

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
June 15, 2016**

A meeting of the Manheim Township Planning Commission was held on Wednesday, June 15, 2016 at 6:30 p.m. The following members were present: Chairman 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; Mrs. Shannon Sinopol

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 May 18, 2016 Planning Commission meeting minutes.

On a motion by Mr. Hendrix, it was recommended to approve the May 18, 2016 meeting minutes, seconded by Mr. Shipman.

Motion Approved 7-0.

Subdivision/Land Development Plans

- i. **Landis Homes - Final Land Development Plan - 1001 East Oregon Road - Zoned Institutional & T-1 Overlay District.**

Due to a conflict of interest, Mr. Gibeault recused himself from discussions and turned the gavel over to Mr. Swinehart.

Present representing this Final Land Development Plan was Mr. Craig Smith, RGS Associates.

Mr. Smith indicated that this is the first phase of the Landis Homes North project which includes a new wellness building, parking areas and 22 apartments above the wellness center.

Mr. Smith indicated that the comment review letter generated by staff consists of merely administrative items which the applicants have all intentions of addressing.

Mr. Swinehart stated that the planning members have seen this plan on numerous occasions and asked for any public comment. There was no response.

On a motion by Mr. Shipman, it was recommended to approve this plan contingent upon a clean review letter and conditioned upon the applicant obtaining Highway Occupancy plan

approvals prior to presenting this plan to the Board of Commissioners for action, seconded by Ms. Betts.

Motion Approved 6-0 (with Mr. Gibeault abstaining).

ii. **Brethren Village Northside Court – Preliminary/Final Subdivision and Land Development Plan - Airport Road - Zoned Institutional & T-1 Overlay District.**

Present representing this Preliminary/Final Subdivision and Land Development plan was Mr. Dave Madary, Derck & Edson.

Mr. Madary stated that this proposal was shared with the planning members during the review of the rezoning request a couple of months ago.

Mr. Madary indicated that the project consists of 9 independent apartment buildings which would consist of 8 units per building for a total of 72 units and that each unit would have its own garage and designated parking space.

Mr. Madary advised that access would be from Airport Road via a new private street and that there would also be an internal connection to the remainder of the Brethren Village complex.

Mr. Madary indicated that a center green area and a loop road would be provided internally as well as numerous walkways throughout the site and connections to existing walkways.

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

Mr. Shipman questioned the reasoning for the modification request from not providing the right turn lane on Airport Road as would be required to meet the Township Ordinance and the Levels of Service requirement.

Mr. Madary indicated that under current conditions the intersection is already failing and that the traffic from this proposal really doesn't change that failing intersection and with the potential for future development in the area, which may have a bearing on the lane improvement, the applicants are seeking a modification.

Mr. Shipman stated that there is no justification to support this modification request and that no one is certain if any future projects will come about or not so the required westbound right turn lane improvement from Airport Road onto Lititz Pike should be proposed and constructed as part of this plan.

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 table this plan and modifications until all outstanding comments can be adequately addressed, seconded by Ms. Marotta.

Motion Approved 7-0.

Rezoning Requests

- i. **Elias Grube Family Trust – Rezoning Petition – East Millport Road - Request to change zoning of property from I-3 Industrial District to Agricultural District and to remove from D-A Airport Overlay District.**

Present representing this Rezoning Petition was Mr. Bill Cassidy, Appel & Yost LLP.

Mr. Cassidy stated that this request consists of 60.67 acres of land with the majority of the land residing within the limits of Warwick Township and 6.356 acres being located within Manheim Township.

Mr. Cassidy indicated that this request is to rezone the 6.356 acres from I-3 Industrial to the Agricultural District in order to place a conservation easement on the property and preserve the entire parcel. Mr. Cassidy advised that the request also includes removing such area from the D-A Overlay District.

Mr. Gibeault stated that this request was very straight forward and the planning members always support the preservation of farmland.

There were no further discussions.

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

On a motion by Mr. Swinehart, it was recommended to approve this Rezoning Petition Request, seconded by Mr. Hendrix.

Motion Approved 7-0.

- ii. **Grandview Lane Properties, L.P. - Rezoning Petition - 1251 New Holland Avenue - Request to change zoning of property from B-1 Business District to R-3 Residential District.**

Present representing this Rezoning Petition was Mr. Anthony Faranda-Diedrich, Charter Homes; Mr. Charlie Courtney, McNees Wallace and Mr. Eric Mountz, Traffic Planning and Design.

Mr. Faranda-Diedrich indicated that this request consists of rezoning approximately 30 acres of land from B-1 to R-3 located north of Phase I & II of the Charter Homes development that is currently under construction.

Mr. Faranda-Diedrich stated that there is a 13-14 year history with countless discussions with Township staff and board members on how to best develop this property due to significant challenges such as streams, floodplain, wetlands and access issues.

Mr. Faranda-Diedrich indicated that over the years they have always shown some sort of commercial use being constructed on this site and with the last proposal, commercial with apartments above was proposed.

Mr. Faranda-Diedrich stated that now it seems that a commercial component would not be the best use for this tract and that strictly residential apartments would be the highest and best use which would lessen the traffic impact versus commercial uses and would better ensure that traffic traveling to and from the property is familiar with accesses to the property, therefore, the applicant is requesting to down zone the property to eliminate the requirement for commercial use.

Mr. Faranda-Diedrich indicated that riparian buffers and existing vegetation will remain as a buffer to the single family dwellings located in Phase I & II of the Grandview Development and that additional park land to expand Jaycee Park would be offered to the Township for dedication. Mr. Faranda-Diedrich advised that only 7-8 acres of the 30 acres would be developed and that the rest would be left in a natural state.

Mr. Faranda-Diedrich advised that the property will still be located in the T-4 Urban Neighborhoods Overlay which requires two access connection points and which has been a topic of discussion.

Mr. Faranda-Diedrich stated that New Holland Avenue access would be a right-in/right-out and that the second connection would be out the back of the development running parallel to Route 30 where it will connect with Center Avenue which is an unimproved Township roadway used for access to Jaycee Park. Mr. Faranda-Diedrich indicated that improvements to Center Avenue would be made.

Mr. Faranda-Diedrich stated that there would be no connection directly to the Grandview Phase I & II development and that the design of the apartments will be geared towards the extension of Grandview Heights with similar design fixtures in an effort to compliment the Grandview Heights neighborhood.

Mr. Gibeault advised that right now, this request focuses only on the rezoning of the property and not land development items which would include traffic, stormwater, etc.

Mr. Gibeault indicated that with this rezoning request, the planning members need to determine whether or not it makes sense to rezone the property to the R-3 District for all apartments when apartments could occur now in conjunction with commercial uses under the B-1 Zoning District.

Mr. Gibeault stated that the planning members also have to look at the adjacent zoning and if the request is in line with the current zoning of neighboring parcels. Mr. Gibeault indicated that the subject parcel is surrounded by the R-3 District to the East, West and South and the R-2 District to the North on the other side of Route 30.

Mr. Hendrix stated that the applicant's biggest hurdle will be traffic as the neighborhood residents are nervous and worried about the safety of children with the new access drive exiting through Jaycee Park. Mr. Hendrix questioned what the proposed monthly rent charges would be.

Mr. Faranda-Diedrich indicated that such has not yet been determined, but the buildings will be of brick construction, all units will have balconies and each building will be a maximum of 3 stories.

Ms. Betts questioned what was proposed with regards to parking.

Mr. Faranda-Diedrich indicated that surface parking would be provided and some garages.

Mr. Swinehart questioned what the proposed number of apartment units would be.

Mr. Faranda-Diedrich indicated that a ballpark of approximately 150 units consisting of 1-3 bedroom units.

Mr. Shipman suggested that Mr. Faranda-Diedrich get together and spend some time with the existing Grandview Heights residents to hear their comments and concerns.

Mr. Faranda-Diedrich responded, absolutely.

Mr. Gibeault stated that the Township received 3 email messages today; Mr. John Briner, Ms. Kim Briner, who both expressed their opposition to the rezoning petition, and Ms. Kathryn Ross who is requesting that no decision be made this evening.

Mr. Gibeault advised that the Planning Commission would not be making a decision this evening and that this request will be back on the July 20, 2016 Planning Commission Agenda and then the request will go in front of the Board of Commissioners for a public hearing on August 8, 2016 and then a decision will be made at the later August Board of Commissioners meeting. Mr. Gibeault indicated that the Planning Commission is only a recommending body and only makes recommendations and that the Board of Commissioners is the board that votes yay or nay.

Mr. Gibeault asked for public comment.

Ms. Holly Steger, 1174 Edgemoor Court questioned how a decision can be made on a rezoning request without all of the traffic information to ensure that what Charter Homes is showing on the sketch plan this evening is actually what will be happening and at the location it is shown.

Mr. Gibeault indicated that all traffic issues are dealt with as part of the Land Development process and that the request the planning members are looking at this evening is rezoning and taking commercial use out of play. Mr. Gibeault indicated that there is no guarantee on the traffic improvements and that just because a property may or may not be rezoned it does not mean that the overall project is approved.

Mr. Todd Hostetter, 1170 Edgemoor Court agreed with Ms. Steger's comment and expressed his concern with regards to the current grade issues at the Pleasure Road/New Holland Avenue intersection and the limited visibility which causes him concern with adding more traffic to that intersection which will increase accidents.

Mr. Mark Steger, 1174 Edgemoor Court stated that prior to moving into the Grandview Development, he looked at model houses as well as an existing Charter Homes development that was set up with the small town center feel which is what he was looking for. Mr. Steger indicated that after talking to Charter Homes he was lead to believe that the same type of common places and small shops would be proposed on this tract of land and if he had known that apartments would be proposed instead, he would not have purchased his property because apartment units just seems to change the character of the development. Mr. Steger stated that he is not in support of this rezoning request.

Ms. Connie King, 1141 Edgemoor Court questioned if the T-4 Overlay Zone would require that two accesses be provided to the site.

Mr. Gibeault answered yes.

Ms. King stated that she agrees with Mr. Steger with regards to the expectations prior to purchasing and would prefer a small town center with commercial and apartments above versus strictly apartments.

Ms. Janice Campbell, 1015 McGrann Boulevard expressed her concerns with regards to access onto New Holland Pike and safety concerns with the access drive through Jaycee Park and asked that the applicant be sensitive to the existing neighborhood. Ms. Campbell stated that commercial use would reduce the addition of children and questioned what the difference in the number of apartments would be between the B-1 District versus the R-3 District.

Mr. Faranda-Diedrich indicated that with strictly apartments, it would add about 40 more units.

Ms. Campbell stated that she is opposed to changing the zoning.

Mr. Hendrix questioned whether the applicant has considered providing a wall along Route 30 and to just construct additional single family homes.

Mr. Faranda-Diedrich indicated that with only 7 to 8 acres of area to work with the number of single family dwellings would be minimal and stated that no sound barrier is in the works, however, the current sound will actually be abated with the construction of the apartment buildings.

Mr. Cody Fenstermacher, 1181 Edgemoor Court expressed his support of the rezoning request which he stated would not only block sound but it will provide much needed upscale apartments for young professionals in the area.

Mr. Fenstermacher indicated that if commercial uses were to be constructed, people would be swinging in and out of the area and along the second access through Jaycee Park, but if it's all residential, those residents will tend to have the added respect for the area and neighborhood as a whole and will be conscious of the children in the area which is a much better scenario than constant passerby's that would occur if business uses were there.

Mr. Doug Underwood, 1182 Edgemoor Court expressed his appreciation for the applicants not proposing any access through the Phase I & II development. Mr. Underwood stated that he lived in the Glenmoore neighborhood prior to moving to Grandview and he thought that traffic could not get any worse than in the Glenmoore area, but moving to Grandview proved him wrong because there are accidents all of the time at the Route 30/New Holland Avenue intersection and he is concerned with adding more traffic to that intersection and stated that he would prefer single family dwelling units.

Ms. Eileen Dvorchak, 1169 Edgemoor Court stated that prior to moving to Grandview, she was told that there would be small shops, coffee shops, etc. and never once was

apartments mentioned. Ms. Dvorchak stated that more transparency would have been nice and that she is not sure that apartments are the best use for the land.

Mr. Faranda-Diedrich stated that up until 6 months ago, the plan was to do a small town center, however, the biggest problem that they have encountered is the tricky situation with the traffic condition.

Catherine Shultz, 1117 Esbenshade Drive stated that she supports this rezoning request due to creating less traffic with residential uses versus business uses.

There were no further discussions.

On a motion by Mr. Shipman, it was recommended to table this Rezoning Petition Request, seconded by Ms. Betts.

Motion Approved 7-0.

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 7-0 and the meeting adjourned at 8:15 p.m.

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

Respectfully submitted,

Shannon L. Sinopoli