

**MANHEIM TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
Wednesday  
July 19, 2017**

A meeting of the Manheim Township Planning Commission was held on Wednesday, July 19, 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. Mr. Gibeault indicated that Mr. Shipman was running late.

**Minutes**

Mr. Gibeault asked for a motion on the June 21, 2017 Planning Commission meeting minutes. On a motion by Mr. Hendrix, it was recommended to approve the June 21, 2017 meeting minutes, seconded by Mr. Swinehart.

Motion Approved 6-0.

Mr. Shipman arrived.

**Subdivision/Land Development Plans**

- i. **Landis Homes Retirement Community - North Campus** - Final Phase II Land Development Plan - 1001 East Oregon Road – Zoned Institutional District.

Present representing this Final Land Development Plan was Mr. Craig Smith, RGS Associates and Mr. Linford Good, Landis Homes.

Mr. Smith indicated that this is the second phase of the Landis Homes North project which includes two, 3-story apartment buildings with 29 units in each for a total of 58 new apartments.

Mr. Smith advised that one of the buildings will have parking underneath and that this phase will also include the realignment of an access drive.

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

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

There were no further discussions.

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

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

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

### **Rezoning**

- i. **Oak Lawn Farm** – Rezoning Petition – 980 Eden Road - Request to change zoning of property from R-2 Residential District to Agricultural District.

Present representing this rezoning petition request was Mr. Art Reist and Ms. Katelyn Reist, Oak Lawn Farm property owners.

Ms. Reist indicated that Oak Lawn Farm has been in the Reist family for over 150 years and has been in the same family for six generations.

Ms. Reist stated that the family would like for the farm to stay a farm for the next generations to come and because of such, as well as the importance of preserving agricultural land in Manheim Township, they would like to change the zoning from R-2 Residential to Agricultural.

Ms. Reist stated that by rezoning the farm to the Agricultural District it would also benefit them with regards to stormwater credits for storage buildings which are necessities to farms.

Mr. Gibeault thanked the Reist family for being proactive in their desire to keep the farm a farm and thought the rezoning petition was a wonderful proposal.

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

On a motion by Mr. Swinehart, it was recommended to approve this rezoning petition, seconded by Mr. Lee.

Motion approved 7-0.

### **Public Comment**

Ms. Gwen Newell introduced herself to the Planning Commission as the new Lancaster County Planning Commission community planning representative for Manheim Township.

### **Adjournment**

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

Motion approved 7-0 and the meeting adjourned at 5:40 p.m.

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The next Regular Planning Commission meeting is scheduled for Wednesday, August 16, 2017 at 5:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli  
Planning Commission Secretary