

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
June 21, 2017**

A meeting of the Manheim Township Planning Commission was held on Wednesday, June 21, 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. 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 April 19, 2017 Planning Commission meeting minutes. On a motion by Mr. Hendrix, it was recommended to approve the April 19, 2017 meeting minutes, seconded by Mr. Swinehart.

Motion Approved 7-0.

Subdivision/Land Development Plans

- i. **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. Brent Brubaker and Mr. Mike LeCesa, Sheetz.

Mr. Brubaker advised that the applicants are in receipt of the latest staff review letter and that the last remaining comments will be addressed.

Mr. Hendrix questioned whether or not Mr. LeCesa had any updates on the request to keep the canopy color more in line with the Sheetz Store by the Eden Resort versus the standard red color.

Mr. LaCesa stated that internal discussions did take place and that there are only two scenarios where a non-standard canopy would be proposed. One was for the old store adjacent to the Eden Resort which was recently redone and as part of the lease agreement with the Eden the aesthetics needed to match the aesthetics of the hotel property. The only other time the traditional red canopy is modified is when there is a municipal ordinance which does not permit backlighting.

Mr. LaCesa stated that the Sheetz identity is the red canopy, which is our golden arches, so when there is no ordinance preventing backlighting, we like to stick to our standard canopy.

Mr. LaCesa advised that the Lancaster Airport and the Federal Aviation Administration have both approved the proposal.

Mr. Gibeault stated that he is very disappointed that the standard canopy is still being proposed and indicated that he will have future conversations with the Board of Commissioners to change our ordinance to prevent this from happening in the future.

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 the applicant addressing all outstanding stormwater management comments and contingent upon 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 Mr. Lee.

Motion approved 7-0.

ii. **Lancaster KIA** - Preliminary/Final Land Development Plan - 1046 Manheim Pike - Zoned I-2 and T-6 & T-1 Overlay Districts.

Present representing this Preliminary/Final Land Development Plan was Mr. Bill Swiernik, David Miller/Associates.

Mr. Swiernik indicated that there hasn't been any changes to the project since the last presentation and that the latest staff review letter consists of mostly administrative comments.

Mr. Shipman questioned the status of the sidewalk connection across the PennDOT property to eliminate a gap in sidewalk.

Mr. Swiernik indicated that sidewalk is now proposed to connect the entire frontage along Manheim Pike and advised that pedestrian level lighting will also be provided.

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 contingent upon 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.

Public Comment

There was no general public comment.

Adjournment

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

Motion approved 7-0 and the meeting adjourned at 5:45 p.m.

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

Respectfully submitted,

Shannon L. Sinopoli
Planning Commission Secretary