

GENERAL MUNICIPAL AUTHORITY OF THE TOWNSHIP OF MANHEIM
FRIDAY JANUARY 18, 2019 MINUTES

The regular meeting of the General Municipal Authority of the Township of Manheim was held on Friday, January 18, 2019 at 7:30 a.m. at the Manheim Township Municipal Building, 1840 Municipal Drive, Lancaster, Pennsylvania. Authority members present were: J. Michael Flanagan, James J. Lombardo, Sam Mecum, M. Dale Weaver and Ben Webber. Also present were Solicitors William C. McCarty and Brandon Harter, Township Manager-Secretary Sean P. Molchany, and Lisa Douglas, Township Director of Planning and Zoning. J. Michael Flanagan arrived at 7:43 a.m.

The meeting was called to order by Mr. Lombardo. He led all in attendance in the Pledge of Allegiance.

There was no public comment.

Mr. Webber made a motion to elect the same members to the same positions they held in 2018. Mr. Lombardo would remain as Chairperson, Mr. Mecum as Vice-Chair, J. Michael Flanagan as Secretary and Mr. Webber as Treasurer. The only change would be the appointment of Mr. M. Dale Weaver as Secretary/Treasurer. Motion seconded by Mr. Mecum. Motion carried 4-0.

Mr. Webber made motion to appoint MaherDuessel as Auditor. Seconded by Mr. Mecum. Motion carried 4-0.

Mr. Webber made motion to appoint Sean P. Molchany as Recording Secretary. Motion seconded by Mr. Mecum. Motion carried 4-0.

Mr. Webber moved to approve the minutes of the October 19, 2018 meeting. Seconded by Mr. Mecum. Motion carried 4-0.

Mr. Molchany presented the final financial reports for July, August and September, 2018 and he reviewed the financial reports for October, November and December, 2018, which were only preliminary at the time of the meeting.

Mr. Webber moved to approve the final financial reports for July, August and September 2018, as well as the preliminary financial reports for October, November and December, 2018 with the understanding the final reports would be emailed as soon as they are available. Motion seconded by Mr. Flanagan. Motion carried 5-0.

On a motion from Mr. Webber and seconded by Mr. Flanagan, the following invoices were approved for payment:

- Payment to Barley Snyder, LLP in the amount of \$803.12.
- Payment to Russell, Krafft & Gruber, LLP in the amount of \$679.44.

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Motion carried 5-0.

Ms. Douglas presented her report on development growth in the Township. (A copy of this report was distributed to the members and a copy is attached to these minutes.) Ms. Douglas reviewed the status of developments started in 2015 to present, as well as proposed developments.

The Authority went into Executive Session at 8:04 a.m. to discuss legal matters. The regular meeting resumed at 8:52 a.m.

There being no further business, on a motion by Mr. Webber, seconded by Mr. Flanagan, it was moved to adjourn the meeting at 8:55 a.m. Motion carried 5 – 0.

The next meeting will be Friday, April 26, 2019 at 7:30 a.m.

Respectfully submitted,

Signed Copy on File at
Township Building

Sean P. Molchany
Recording Secretary

MANHEIM TOWNSHIP
POTENTIAL DEVELOPMENT
GMA
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PROJECTS IN PROCESS					
Development/ Project Name	Location	Developer/ Address	Zoning/Use	Status	Units
Airport Industrial Park - Lot 15	215 Bucky Drive	Buckwalter Enterprise	I-1 25,090 sf warehouse 2.13 acres	Construction Completed	25,090 sf (c)
Essex Court	Nate Pipitone	Fruitville Pike	R-1 with TDRs 26 SFD 20.66 acres	Construction Underway	26 (11)
Fern Lane	Petersburg Road	Peter Alexich	R-1 with TDRs 10 Single Family 6.59 acres	Construction Underway	10 (5)
Garber Scales	East Oregon Road E. Oregon Road	G. Investments LP (Hess property)	I-3 Development of storage units. Discussion for future development. Office/storage/banquet facility (21,958 sf) & agriculture Lot 1 – 6.6 acres Remaining lands – 20 acres	Preliminary/Final Land Development Plan	
Kissel Hill Commons PRD – Revision	West side Kissel Hill Road – Kissel Hill Commons PRD	B. D. Hogan, Inc. D. D. Herr, Inc. Wolf-Moul Group 1525 Oregon Pike, Suite 1102 Lancaster, PA 17601	R-2 - PRD Apartments & Townhouses 16 Towns/26 Apts. 3.14 acres	PRD – Completed	42 (c)
Kissel Hill Commons PRD - Revision	West side Kissel Hill Road - east side Brentwood Drive	Wolf-Moul Group P.O. Box 5032 Lancaster, PA 17606	R-2 - PRD 6 Towns .52 acres	Construction underway	6 (c)
Landis Homes South	Oregon Road/Wisteria/ Amaryllis	Landis Homes	Additional Phase 11 cottages	Completed	11 (c)
Landis Homes North	Oregon Road – Upper Campus - 3 phases	Landis Homes	IN – Reconstruction of Campus 76,493 sf wellness plus 2 apartment wings 43 apts (net increase)	Both phases nearly complete	43 (c)

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Development/ Project Name	Location	Developer/ Address	Zoning/Use	Status	Units
Oregon Dairy – Oregon Village & Shawnee	Oregon Dairy Area – East/west side of Oregon Pike	Hurst Brothers Dairy Expansion including master plan for developing adjacent areas – includes old hotel	R-3/B-3/B-4 48,000 sf of commercial, 120 room hotel, 364 residential units (on 25 acres) 157,000 sf of commercial, 202 residential units (on 89 acres)	Conditional use process underway	550 (211,000 sf)
Pack Pro	204 Bucky Drive	PPT Holdings LLC	I-1 15,000 sf warehouse 1.48 acres	Construction complete	(15,000 sf) (c)
Penn Cinema	Airport Road	Penn Ketchum/Lancaster Airport Authority	I-3 Commercial Buildings – Commercial Recreation Facility (47,337 sf + 20,700 sf) 10,600 sf addition 44.82 acres – 5 acres disturbed	Wants to connect two buildings	(10,600 sf)
Penn Cinema – Remaining lands	Airport Road	Lancaster Airport Authority	I-3 Commercial Buildings – Possible Office Buildings	Discussion only	Unknown at this time.
Pickering Circle	Pickering Circle Extended	Robert Fryer	R-2 6 SFD 6.38 acres	Construction underway	6
Settlements of Landis Valley-East	Landis Valley Road	Gerry Horst	R-2 with TDRs 84 SFD units/lots		
Phase I			57 SFD 28.7 acres	Construction underway	57
Phase II			27 SFD 14 acres	Preliminary Plan approval only	27
Stonehenge Estates - Tract 1 (previously Buckwalter Farm)	Buckwalter Road/Stonehenge Drive Ext.	Greystone Construction	R-1 31.47 acres		
Phase I			23 SFD	Construction underway	23 (4)
Phase II			22 SFD	Preliminary Plan approval only	22

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Stonehenge Estates - Tract 3 (previously Buckwalter Farm)	Koser Road/Airport Road	Buckwalter Family	R-2 with TDRs 29 SFSD 6.8 acres	Pending Preliminary/Final Subdivision Plan approval	29
Sunset Ridge II	North side Petersburg Road & east side Kreider Road	Sam Beiler 1096 May Post Office Road Quarryville, PA 17566	R-1 with TDRs 26 SFD 10.75 acres	Construction underway	26 (7)

RESIDENTIAL UNITS: 878 UNITS LESS BUILT OR UNDER CONSTRUCTION - 87 UNITS = 791 UNITS (INCLUDES OREGON VILLAGE UNITS)

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DISCUSSION ONLY					
Development/ Project Name	Location	Developer/ Address	Zoning/Uses	Status	Units
Bent Creek	Fruitville Pike/Bent Creek Drive	WHB Properties	R-1 Cluster 4.6 acres Part of original plan	Discussion only	
Buckwalter Farm - Tract No. 2	Koser Road/ Buckwalter Road	Buckwalter Family	R-2 23 acres (1 of several parcels owned by Buckwalter)	Early planning stages	64
Buckwalter Farm LLC Reed	South side Buckwalter Road @ terminus of Bucky Drive	Buckwalter Family	R-2 & I-1 62.5 acres	No discussion	107 units + industrial
Graybill Property	Fruitville Pike/Buch Avenue	Ammon Graybill	R-1 11 acres Site challenges - floodplain	Discussion only	
Guion Property	South side New Holland Pike near Landis Valley Road	Not known	R-1 16-20 SFD 23 acres	Discussion only	16-20
Hoover Farm – south of Penns Crossing	Millpond Drive/Petersburg Road	Hoover	R-1 with TDRs 150 SFD 67 acres	Early planning stages	150
Landis Valley Road Lots	South side Landis Valley Road- East of Heatherstone Drive	Not known	R-2 3 existing lots - potential for reconfiguring 6.78 acres	Discussion only	

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