

**MANHEIM TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
Wednesday  
March 16, 2016**

A meeting of the Manheim Township Planning Commission was held on Wednesday, March 16, 2016 at 6:30 p.m. The following members were present: Vice Chairman Jeffery Swinehart; Members: Mr. Walter Lee; Mr. John Shipman; Mr. John Hendrix and Ms. Stacey Betts. Chairman Mr. Michel Gibeault and Ms. Maryann Marotta were absent. The following Township Staff was present: 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 February 17, 2016 Planning Commission meeting minutes.

On a motion by Mr. Shipman, it was recommended to approve the February 17, 2016 meeting minutes, seconded by Mr. Hendrix.

**Motion Approved 5-0.**

**Subdivision/Land Development Plans**

- i. **Lancaster Country Day School** - Preliminary/Final Subdivision and Land Development Plan - 725 Hamilton Road - Zoned R-2 Residential District; T-4 Overlay & T-1 Overlay.

Present representing this Preliminary/Final Subdivision and Land Development Plan was Mr. Brent Detter, ELA Group; Mr. Steve Lisk, Lancaster Country Day School and Mr. Tom Porsch.

Mr. Detter indicated that the school property is dissected by three municipalities; Manheim Township, Lancaster Township and Lancaster City. Mr. Detter stated that the majority of the proposed improvements lie within Manheim Township and include the combining of 7 parcels to bring the total acreage to 27 acres; two additions, one for athletics and one for theater; and an additional parking lot which would consist of 54 additional parking spaces.

Mr. Detter advised that the new parking lot will be gated and only one gate would be opened during certain times of the day. Mr. Detter stated that the gate at Shreiner Avenue would be open in the morning hours, while the gate off of Hamilton Road would be closed, and then in the afternoon the gate at Hamilton Road would be open, while the Shreiner Avenue gate would be closed.

Mr. Detter advised that there will be no increase in students or staff with the proposed additions and parking area.

Mr. Detter indicated that stormwater would be handled underground as well as an expansion to the existing basin.

Mr. Detter stated that the existing access drive to the lower school student drop off area would be expanded to West Clay Street in order to provide a longer drop off area.

Mr. Detter advised that the school bus drop off will remain the same which is located along Shreiner Avenue and that Shreiner Avenue will be widened in the area of the bus drop off per Township Ordinance requirements.

Mr. Shipman questioned the need for the new parking area to be gated.

Mr. Detter indicated the reason is to avoid the potential for any cut thru traffic from Shreiner Avenue to Hamilton Road.

Mr. Hendrix questioned the expansion of the existing basin and as to whether or not the basin would become any deeper and if any fencing was proposed around the basin.

Mr. Detter indicated that they will be excavating 5-feet down to the bedrock and then building it back up with sand and stone to allow for better infiltration. Mr. Detter advised that the basin would not be any deeper than what exists now and that no fencing was proposed.

Mr. Swinehart questioned whether or not the applicants had reached out to the neighboring property owners with regards to the access drive extension out to West Clay Street.

Mr. Detter indicated that the applicants have held multiple neighborhood meetings as well as neighbor attendance at the Zoning Hearing Board meeting and the primary concern focused on the roadway improvements to President Avenue that would be required based on the Traffic Impact Study, which would have included widening and the partial removal of the center islands.

Mr. Detter advised that such improvements were not recommended by the Township or the City and they are asking relief of providing these improvements. Mr. Detter stated that there were no neighborhood concerns with regards to the access drive connection to West Clay Street.

Mr. Swinehart asked for public comment.

Mr. Neil Perate, property owner along Shreiner Avenue, expressed his concerns regarding the additional parking area which would increase the traffic flow along Shreiner Avenue. Mr. Perate stated that Shreiner Avenue is very narrow and allows for on-street parking and the idea of additional traffic onto Shreiner Avenue is cause for concern. Mr. Perate also expressed his concern regarding the bus traffic and the speeding of the buses.

There were no further discussions.

On a motion by Mr. Shipman, it was recommended to table this plan and modifications until all outstanding comments can be adequately addressed, seconded by Mr. Hendrix.

**Motion Approved 5-0.**

ii. **Stonehenge Estates - Tract 1** - Preliminary Subdivision and Land Development Plan - Buckwalter Road - Zoned R-1 Residential District & T-1 Overlay District.

Present representing this Preliminary Subdivision and Land Development Plan was Mr. Sandy Kime, ELA Group; Mr. Neil Perate and Mr. Pete Alexcih.

Mr. Kime indicated that this plan consists of 46 lots and 45 new single family detached dwellings on the west side of Buckwalter Road. Mr. Kime indicated that 1 existing farm dwelling will remain.

Mr. Kime advised that Stonehenge Drive will be extended to a cul-de-sac and a new street would extend from Stonehenge Drive to Buckwalter Road and connect to another new street that would also access onto Buckwalter Road.

Mr. Kime indicated that this property is located in the R-1 Residential Zoning District and that construction would occur in 2 phases and advised that a Homeowners Association is not proposed.

Mr. Kime indicated that Buckwalter Road would be widened along the property's road frontage to meet Township Ordinance requirements and that sidewalk will be provided throughout the site and along Buckwalter Road to the intersection with Sarsen Drive. Mr. Kime stated that there will also be a connection to the existing non-motorized path on the Reidenbaugh Park property.

Mr. Shipman questioned the proposal for the two existing driveways off of Buckwalter Road that currently serve the existing farm dwelling.

Mr. Kime indicated that both driveways will be closed off and a new driveway access will be provided off of Northampton Drive.

Mr. Swinehart questioned the handling of stormwater and whether it would be above ground or below.

Mr. Kime indicated that underground facilities are proposed.

Ms. Betts questioned whether or not street lights would be provided.

Mr. Kime answered no.

Mr. Swinehart asked for public comment.

Mr. David Cookson, 341 Sarsen Drive, indicated that his property borders the subject property and noticed that stormwater facilities were planned in a location that abuts the rear of his property and questioned the type of facilities that were planned at that location.

Mr. Kime indicated that an underground system is proposed which will not be visible.

Mr. Cookson questioned whether or not screening would be provided.

Mr. Kime indicated that screening is not a requirement.

There were no further discussions.

On a motion by Mr. Hendrix, it was recommended to table this plan and modifications until all outstanding comments can be adequately addressed, seconded by Ms. Betts.

**Motion Approved 5-0.**

**Rezoning**

- i. **Brethren Village & Brethren Services** – Rezoning Petition – Lititz Pike & Airport Road
  - Request to change zoning of property from I-1 Industrial District to Institutional District and remove from D-A Airport Overlay District.

Present representing this Rezoning Petition request was Mr. Dwight Yoder, Gibbel Kraybill & Hess; Mr. Dave Madary, Derck & Edson and Mr. Scott Wissler and Mr. Seth Beaver, Brethren Village.

Mr. Yoder indicated that Brethren Village owns property along Airport Road and Lititz Pike which is currently zoned I-1 Industrial. Mr. Yoder advised that the applicants are seeking a rezoning to expand the Institutional District to essentially complete the Brethren Village campus and to house additional living units.

Mr. Yoder stated that in looking at the Township Comprehensive Plan, this proposal is consistent with the plan.

Mr. Madary indicated that the future proposal would be to construct 9 additional apartment buildings which would consist of 8 units per building for a total of 72 units.

Mr. Madary advised that access would be from Airport Road and an internal connection to the remainder of the campus would also be provided.

Mr. Madary indicated that the layout would be designed with a Town Center concept and would have a large center green area and a loop road.

Mr. Madary advised that there would be numerous pedestrian walkways throughout the site and connections to existing walkways.

Mr. Madary indicated that stormwater would be handled by underground facilities.

Mr. Swinehart questioned if there would be parking underneath the buildings.

Mr. Madary indicated that standard pull-in garages would be proposed.

Mr. Shipman questioned if there would be any roadway improvements associated with this future project.

Mr. Madary indicated that a Traffic Impact Study was conducted which indicated that the Lititz Pike/Airport Road intersection already has deficiencies but that this proposal

would not have any additional negative impact to the intersection. Mr. Madary indicated that the intention is to ask for a modification of roadway improvements during the land development stage.

Mr. Shipman indicated to the applicants that the required westbound right turn lane improvement from Airport Road onto Lititz Pike will be a future topic of discussion.

Mr. Shipman stated that if the subject property would get rezoned the Township would suffer a tax loss which is something that needs looked at. Mr. Shipman suggested that the applicants start having conversations about the possibility of entering into an agreement with the Township and paying a fee-in-lieu of to recover the lost tax dollars.

Mr. Hendrix questioned if the apartment units would be for sale or if they would be rented.

Mr. Wissler indicated that there would not be any fee simple ownership and that there would be an upfront fee and then a monthly fee.

Mr. Swinehart stated that the overall proposal is appropriate to extend the remainder of the campus and that the apartment use is less of an impact than the uses that could be constructed under the existing I-1 Industrial zone, however, he agreed with Mr. Shipman that the lack of roadway improvements and the loss of tax revenue is of concern.

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

**Motion Approved 5-0.**

The public hearing is scheduled for May 9, 2016.

**General Public Comment**

There was no public comment.

**Adjournment**

On a motion by Mr. Hendrix, it was recommended to adjourn the meeting, seconded by Mr. Shipman. Motion approved 5-0 and the meeting adjourned at 7:10 p.m.

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

Respectfully submitted,

Shannon L. Sinopoli