

**MANHEIM TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
Tuesday  
November 15, 2017**

A meeting of the Manheim Township Planning Commission was held on Wednesday, November 15, 2017 at 5:30 p.m. The following members were present: Chairman Michel Gibeault; Vice Chairman Mr. Jeffery Swinehart; Members: Mr. Walter Lee; and Ms. Stacey Betts. Mr. John Shipman; Mr. John Hendrix and Ms. Maryann Marotta were absent. 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 September 19, 2017 Planning Commission meeting minutes. On a motion by Mr. Lee, it was recommended to approve the September 19, 2017 meeting minutes, seconded by Mr. Swinehart.

Motion Approved 4-0.

**Subdivision/Land Development Plans**

- i. **Pack Pro Technologies** - Preliminary/Final Land Development Plan - 204 Bucky Drive - Zoned I-1 and D-A Overlay.

Present representing this Preliminary/Final Land Development Plan was Mr. Brian Cooley, DC Gohn Associates.

Mr. Cooley indicated that this plan consists of a 15,000 square foot warehouse/office building with employee parking out front and a truck docking and truck court area to the rear of the building.

Mr. Cooley indicated that rain gardens are proposed to handle the 2-year storm volume and that the remaining storms will be handled by an existing regional stormwater basin constructed as part of the overall Airport Industrial Park.

Mr. Gibeault questioned the modification request of the clear sight triangle.

Mr. Cooley indicated that the request is for the access drive to the employee parking area to be 58-feet versus 75-feet. Mr. Cooley indicated that the required safe stopping site distance is being met.

There were no further discussions.

Mr. Gibeault 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 Ms. Betts.

Motion Approved 4-0.

ii. **Airport Industrial Park Lot 15** - Preliminary/Final Land Development Plan - 213 Bucky Drive - Zoned I-1 and D-A Overlay.

Present representing this Preliminary/Final Land Development Plan was Mr. Brian Cooley, DC Gohn Associates.

Mr. Cooley indicated that this plan consists of a 25,000 square foot warehouse/office building with an 18 space employee parking out front and a truck court to the west side of the buildings.

Mr. Cooley advised that the stormwater is being handled similarly to the Pack Pro Technology project and that the requested modifications are also very similar.

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 plan and modifications contingent upon a clean review letter, seconded by Ms. Betts.

Motion Approved 4-0.

iii. **Calvary Fellowship Homes** - Preliminary/Final Lot Add-On and Land Development Plan - 502 Elizabeth Drive - Zoned Institutional and T-4 Overlay.

Present representing this Preliminary/Final Lot Add-On and Land Development Plan was Mr. Bill Fredericks, RGS Associates and Mr. Cliff Hurter, Calvary Fellowship Homes.

Mr. Fredericks indicated that this plan consists of an addition to the main building which will house additional administrative areas, common areas as well as 4 apartment units to replace 4 existing units being removed due to the expansion.

Mr. Fredericks advised that in addition to the main building expansion, an existing 4-unit apartment building across Fellowship Drive will be demolished and replaced with a 1,900 square foot 2-unit cottage style building.

Mr. Gibeault asked how the stormwater would be handled for the additional impervious areas.

Mr. Fredericks indicated that two underground infiltration facilities are proposed.

Mr. Gibeault questioned the location of and proposed sidewalk.

Mr. Fredericks indicated that sidewalk is being provided along the entire frontages on both sides of Fellowship Drive with the exception of the southeastern portion where several large trees exist.

There were no further discussions.

Mr. Gibeault 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. Swinehart.

Motion Approved 4-0.

**iv. Lancaster Airport Hangar Addition** - Preliminary/Final Land Development Plan - 500 Airport Road - Zoned I-3 & D-A Overlay.

Present representing this Preliminary/Final Land Development Plan was Mr. Sandy Kime, ELA Group.

Mr. Kime indicated that this plan consists of a 9,500 square foot box hanger building which will be tucked between other existing hanger buildings at the airport campus and will also include an asphalt apron and parking area.

Mr. Gibeault asked if any modifications were necessary.

Mr. Kime stated that there were modifications being requested mainly due to existing conditions.

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 plan and modifications contingent upon a clean review letter, seconded by Ms. Betts.

Motion Approved 4-0.

**Public Comment**

There was no general public comment.

**Adjournment**

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

Motion approved 4-0 and the meeting adjourned at 5:45 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, December 20, 2017 at 5:30 p.m.

Respectfully submitted,

Planning Commission

November 15, 2017

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Shannon L. Sinopoli

Planning Commission Secretary