

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
April 17, 2019**

A meeting of the Manheim Township Planning Commission was held on Wednesday, April 17, 2019 at 5:30 p.m. The following members were present: Chairman Mr. Michel Gibeault; Members: Mr. John Shipman; Ms. Stacey Betts; Mr. John Hendrix and Mr. Patrick Cloonan. Vice Chairman Mr. Jeffery Swinehart and member Ms. Maryann Marotta 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 March 20, 2019 Planning Commission meeting minutes. On a motion by Mr. Shipman, it was recommended to approve the March 20, 2019 meeting minutes, seconded by Ms. Betts.

Motion Approved 5-0.

Subdivision/Land Development Plans

- i. **Parkside Reserve** - Preliminary Subdivision and Land Development Plan – Petersburg Road – Zoned R-1 with TDR option.

Present representing this Preliminary Subdivision and Land Development Plan was Mr. Josh Boulbee, Pioneer Management and Mr. John Schick, Rettew Associates.

Mr. Boulbee indicated that this project consists of the subdivision of an existing 67 acre tract into 134 lots to house single family dwelling units. The property is zoned R-1 and 35 transferable development rights will be purchased for this development. Public water and sewer will be provided.

Mr. Boulbee advised that the proposed development abuts the Sunset Ridge II development to the west; Manheim Township Community Park to the east; and the Penn's Crossing and Millpond developments to the north.

Mr. Boulbee stated that there would be 5 proposed access connections to the development; one connection with Petersburg Road, one connection with Amber Drive from the Sunset Ridge II Development, and four connections from the Penn's Crossing Development to include Royal Hunt Way; Fletcher Drive & Thatcher Lane. All streets will be dedicated to the township.

Mr. Schick indicated that PennDOT approved the Traffic Impact Study for this project and Highway Occupancy Permit drawings have been submitted. The improvements along Petersburg Road include widening to add a 75-foot left turn lane and a 75-foot right turn lane into the development. Daily trips would be 1,362 with 100 trips during the a.m. peak hours and 135 trips during the p.m. peak hours.

Mr. Boultbee discussed the locations of utility connections and indicated that natural gas would be provided.

Mr. Gibeault questioned if the site would balance out from a cut/fill standpoint.

Mr. Boultbee indicated that some fill will be needed as there will be blasting on the ridgeline and that a manual number at this point is approximately 70,000 cubic yards, however that number could be less as it depends on the expansion factor.

Discussions concerning the phasing and stockpiling took place and it was recommended that the applicants take a closer look at the proposed phasing in order to lessen the impact on existing neighborhoods as much as possible and to keep the location of any stockpiles away from the view of existing residences.

There were no further discussions and no public comment.

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

Motion approved 5-0.

Public Comment

There was no general public comment.

Adjournment

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

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

The next Regular Planning Commission meeting is scheduled for Wednesday, May 15, 2019 at 5:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli