

**MANHEIM TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
Tuesday  
February 21, 2018**

A meeting of the Manheim Township Planning Commission was held on Wednesday, February 21, 2018 at 5:30 p.m. The following members were present: Chairman Michel Gibeault; Vice Chairman Mr. Jeffery Swinehart; Members: Mr. Walter Lee; Mr. John Shipman; Mr. John Hendrix and Ms. Maryann Marotta.

Member Ms. Stacey Betts was absent.

The following Township Staff was present: Ms. Lisa Douglas and Ms. 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 January 17, 2018 Planning Commission meeting minutes. On a motion by Mr. Hendrix, it was recommended to approve the January 17, 2018 meeting minutes, seconded by Mr. Shipman.

Motion Approved 6-0.

**Conditional Use**

- i. **Kissel Hill Commons Planned Residential Development Lot 286** – Revised Tentative Plan – Brentwood Drive, Chatham Way and Bayberry Place.

Present representing this Revised Tentative Plan was Mr. Gregory Strausser, Strausser Surveying and Engineering.

Mr. Strausser indicated that Lot 286 is the last remaining unbuilt lot in the Kissel Hill Commons development and is located on the southeast corner of Farnum Road and Brentwood Drive.

Mr. Strausser stated that with the original 1996 plan, a 3,600 square foot commercial building (retail or convenience store) was slated, however, the commercial lot has never been marketable.

Mr. Strausser indicated that this plan consists of 6 townhouse lots. The townhouses would front on Brentwood Drive with rear access via an existing access drive known as Bayberry Place where one car garages and driveways would be provided.

Mr. Strausser indicated that currently Bayberry Place is 28-feet wide, which was constructed as such to accommodate a future commercial user; however, such width is proposed to be reduced to 18-feet.

Mr. Strausser indicated that on-street parking would also be provided along Brentwood Drive.

Mr. Strausser stated that all of the stormwater controls were designed and constructed with the original development.

Mr. Strausser advised that the staff review letter consisted of administrative items which he will be addressing.

Mr. Gibeault asked for public comment.

Mr. Fred Armstrong, 656 Chatham Way expressed his concern regarding the reduction of the width of Bayberry Place as it is currently being used for parking and access by 8 existing townhouse units and that typically 5 cars park along Bayberry Place and if the width is reduced, they will no longer be able to park there.

Mr. Gibeault indicated that it's been used as access parking, but was never meant to be a street made for parking.

There were no further comments.

On a motion by Mr. Shipman, it was recommended to approve this revised tentative plan and the requested modifications contingent upon a clean review letter, seconded by Ms. Marotta.

Motion Approved 6-0.

### **Subdivision/Land Development Plans**

- i. **High Meadow** - Preliminary/Final Subdivision and Land Development Plan - 159 Delp Road – Zoned R-1 & T-1 Overlay District.

Present representing this Preliminary/Final Subdivision and Land Development Plan was Mr. Steve Gergely, Harbor Engineering.

Mr. Gergely indicated that this plan consists of a subdivision of a 5-acre parcel along Delp Road to house 11 cottage style single family homes. A cul-de-sac street would be constructed which would be a public roadway and stormwater runoff would be handled by several infiltration units.

Mr. Gergely advised that he is working through addressing the comments in the staff review letter and stated that a couple of modification requests were not being supported by staff and will be withdrawn, such as continuous sidewalk and rolled curbing, both of which will now be proposed.

Mr. Gibeault asked for public comment.

Mr. Adam Dickinson, 139 Delp Road stated that he purchased his property in 2017 at which time he was told that this land, which is directly behind him, was to be preserved.

Mr. Dickinson expressed his concerns with regards to stormwater and the closeness of the basin to his property as well as additional traffic and decreased home values.

Mr. John Biemiller, 145 Delp Road, stated that this 5-acre parcel is habitat for deer, owls, raccoons etc. and that he would hate to see that ecosystem destroyed. Mr. Biemiller expressed his concerns regarding traffic, stormwater and the clear sight triangle for the new roadway.

There were no further comments.

On a motion by Mr. Hendrix, it was recommended to table this plan and the requested modifications until all outstanding comments can be adequately addressed, seconded by Mr. Swinehart.

Motion Approved 6-0.

ii. **Settlements East** - Final Phase I Subdivision and Land Development Plan - Landis Valley Road - Zoned R-2 & T-1 Overlay District.

Present representing this Final Phase I Subdivision and Land Development Plan was Mr. Robert Gabriel, Gabriel and Associates and Mr. Gerry Horst.

Mr. Gabriel indicated that this project consists of the first of two phases on the 28.76 acre parcel and stated that Phase I will consist of 57 single family dwelling units, Phase II will consist of 27 units.

Mr. Gabriel advised that Transferable Development Rights are being utilized and that the Preliminary plan was approved by the Board of Commissioners last year.

Mr. Gibeault stated that in 2010 a Planned Residential Development (PRD) was proposed for this site which included 190 dwelling units (singles, townhouses, semi-detached and apartments) as well as a commercial component.

Mr. Gabriel stated that during the review period of the proposed PRD, Calvary Church approached Mr. Horst about purchasing some of the land which was accomplished with a subdivision plan. After that land was transferred to the church, Mr. Horst decided to propose only single family detached units on the remaining lands.

Mr. Gibeault indicated that there will be three access points; Landis Valley Road, Fondersmith Drive and Whitemarsh Drive.

Mr. Shipman, in reference to the small lot add-on portion being transferred to the church as proposed with this final plan, questioned what the intention of that strip of land would be and would it be possible that the church would want to connect into the development at some point.

Mr. Horst indicated that the church would need to decide that but, at this stage, this plan is only for this development.

Mr. Gibeault advised that the lands are owned by the developer and that the plan includes selling some land to the church, however, what the planning commission is acting on this evening is the housing plan, not any possible future access.

Mr. Gibeault asked for public comment.

Steven Petersen, 1050 Whitemarsh Drive expressed his concerns regarding a church access cut-thru and that the creation of such would generate safety and speed issues with the additional traffic through the existing neighborhood.

Joseph Nicholas, 1031 Lehn Drive questioned whether or not the existing tree line would remain.

Mr. Horst indicated that his plans were to save as many trees as possible for a buffer.

*\*Note: Ms. Marotta left the meeting due to another engagement.*

Steve Smith, 1041 Fondersmith Drive expressed his concerns regarding the possible cut-thru traffic from the church and stated that it would be unfair for a tax exempt entity, which the church is, to risk the safety and welfare of the actual tax payers of the township.

Ed Smith, 1027 Lehn Drive stated that he would like to see the healthy trees remain and the ones in poor shape removed.

Janine Nicholas, 1031 Lehn Drive stated that there are no sidewalks in the existing Settlements neighborhood and that kids play in the streets, dogs get walked in the street, people run and walk in the street and that creating a connection from the church would endanger the residents of the neighborhood.

Jeff Yuan, 1034 Lehn Drive echoed Ms. Nicholas' comments and stated that he does not condone selling any land to Calvary Church.

Joe Zanghi, 1055 Lehn Drive questioned the values and beliefs of Calvary Church with the proposal of an access drive into an existing neighborhood and felt that the safety of the church's neighbors should be more important.

Sherry Smith, 1027 Lehn Drive stated that, as a member of the church, Calvary Church is caring and compassionate and would work with the community.

Debra Doerr, 1001 Whitemarsh Drive stated that traffic already blows through the existing development and that the creation of an access point for the church would make matters worse.

Ron Dell, 1010 Whitemarsh Drive expressed his concerns over traffic.

Brian Hurter, 1058 Fondersmith Drive stated that he is in favor of this plan versus the 2010 PRD plan but it's obvious to him that the church would plan on creating a cut thru to their parking lot with the proposed lot addition, otherwise the small piece of ground would be of no benefit to them.

Mr. Gibeault thanked everyone for their comments and stated that the overriding comment revolves around the potential access to/from the church and asked if any present church members would like to speak on behalf of the potential access.

Steve Frye, Elder of Calvary Church stated that the church wishes to be good neighbors and that although the church would love to have that extra access, after hearing all of the concerns, they may now have to consider against such and that he will take all of these concerns back to the church members for discussion.

Bonnie St. John, 1041 Fondersmith Drive expressed her concerns over the potential church access.

Mr. Gibeault indicated that in order for the church to make such a connection they would need to obtain Zoning Hearing Board approval as well as process a Stormwater Management Plan.

Mr. Swinehart stated that the Preliminary Plans did not show this potential connection and in fact it showed another building lot. Mr. Swinehart recommended that this lot add-on be removed from the final plan drawings and asked Mr. Horst and Mr. Frye if they would be willing to eliminate this lot add-on.

Mr. Frye indicated that he will discuss this with the church members.

Mr. Shipman thanked everyone for their cooperation.

There were no further comments.

On a motion by Mr. Swinehart, it was recommended to table this plan and the requested modification until all outstanding comments can be adequately addressed, seconded by Mr. Shipman.

Motion Approved 5-0.

iii. **Manheim Township Middle School** - Preliminary/Final Land Development Plan - 155 School Lane – Zoned R-3 and T-5 & T-1 Overlay Districts.

Present representing this Preliminary/Final Subdivision and Land Development Plan was Mr. Steve Gergely, Harbor Engineering and Mr. Tom Koch, Manheim Township School District.

Mr. Gergely indicated that this project consists of a new 235,000 square foot middle school to replace the existing middle school which will be demolished as part of this plan. The population will remain the same, however this new school could accommodate 1,200 new students in the future.

Mr. Gergely advised that this plan will connect the middle and high school campuses; buses would continue to use Valley Road and Route 501 and there would be no bus access from East Oregon Road and traffic calming will be provided to deter cut thru traffic.

Mr. Gergely indicated that also as part of this plan, a turf field is being proposed (primarily as an area for band practice); a new parking lot for visitors and faculty; two parent drop off loops and a bus parking/drop off loop.

Mr. Gergely indicated that with the overall proposal there will be a decrease in impervious area, however, stormwater facilities are still being proposed.

Mr. Gergely advised that a meeting with Fire Chief Kane is scheduled for tomorrow to address his access concerns.

Mr. Gergely indicated that he will be working through the staff review letter to address the comments and will make a resubmission shortly.

Mr. Hendrix questioned if the bus parking would be pull-in or back-in.

Mr. Gergely stated that it will be set up as a pull-in and pull-out and that the buses will not be backing up.

Mr. Gibeault asked for public comment. There was no response and no further comments.

On a motion by Mr. Shipman, it was recommended to table this plan and the requested modifications until all outstanding comments can be adequately addressed, seconded by Mr. Swinehart.

Motion Approved 5-0.

### **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. Hendrix.

Motion approved 5-0 and the meeting adjourned at 7:56 p.m.

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

Respectfully submitted,

Shannon L. Sinopoli  
Planning Commission Secretary