request – Signage - Fruitville Pike and Richmond Drive – Zoned R-3.

Present representing this Revised Conditional Use Request was Mrs. Caroline Hoffer, Barley Snyder and Mr. Mike O'Brien, Oak Tree Development Group.

Mrs. Hoffer provided the planning members with a background as to how the existing center sign came to be back in 2008.

Mrs. Hoffer indicated that the applicant is now requesting the approval to allow additional tenant panels to be placed on the center sign to provide visibility for all of the tenants located in the Richmond Square commercial component of the Wetherburn Commons Town Center.

Mrs. Hoffer indicated that the request involves increasing the overall height of the existing center signage by approximately 2-feet; increasing the overall square footage by approximately 16 square feet and increasing the number of tenant panels to 13.

Mrs. Hoffer stated that there were two conditions placed on the 2008 approval of the center signage, one being that the tenant panel size was limited to 5 square feet and the other condition placed a letter height limit of 8-inches. Mrs. Hoffer indicated that the applicant is not proposing to increase either the square footage of the panels or the letter height.

Mrs. Hoffer indicated that there is one other component to this request which would be to permit Turkey Hill to change the fuel price signage from the scrolling type as it is today to an electronic digital sign.

Mr. O'Brien indicated that electronic signage is consistent with convenience store users today and stated that he believes having the digital signage versus scrolling will also help to draw visual attention to the other tenants.

Mr. Gibeault questioned if the background color of the signage will stay the same.

Mr. O'Brien answered yes.

Mr. Shipman questioned the degree of brightness the electronic sign would display.

Mr. O'Brien stated that he was unsure exactly, but that it would be similar to the signs that exist elsewhere and that they produce indirect and subtle light.

Mr. Swinehart stated that he had some concerns with the overall proposal and replacing the scrolling price with the digital pricing because of how it changes the look of what people, particularly the neighbors, see today versus what they will now see.

Mrs. Hoffer stated that the commercial components of Planned Residential Developments have struggled and cannot survive without identification signage.

Mr. O'Brien indicated that Turkey Hill is the anchor tenant for Richmond Square and they need to be successful in order for the rest of the businesses to be successful.

Mr. Swinehart indicated that this is the second request for the center signage and wondered what the next requests would be and where the line gets drawn. Mr. Swinehart stated that he believes that this proposal may be reaching the point of pushing the envelope of what should be out there.

Mr. Gibeault questioned if the fuel price signage can be turned off when the Turkey Hill store is closed.

Mr. O'Brien indicated that he would check with Turkey Hill.

Mr. Gibeault stated that he would recommend that the fuel price lights be turned off during non-business hours.

There were no further discussions.

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

On a motion by Ms. Marotta, it was recommended to approve the Revised Conditional Use Request conditioned upon the applicant dimming the fuel price lighting after dusk and completely turning off the fuel price lighting during non-business hours, seconded by Mr. Shipman.

Motion Approved 6-1, with Mr. Swinehart voting no.

The public hearing is scheduled for February 8, 2016.

General Public Comment

There was no public comment.

Adjournment

On a motion by Mr. Swinehart, it was recommended to adjourn the meeting, seconded by Mr. Shipman. Motion approved 7-0 and the meeting adjourned at 7:21 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, January 20, 2016 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli