

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

A meeting of the Manheim Township Planning Commission was held on Wednesday, November 16, 2016 at 6:30 p.m. The following members were present: Chairman Michel Gibeault; Members: Mr. Walter Lee; Mr. John Shipman; Mr. John Hendrix; Ms. Stacey Betts and Ms. Maryann Marotta. Vice Chairman Jeffery Swinehart was absent. 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 October 19, 2016 Planning Commission meeting minutes. On a motion by Mr. Hendrix, it was recommended to approve the October 19, 2016 meeting minutes, seconded by Mr. Shipman.

Motion Approved 5-0 (with Ms. Marotta abstaining).

**Subdivision/Land Development Plans**

- i. **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 advised that the plans have been previously presented to the Planning Commission and that since the last time the project was presented the applicants have worked with Township Staff to address all of the technical comments.

As a recap, Mr. Madary indicated that the plans consist of nine (9) new apartment buildings with eight (8) apartments per building for a total of seventy-two (72) units.

Mr. Gibeault stated that he understands an arrangement has been worked out for the construction of the right-turn lane on Airport Road.

Mr. Madary advised that an arrangement has been worked out to have Sheetz spearhead one Highway Occupancy Permit for their proposed store project which is forthcoming. Mr. Madary indicated that in addition, Brethren Village will be posting financial security for all of the work to ensure such construction occurs.

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 Mr. Lee.

Motion approved 6-0.

- ii. **The Crossings At Conestoga Creek** - Final Subdivision and Land Development Plan - Harrisburg Pike and Farmingdale Road – Zoned I-1 Industrial and D-R & T-1 Overlay Districts.

Mr. Gibeault abstained from plan discussions and turned the gavel over to Mr. Hendrix.

Present representing this Final Subdivision and Land Development Plan was Mr. Mark Stanley, McNees Wallace & Nurick LLC.

Mr. Stanley reminded the Planning Commission that back in May the Preliminary Plans were reviewed and received a favorable recommendation from the Planning Commission and that those plans and modifications were then approved by the Board of Commissioners in June.

Mr. Stanley advised that since then, the applicants have been working thru addressing all technical issues with the submission of this Final Plan and continue to work through the remaining comments which are more administrative in nature along with pending approvals by outside agencies.

Mr. Hendrix stated that the Planning Commission certainly had plenty of time to review this project and plans.

Ms. Marotta asked the applicants to clarify what outside agency approvals are needed.

Mr. Stanley indicated that final approvals are still needed from the PA Department of Environmental Protection, the US Army Corps of Engineers and PennDOT.

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

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

Motion approved 5-0 (with Mr. Gibeault abstaining).

## **B. Text Amendment**

- i. **Manheim Township** – Zoning Ordinance Text Amendment - Article 18, Section 1806.4.C.

Mrs. Lisa Douglas, Director of Planning and Zoning, indicated that this proposed amendment was brought forth to the Township Staff by the Board of Commissioners.

Mrs. Douglas indicated that the text amendment consists of one change to the signage regulations which is in regards to Electronic Variable Messaging Signs (EVMS) and the time messages must remain fixed.

Ms. Douglas stated that currently the time for a message to remain fixed is one (1) hour and that the amendment would change that to five (5) minutes. Mrs. Douglas indicated that all other criteria and restrictions in the sign ordinance will remain unchanged.

There were 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 Text Amendment request, seconded by Ms. Marotta.

Motion approved 6-0.

### **Public Comment**

There was no general public comment.

### **Adjournment**

On a motion by Mr. Shipman, it was recommended to adjourn the meeting, seconded by Mr. Hendrix.

Motion approved 6-0 and the meeting adjourned at 6:44 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, December 21, 2016 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli  
Planning Commission Secretary