

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
January 16, 2019**

A meeting of the Manheim Township Planning Commission was held on Wednesday, January 16, 2019 at 5:30 p.m. The following members were present: Chairman Mr. Michel Gibeault; Vice Chairman Mr. Jeffery Swinehart; Members: Mr. John Shipman, Mr. John Hendrix and Ms. Stacey Betts. Members Ms. Maryann Marotta and Mr. Patrick Cloonan were 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.

Reorganization

Chairman Gibeault turned the gavel over to Township Staff, Lisa Douglas. Ms. Douglas asked for nominations for the 2019 Planning Commission Chairman.

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

Ms. Douglas turned the gavel over to Chairman Gibeault. Chairman Gibeault asked for nominations for the 2019 Planning Commission Vice-Chairman.

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

Appointments

1. Planning Commission Secretary

On a motion by Ms. Betts 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 Mr. Swinehart.

Motion Approved 5-0.

Minutes

Mr. Gibeault asked for a motion on the December 19, 2018 Planning Commission meeting minutes. On a motion by Mr. Hendrix, it was recommended to approve the December 19, 2018 meeting minutes, seconded by Ms. Betts.

Motion Approved 4-0. (*Mr. Gibeault abstained as he was not in attendance for the December 19, 2018 meeting.*)

Subdivision/Land Development Plans

i. **JG Environmental** – Preliminary/Final Land Development Plan – 776 Flory Mill Road – Zoned I-1; T-1 & D-R Overlays.

Present representing this Preliminary/Final Land Development Plan was Mr. Brian Cooley, D.C. Gohn Associates.

Mr. Cooley indicated that this plan consists of a 5,750 square foot building addition for an additional area to mix waste and for underground storage.

Mr. Cooley advised that there will be no new employees, so no increase in traffic and that the building addition will be constructed over existing gravel.

Mr. Cooley indicated that there will be a net decrease in impervious therefore no stormwater management facilities are necessary.

There were no further discussions and no public comment.

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

Motion approved 5-0.

ii. **Brooklawn Phase II** – Final Phase II Subdivision and Land Development Plan – Dolly Drive – Zoned R-2 with TDR option & T-1 Overlay District.

Present representing this Final Phase II Subdivision and Land Development Plan was Mr. Greg Strausser, Strausser Surveying and Engineering and Mr. Bob Wolf, Landis Valley Holdings, LP.

Mr. Strausser indicated that this plan is the second and final phase of the Brooklawn Development which received preliminary plan approval in 2011.

Mr. Strausser advised that this phase consists of 46 single family detached dwelling units and will include the extension of Dolly Drive, the construction of the bridge linking Bonnie Drive to Delp Road as well as two pedestrian path connections to join the RLPS property and the Worthington site.

Mr. Strausser indicated that all technical aspects, including stormwater, traffic, Erosion & Sedimentation and Army Corp. of Engineer approvals were completed with the preliminary plan.

Mr. Strausser discussed the uniqueness of this development which was designed with substantial water quality measures within the conservation easement as well as throughout the development with the proposed roadside vegetative swales.

Mr. Gibeault questioned if the proposed dwelling units would connect to public gas.

Mr. Strausser indicated that it has not yet been determined.

Mr. Gibeault suggested that Mr. Strausser look into that and that perhaps existing neighbors would be interested in connecting as well.

Mr. Gibeault asked for public comment.

Mr. Geoffrey McCarthy and Mrs. Leslie McCarthy, 506 Dolly Drive expressed their concerns with regards to the existing truck traffic problem from hauling fill onto the site; the additional truck traffic that will be occurring with the construction of the development and the overall additional traffic which will be generated from this development. Mrs. McCarthy expressed additional concern with regards to the possible removal of an existing large tree next to their driveway to construct a proposed swale.

Mr. Strausser indicated that he would check to see where the actual tree is located, whether on the McCarthy's property or the development property, to determine if the tree will be affected in any way.

Mr. Russel Vollmer, 451 Teddy Avenue; Mr. Michael Schultz, 2007 Bonnie Drive and Ms. Sheri Keller, 437 Ruth Ridge Drive expressed their concerns with regards to construction truck traffic, the additional residential traffic that will be created with the additional housing units as well as Dolly Drive being the only access to the new houses.

On a motion by Mr. Shipman it was recommended to approve this plan and modifications conditioned upon the complete design of the bridge to be reviewed and approved by the Township Engineer prior to presenting this plan to the Board of Commissioners for action and contingent upon a clean review letter, seconded by Ms. Betts.

Motion approved 5-0.

Public Comment

There was no general public comment.

Adjournment

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

Motion approved 5-0 and the meeting adjourned at 6:40 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, February 20, 2019 at 5:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli