

**MANHEIM TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
Wednesday  
October 17, 2018**

A meeting of the Manheim Township Planning Commission was held on Wednesday, October 17, 2018 at 5:30 p.m. The following members were present: Chairman Michel Gibeault; Vice Chairman Mr. Jeffery Swinehart; Members: Mr. John Shipman and Mr. John Hendrix. Members Mr. Walter Lee; Ms. Stacey Betts and Ms. Maryann Marotta were absent. The following Township Staff was present: Ms. Lisa Douglas and 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 September 19, 2018 Planning Commission meeting minutes. On a motion by Mr. Hendrix, it was recommended to approve the September 19, 2018 meeting minutes, seconded by Mr. Shipman.

Motion Approved 4-0.

**Conditional Use**

i. **Worthington Planned Residential Development – Revised Conditional Use Request – Kincaid Avenue - Zoned R-3.**

Present representing this Revised Conditional Use request was Mr. Joel Snyder, RGS Associates and Ms. Sarah Young, Keystone Custom Homes.

Mr. Snyder indicated that the approved Worthington plan included 33 townhouses along Kincaid Avenue to the rear of the site which abuts Route 222. After the review of some market studies it was determined that there is a stronger desire for semi-detached units. This revised request proposes to eliminate the 33 townhouses and replace them with 22 semi-detached units which will mirror the existing semi-detached units along Kincaid Avenue.

Mr. Snyder indicated that the street layout will stay the same, however the shape of the cul-de-sac is being revised to a traditional bulb shape. One modification is being requested with regards to lot depth. The request is to allow for a 100-foot lot depth versus the 125-foot depth required which was approved for the existing semi-detached units with the original plan approval.

Mr. Gibeault questioned what the developer is noticing as being the best housing product to build these days.

Ms. Young stated that larger single family detached dwellings, 2,700-3,400 square foot in size on 1/4-1/2 acre lots, is the main desire.

There was no public comment and no further discussions.

On a motion by Mr. Shipman, it was recommended to approve this Conditional Use and modification request, seconded by Mr. Hendrix.

Motion approved 4-0.

The public hearing has been set for December 10, 2018.

### **Text Amendment**

- i. **Manheim Township – Text Amendment Petition to Amend the Manheim Township Stormwater Management Ordinance – 2014, as amended.**

Present representing this Text Amendment request was Ms. Lisa Douglas, Manheim Township Planning and Zoning Director.

Ms. Douglas indicated that the majority of the revisions consist of clean up items such as grammar correction, spelling errors and definition revisions.

Ms. Douglas advised that there were a few more prominent revisions which include: A) Revising the Prohibited Discharges to be consistent with the MS4 requirements such as dechlorinated water lines, non-contaminated irrigation drainage, building wash down and dechlorinated swimming pools; B) Eliminating roof leader information under prohibited connections; C) Tightening up language with regards to impervious credits for clarification and intent; D) Revising easement language to eliminate the sentence “that will alter the function of the easement”; E) Adding language with regards to maintaining Erosion & Sedimentation Control measures throughout the construction phase.

There was no public comment and no further discussions.

On a motion by Mr. Shipman, it was recommended to approve this Text Amendment Request, seconded by Mr. Swinehart.

Motion approved 4-0.

The public hearing has been set for December 10, 2018.

### **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 4-0 and the meeting adjourned at 6:00 p.m.

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The next Regular Planning Commission meeting is scheduled for Wednesday, November 28, 2018 at 5:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli