

**MANHEIM TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
Wednesday  
March 15, 2017**

A meeting of the Manheim Township Planning Commission was held on Wednesday, March 15, 2017 at 5:30 p.m. The following members were present: Chairman Michel Gibeault; Vice Chairman Jeffery Swinehart; Members: Mr. Walter Lee; Mr. John Shipman; Mr. John Hendrix; Ms. Stacey Betts and Ms. Maryann Marotta. The following Township Staff was present: Mrs. Lisa Douglas and Mrs. Shannon Sinopoli.

**Roll Call**

Mr. Gibeault called the meeting to order at 5:30 p.m. and conducted roll call.

**Minutes**

Mr. Gibeault asked for a motion on the February 15, 2017 Planning Commission meeting minutes. On a motion by Mr. Shipman, it was recommended to approve the February 15, 2017 meeting minutes, seconded by Mr. Hendrix.

Motion Approved 7-0.

**Subdivision/Land Development Plans**

- i. **1580 Fruitville Pike Hotel** - Preliminary/Final Land Development Plan - 1580 Fruitville Pike – Zoned I-2 and D-R & T-1 Overlay Districts.

Present representing this Preliminary/Final Land Development Plan was Mr. Alex Piehl, RGS Associates; Mr. Jarred Neal, Traffic Planning and Design, Inc. and Mr. David Hogg, Central PA Equities 24 LLC.

Mr. Piehl indicated that since the December meeting they have been working through all of the comments with staff and the Township Engineer.

Mr. Piehl stated that there was some concern raised at the December meeting with regards to the parking needs assessment waiver request to permit 124 total parking spaces versus 133 on the hotel site and in response to the concern the applicants are now providing 3 designated and posted hotel employees only spaces on the proposed office site. In addition signage will be posted at the access to the office user advising hotel visitors of overflow parking between the hours of 7:30 p.m. and 7:30 a.m.

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 and modifications contingent upon the applicant addressing all outstanding stormwater management comments and upon the applicant obtaining the PennDOT Highway Occupancy Permit

prior to presenting this plan to the Board of Commissioners for action as well as contingent upon a clean review letter, seconded by Ms. Betts.

Motion approved 7-0.

ii. **Sheetz - Airport Road** - Preliminary/Final Subdivision and Land Development Plan

- Northeast corner of Lititz Pike and Airport Road - I-3 and D-A Overlay & T-1 Overlay District.

Present representing this Preliminary/Final Land Development Plan was Mr. Dave Bitner, RGS Associates; Mr. Eric Mountz, Traffic Planning and Design, Inc. and Mr. Mike LaCesa & Mr. Brent Brubaker, Sheetz.

Mr. LaCesa indicated that this project is located at the corner of Lititz Pike and Airport Road and will consist of a 6,000 square foot convenience store with 6 fueling stations to serve 12 vehicles.

Mr. LaCesa advised that there will be an access drive on Airport Road that will have full vehicle movement and an access drive along Lititz Pike that will be a right-in/right-out access.

Mr. LaCesa indicated that the store will be open 24 hours a day, 7 days a week with sufficient LED lighting on the site.

Mr. LaCesa advised that the applicants are working with Brethren Village to coordinate roadway improvements and that the applicants will be installing a new right turn lane on Airport Road.

Mr. LaCesa indicated that sidewalk and landscaping would be provided around the site and that a retaining wall is proposed along the site's frontage which will also house new signage for the Lancaster Airport since the existing signage will be removed.

Mr. LaCesa advised that the building's aesthetics will be similar to the Sheetz store on Oregon Pike.

Mr. Gibeault stated that he was glad to hear that the aesthetics will be in line with the Oregon Pike store, and questioned if the proposed canopy would also duplicate the canopy at the Oregon Pike location.

Mr. LaCesa answered no and indicated that the proposed canopy will be the original brand of red.

After some discussion, the planning members highly recommended that Mr. LaCesa propose the same classy store aesthetics as the Oregon Pike store and without the red canopy.

Mr. LaCesa advised that he would pass along the recommendation.

Mr. Hendrix questioned if there would be a car wash.

Mr. LaCesa answered no and further stated that there also would be no drive-thru.

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 Mr. Swinehart.

Motion approved 7-0.

**Public Comment**

There was no general public comment.

**Adjournment**

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

Motion approved 7-0 and the meeting adjourned at 6:00 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, April 19, 2017 at 5:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli  
Planning Commission Secretary