

**MANHEIM TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
Wednesday  
March 20, 2019**

A meeting of the Manheim Township Planning Commission was held on Wednesday, March 20, 2019 at 5:30 p.m. The following members were present: Chairman Mr. Michel Gibeault; Vice Chairman Mr. Jeffery Swinehart; Members: Mr. John Shipman and Ms. Stacey Betts. Member Mr. John Hendrix arrived at 5:50 p.m. 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.

**Minutes**

Mr. Gibeault asked for a motion on the January 16, 2019 Planning Commission meeting minutes. On a motion by Mr. Swinehart, it was recommended to approve the January 16, 2019 meeting minutes, seconded by Ms. Betts.

Motion Approved 4-0.

**Conditional Use Request**

- i. **Manheim Township Soccer Club** – Conditional Use Request – Overlook Park Campus Foundation Field – Basset Drive – Zoned R-2 & T-1 Overlay District.

Present representing this Conditional Use Request was Mr. Dimitri Papadimitriou, Mr. Duane D'Orazio and Mr. Mike Saxinger.

Mr. Papadimitriou and Mr. D'Orazio presented the request and indicated that the main purpose for the clubhouse is for player safety, training classes and equipment storage. The clubhouse would be approximately 960 square feet and would be located adjacent to the Foundation Fields just west of the existing snack bar and bathroom facilities. New walkways would be added and since there will be no increase in the number of youth or parents, the existing 77 parking spaces are sufficient.

Mr. Papadimitriou indicated that the soccer club currently has a 5-year lease for the fields and that if this request for the clubhouse would be approved, they would be looking for a longer lease term of 25 years.

Mr. Shipman questioned what utilities would service the building.

Mr. Papadimitriou indicated that only electric would be provided, no water or sewer would be necessary due to the close proximity to the existing restroom facilities.

There were no further discussions and no public comment.

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

Motion approved 4-0.

Member Mr. John Hendrix arrived to the meeting.

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

- i. **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 stated that this plan consists of 28 semi-detached units on approximately 6.7 acres at the corner of Koser Road and West Airport Road. Sidewalk will be provided along the perimeter of the development as well as internally and that access will be via a private street.

Mr. Kime indicated that all of the technical comments in the review letter have been addressed and only administrative comments remain.

There were no further discussions and no public comment.

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

Motion approved 5-0.

- ii. **Village of Olde Hickory** – Final Phase II Land Development Plan – Planned Residential Development – 600 Olde Hickory Road – Zoned R-3; B-2; B-3; D-C Overlay.

Present representing this Final Phase II Land Development Plan was Ms. Caroline Hoffer, Barley Snyder; Ms. Judi Rineer, Village of Olde Hickory and Mr. Eric Hershey, Advanced Geotechnical Services.

Ms. Hoffer provided a background of the Village of Olde Hickory Planned Residential Development (PRD) indicating that the PRD was approved by Conditional Use in 2014, the Tentative Plan was approved by Conditional Use in 2016 (which included 6 phases) and the Final Phase I plans were approved in 2017.

Ms. Rineer provided an update of the status of Phase I which is being wrapped up and indicated that Phase II will consist of the demolition of 24 units and the addition of 54 new units.

Mr. Hershey indicated that the only difference from the approved Tentative Plan for Phase II is the request to allow for the delay of the construction of the round-about until Phase V which is supported by Township Staff and that the comment review letter consisted of administrative items which will be addressed.

There were no further discussions and no public comment.

On a motion by Mr. Swinehart it was recommended to approve this plan and modifications conditioned upon the applicant fully securing the 21 Transferable Development Rights required prior to presenting this plan to the Board of Commissioners for action and contingent upon a clean review letter, seconded by Mr. Shipman.

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. Shipman.

Motion approved 5-0 and the meeting adjourned at 6:10 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, April 17, 2019 at 5:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli