

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
June 20, 2018**

A meeting of the Manheim Township Planning Commission was held on Wednesday, June 20, 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, Ms. Stacey Betts and Ms. Maryann Marotta. 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 April 18, 2018 Planning Commission meeting minutes. On a motion by Mr. Swinehart, it was recommended to approve the April 18, 2018 meeting minutes, seconded by Ms. Marotta.

Motion Approved 7-0.

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 and Mr. Jon Warner, Jon Warner Homes.

Mr. Gergely stated that he has been working through staff comments the past couple of months and that the remaining comments are administrative.

Mr. Gergely indicated that this plan consists of 11 lots utilizing transferable development rights.

Mr. Gergely stated that since the planning commission last saw the plans in February there were a few changes made including adding sidewalk along the entire roadway; widening Delp Road; modifying the detention basin by adding an emergency spillway; installing a stormwater pipe along Delp Road and the addition of several evergreen trees along the southern property boundary at the request of a neighbor.

Mr. Gibeault stated that he was glad that the developer reached out to the neighbors.

Mr. Gibeault asked for public comment.

Mr. John Biemiller, 145 Delp Road, thanked Ms. Sinopoli for her communication and assistance she provided to the neighbors and stated that he is glad to see that the evergreen tree request has been fulfilled. Mr. Biemiller questioned the waiver request for Basin 3.

Mr. Gergely indicated that there were two waivers; one for loading ratio whereby the ordinance calls for a 3-1 ratio and the proposal is for a 3.4-1 ratio. The second is with regards to the spillway flow, the requirement if for 12-inches of freeboard above the 100-year water surface elevation and we are proposing 4-inches. Mr. Gergely indicated that both waiver requests are being supported by the Township Engineer.

Ms. Jennifer Biemiller, 145 Delp Road questioned what the size of the proposed evergreens would be and stated that she had contacted a landscaper who recommended that the planting height be 8-feet and staggered.

Mr. Gergely indicated that the tree height at the time of planting would be 3 to 4 feet tall.

Mr. Adam Dickinson, 139 Delp Road requested that the developer consider extending the evergreen screening to include his abutting property as well.

There were no further comments.

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

Motion Approved 6-1 with Mr. Swinehart opposed.

ii. **Stonehenge Estates - Tract 3** – Preliminary/Final Subdivision and Land Development Plan – Koser Road and West Airport Road - Zoned R-2.

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

Mr. Kime indicated that the area to be developed consists of 6-1/2 acres being subdivided off of a 30 acre tract.

Mr. Kime stated that the tract is zoned R-2 Residential and that 28 semi-detached dwelling units are proposed with 6 of the units fronting Koser Road and the remaining fronting the internal private street. Curbing and sidewalk is being proposed as well as an off-street overflow parking area in light that on-street parking is not permitted.

Mr. Kime indicated that a Homeowners Association will be responsible for the stormwater infrastructure as well as the private street.

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

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

Motion Approved 7-0.

- iii. **Kissel Hill Commons Planned Residential Development Lot 286** – Revised Final Subdivision and Land Development Plan – Brentwood Drive, Chatham Way and Bayberry Place.

Present representing this Revised Final Subdivision and Land Development Plan was Mr. Gregory Strausser, Strausser Surveying and Engineering.

Mr. Strausser indicated that this is the third time that the planning members have seen this plan for Lot 286 which 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 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 advised that the staff review letter consists only of administrative items.

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

On a motion by Mr. Swinehart, it was recommended to approve this revised final subdivision and land development plan contingent upon a clean review letter, seconded by Mr. Shipman.

Motion Approved 7-0.

Conditional Use

- i. **Brethren Village Northside Court** – Conditional Use Request – Floodplain Ordinance – Airport Road and Lititz Pike – Zoned IN.

Present representing this Conditional Use Request was Mr. Dave Madary, Derck & Edson and Mr. Dale Weaver, Brethren Village.

Mr. Madary indicated that this request is to permit a small area of fill within the floodplain located on the southeast corner of Lititz Pike and Airport Road.

Mr. Madary stated that the purpose for this area of fill is to construct a masonry wall to feature a future Brethren Village entry sign.

Mr. Madary indicated that there would be no adverse effect with this proposal and that no further comments remain from the Township Engineer.

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

On a motion by Mr. Swinehart, it was recommended to approve this Conditional Use Request, seconded by Ms. Betts.

Motion approved 7-0.

Public Comment

There was no general public comment.

Adjournment

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

Motion approved 7-0 and the meeting adjourned at 6:00 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, July 18, 2018 at 5:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli