

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
September 19, 2018**

A meeting of the Manheim Township Planning Commission was held on Wednesday, September 19, 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. Shannon Sinopoli.

Also in attendance was Mr. Jeffrey Shue, C.S. Davidson.

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 August 15, 2018 Planning Commission meeting minutes. On a motion by Mr. Hendrix, it was recommended to approve the August 15, 2018 meeting minutes, seconded by Ms. Betts.

Motion Approved 7-0.

Subdivision/Land Development Plan

i. **Stoner Farm – Preliminary Subdivision and Land Development Plan – Eden Road - Zoned R-2 & T-1 Overlay District, with TDR option.**

Present representing this preliminary subdivision and land development plan was Mr. Joel Snyder, RGS Associates; Mr. Bill Briegel and Ms. Sarah Young, Keystone Custom Homes.

Mr. Snyder indicated that this project consists of 3 tracts, the Stoner Farm tract and two tracts owned by Lancaster Bible College. Mr. Snyder stated that there is a floodplain that dissects the project site and a public trail system that surrounds the site.

Mr. Snyder indicated that a total of 126 units are proposed consisting of 2 existing single family detached dwellings; 106 new single family detached dwellings and 18 semi-detached dwellings which would be located next to Route 222 and that the average lot size is between 8,200 and 9,500 square feet with a few larger parcels such as the 16-acre lot in the center which will remain with the farmhouse and garage.

Mr. Snyder advised that both public water and sewer capacities have been approved and that the access connections to the site consist of the extension of Bluegrass Road and Barclay Drive and a new connection across from Telford Lane.

Mr. Snyder indicated that the subject site is zoned R-2 Residential and that the proposal is consistent with the Zoning Ordinance; 34 Transferrable Development Rights are being purchased for this project and that stormwater management will be managed outside of the floodplain limits.

Mr. Gibeault asked if there would be any encroachment of the floodplain or any impact on Stoner Park.

Mr. Snyder answered no to both.

Mr. Gibeault asked if there would be any connections from the proposed development into Stoner Park.

Mr. Snyder answered no.

Mr. Swinehart questioned if there would only be one new access created.

Mr. Snyder indicated that there would be one new access and that two existing stubbed streets would be extended.

Mr. Swinehart asked if there would be any roadway improvements required.

Mr. Snyder indicated that presently, there are no required improvements, however, the traffic impact study is still being reviewed.

Mr. Gibeault asked if there would be curb and sidewalk throughout the development.

Mr. Snyder indicated yes and mentioned that the proposed density is 2.2 dwelling units per acre.

Mr. Hendrix asked Mr. Snyder to explain the utilization of Transferable Development Rights (TDRs).

Mr. Snyder stated that the zoning ordinance permits the purchase of TDRs, or development rights, from the agricultural zoned lands to be utilized for increased density in the areas where development should be occurring, thus preserving farmland in the agricultural zone.

Ms. Marotta questioned if the existing farmhouse would be sold.

Mr. Snyder indicated that the farmhouse, garage and the 16 acres will be sold.

Mr. Gibeault asked for public comment.

Ms. Deb Frantz, Manheim Township Historical Society expressed her concerns about the Stoner Farm and presented a statement letter. Ms. Frantz indicated that she was appreciative that the developer is saving the farmhouse, however she had concerns about the other outbuildings that are not being saved.

Ms. Frantz stated that there is historic significance of the Hershey, Groff, Stoner Farm and that such is the subject of a research project being undertaken by PennDOT in connection with the planned widening of Route 222 and that an extensive report on the history of the subject property will be produced and will most likely indicate that the farm is eligible for listing in the National Register of Historic Places.

Ms. Frantz asked that the Township consider the following:

1. That the Township and Applicant agree not to change, alter or demolish any building on the site until the research and documentation of the property is completed by PennDOT.
2. That the Township and Applicant agree not to change, alter or demolish any building on the site until clearance of any environmental reviews by the state or federal agencies and issuance of any applicable permits occur.
3. That the Applicant present facts regarding all efforts made between the current owners and the developer's representatives to retain and preserve all existing historic buildings on the property.

Mr. Phil Hammond stated that the historic character of the property is significant and has been a working farm for 300 years by seven families. The 1781 house is situated over an active spring and the farm includes a smokehouse and a bank barn of great significance. Mr. Hammond stated that he would like to see the entire farm and all of the buildings preserved and the regulations be changed in order to take a more proactive approach.

Mr. Randy Harris, Historic Consultant stated that he would like to add to Mr. Hammonds comments by requesting increased discussions early on with the Township and the developers regarding the preservation of these historic structures and expressed his displeasure over the Township's outdated list of historic sites and levels of significance as there is nothing to embrace and evaluate such properties in order to protect the historic and cultural resources.

Mr. Gibeault stated that the developer originally had plans of removing the house, however after discussions with the township staff, they agreed to keep the house and garage but the other outbuildings will be removed.

Mr. Will Macilvaine asked if there would be a traffic light along Eden Road.

Mr. Gibeault stated that will be determined by the results of the traffic impact study which looks at the a.m. and p.m. peak hour trips to justify if a traffic light is warranted or not, but he felt that the traffic from this proposal would likely not justify the need for a light.

Mr. Swinehart advised that traffic light justification standards are set by PennDOT and not by the Township.

Mr. Ed McDevitt, 1949 N. Eden Road expressed his concerns over the amount of density proposed and using TDRs to develop smaller farms in southern Manheim Township in order to save land in other parts of the Township.

Ms. Jackie Fox, 2009 Northbrook Drive expressed her concerns with regards to the amount of new housing within a ½ mile area from this project site and the impacts on the schools and the roads. Ms. Fox also desired that the proposed lots would be larger.

Ms. Nancy Messner, 1424 Eden Road expressed her concern with regards to the existing traffic along Eden Road and what this development would do to the already horrible situation. Ms. Messner also expressed concerns with regards to the loss of open land and the impact on the school system.

Mr. Jeff Geib, 1142 Oakmont Drive expressed his concern over the amount of density.

Mr. Gibeault stated that density is calculated by taking the entire tract area and dividing by the number of homes.

Mr. Shipman stated that the Lancaster County Planning Commission recently created a document entitled "Places 2040" which suggests that the density in the designated growth areas should be at 7.1 dwelling units per acre in order to save farmland throughout the county.

Ms. Diane Hopkins, 1114 Oakmont Drive expressed her concern regarding traffic and the existing difficulty she has pulling out onto Eden Road from Telford Lane and requested that the proposed access be offset from the existing Telford Lane.

Ms. Rachel Reist, 980 Eden Road expressed her concern regarding traffic and stated that she would like to see a light along Eden Road. Ms. Reist also expressed her desire that all of the buildings on the farm remain.

Mr. Claude Brogunier, 1148 Oakmont Drive expressed his concern regarding density and requested to see copies of the traffic impact study and any wetland reports.

Ms. Janet Sudor, 1395 John Adams Drive expressed her concerns regarding density, aesthetics and traffic.

Mr. Robert Meisl, 1532 Euclid Drive expressed his concern with regards to the floodplain and the creek which runs behind his home and indicated that he was promised with the development of Oakmont that there would be 50% less water with the development, but that has not occurred and the pressure of the water and the trash that comes down the waterway is making the situation worse. Mr. Meisl stated that he has lived there for 40 years and has had to expand his footbridge twice.

Mr. Bill Weiss, 1260 Barclay Drive stated that he was informed by the applicant that the proposed density would be the same as the surrounding neighborhood, but the actual proposal is not. Mr. Weiss expressed his concern with regards to flooding and stated that his house sits at the lowest elevation. Mr. Weiss questioned how the road connection on Barclay Drive was being handled since the walking path sits 9 inches lower than the street.

Mr. Snyder advised that the engineering is still being worked on.

Mr. George Watts, 1377 Eden Road expressed his concern regarding stormwater runoff and asked the applicant to try and make the situation better.

Ms. Shirley Watts, 1377 Eden Road stated that she has lived in her home since 1980 and was always told that the farm would never be developed. Ms. Watts expressed her concern regarding traffic and sewer.

There were no further discussions.

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

Motion approved 7-0.

Conditional Use

i. **Grandview Lane Properties, LP** – Conditional Use Request – Floodplain Ordinance – New Holland Pike and Route 30 - Zoned B-1 and T-1 Overlay.

Present representing this Conditional Use Request was Ms. Debra Shulski, Riley, Riper, Hollin and Colagreco; Mr. Dave Kegerize and Mitch King, Towne Square Engineering and Mr. Anthony Faranda-Diedrich, Charter Homes.

Ms. Shulski indicated that a full presentation was made at the August Planning Commission meeting and that since that meeting the outstanding comments have been cleaned up and addressed with the Township Engineer.

There was no public comment and no further discussions

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

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 7:05 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, October 17, 2018 at 5:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli