

**MANHEIM TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
Tuesday  
January 17, 2018**

A meeting of the Manheim Township Planning Commission was held on Wednesday, January 17, 2018 at 5:30 p.m. The following members were present: Chairman Michel Gibeault; Members: Mr. John Shipman; Ms. Stacey Betts, Mr. John Hendrix and Ms. Maryann Marotta. Vice Chairman Mr. Jeffery Swinehart; and member Mr. Walter Lee were absent. The following Township Staff was present: Ms. Shannon Sinopoli.

**Roll Call**

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

**Reorganization**

Chairman Gibeault turned the gavel over to Township Staff, Shannon Sinopoli. Ms. Sinopoli asked for nominations for the 2018 Planning Commission Chairman.

Mr. Shipman moved to appoint Mr. Gibeault as Chairman of the Manheim Township Planning Commission, seconded by Mr. Hendrix. Nominations were closed and motion carried unanimously.

Ms. Sinopoli turned the gavel over to Chairman Gibeault. Chairman Gibeault asked for nominations for the 2018 Planning Commission Vice-Chairman.

Ms. Marotta moved to appoint Mr. Swinehart as Vice Chairman of the Manheim Township Planning Commission, seconded by Mr. Shipman. Nominations were closed and motion carried unanimously.

**Appointments**

**1. Planning Commission Solicitor**

On a motion by Ms. Betts, it was recommended that the Manheim Township Planning Commission appoint William Crosswell of the firm of Morgan, Hallgren, Crosswell & Kane, P.C., as the Solicitor for the Planning Commission until the first Monday in January, 2020 which would be consistent with the action taken by the Board of Commissioners on January 2, 2018 through the adoption of Resolution 2018-20, seconded by Mr. Hendrix.

Motion Approved 5-0.

**2. Planning Commission Secretary**

On a motion by Mr. Shipman it was recommended that the Manheim Township Planning Commission appoint Shannon Sinopoli as the Secretary of the Manheim Township Planning Commission and the custodian of its records, seconded by Ms. Betts.

Motion Approved 5-0.

## **Minutes**

Mr. Gibeault asked for a motion on the December 20, 2017 Planning Commission meeting minutes. On a motion by Mr. Hendrix, it was recommended to approve the December 20, 2017 meeting minutes, seconded by Ms. Marotta.

Motion Approved 5-0.

## **Rezoning**

- i. **1369 Fairlane Drive, LLC and Burnham LLC** – Rezoning Petition – Harrisburg Pike and Dillerville Road - Request to change zoning of property from I-2 Industrial District to B-4 Business District.

Present representing this Rezoning Petition was Ms. Devon Myers, CGA Law Firm; Mr. Themis Sacarellos, 1369 Fairlane Drive, LLC; Mr. Mike Scarborough, Nutec Design, Inc.; Mr. Jay States, Grove Miller Engineering, Inc. and Ms. Sarah Rider, Barley Snyder, LLC.

Ms. Myers indicated that since the December meeting an updated traffic trip generation has been prepared which includes rates and equations as requested by the Township Traffic Engineer which compares a maximum site development scenario versus the anticipated development scenario which would include 21,000 square feet of retail and a 7,000 square foot restaurant.

Mr. States explained the different tables shown in the updated trip generation report which includes a table showing the maximized scenario using rates for the existing zoning and one showing the proposed zoning and the same scenario using equations. Mr. States then explained the tables showing the anticipated development's scenario using rates versus equations.

Mr. States indicated that the use of rates for this proposed development is appropriate and by PennDOT standards is under the 50,000 square foot threshold policy where they support the use of rates versus equations for a traffic impact study submission. Mr. States advised that the use of equations is typically for the larger scale, multiple use projects, such as a proposed Walmart.

Mr. Hendrix questioned how the pass-by trips are determined.

Mr. States indicated that such trips are provided to traffic consultants in a nationwide published manual and that such trips cannot be adjusted.

Mr. Gibeault stated that the applicant is the current land owner and restaurant operator and questioned why the applicant is pursuing a rezoning when a restaurant use is permitted in the I-2 Industrial District.

Mr. Sacarellos indicated that a rezoning would provide flexibility for the use of the rest of the property since industrial tenants do not exist for this location and land size.

Mr. Hendrix questioned how the applicant would handle potential cut-thru traffic.

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Mr. Scarborough stated that they would work together with the Township Planning Staff during the land development process to come up with a design to discourage such cut-thru.

Ms. Myers concluded by stating that this particular site is inappropriate for an industrial use and that, if the rezoning is approved, the applicant will comply with PennDOT requirements as well as all Township Ordinances.

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 rezoning petition request, seconded by Mr. Shipman.

Motion Approved 5-0.

The public hearing is scheduled for February 12, 2018 at 6:00 p.m.

**Public Comment**

There was no general public comment.

**Adjournment**

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

Motion approved 5-0 and the meeting adjourned at 6:05 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, February 21, 2018 at 5:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli  
Planning Commission Secretary