

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
June 19, 2019**

A meeting of the Manheim Township Planning Commission was held on Wednesday, June 19, 2019 at 5:30 p.m. The following members were present: Chairman Mr. Michel Gibeault; Vice Chairman Mr. Jeffery Swinehart; Members: Mr. John Shipman; Ms. Stacey Betts; Mr. John Hendrix and Ms. Maryann Marotta. Member Mr. Patrick Cloonan was 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 April 17, 2019 Planning Commission meeting minutes. On a motion by Mr. Hendrix, it was recommended to approve the April 17, 2019 meeting minutes, seconded by Mr. Shipman.

Motion Approved 6-0.

Subdivision/Land Development Plans

- i. **Grandview Phase IIA** – Preliminary/Final Subdivision and Land Development Plan – Edgemoor Court – Zoned R-3.

Present representing this Preliminary/Final Subdivision and Land Development Plan was Mr. Greg Hodecker, CHN General Construction.

Mr. Hodecker indicated that this project consists of 4 additional homesites within the existing Grandview development along Edgemoor Court and advised that the creation of these lots included the need to modify the location of the 100-year floodplain with the approval FEMA and the Township.

Mr. Hodecker advised that the applicant is in receipt of the Township Staff Review Letter and the comments will be addressed shortly.

Discussions took place with regards to the relocated floodplain which will still encompass the rear yards of the four lots. Planning members raised concerns with regards to how the developer was going to convey to potential buyers that there is a floodplain on their property and that they will not be able to place or plant anything in that area as it is basically unusable land. Concerns about setbacks were also raised in light of the fact that there isn't going to be any room for decks/patios/additions on lots 57 & 58 due to the building envelope extending up to the rear yard setback.

The planning members highly recommended that the developer convey such restrictive information to potential home buyers up front and prior to any sales agreement.

Mr. Hodecker acknowledged the recommendation.

Mr. Gibeault asked for public comment.

Ms. Bethany Thierolf, 1218 Edgemoor Court expressed her concerns with regards to the potential impact to her property with the construction improvements to Lot #60 and whether or not any trees would be removed between her property and New Holland Pike.

Mr. Hodecker indicated that no trees would be removed in that area.

Mr. Rob White, 1165 Edgemoor Court questioned what the grade difference would be from the street to the back of the homes.

Mr. Hodecker indicated that the homes would have daylight basements and that the grade change would be approximately 8-feet.

Mr. White indicated that he was led to believe that this area was unbuildable and asked for an explanation on how the floodplain shifted.

Mr. Hodecker advised that it has taken a long time working with FEMA to get approval to modify the floodplain which includes offsetting volume and areas which has also taken lots of engineering and calculations.

Mr. Hendrix questioned how the dumping of dirt into the subject area would be controlled.

Mr. Hodecker indicated that a construction entrance and tire scrubbers would be in place similar to how it was controlled when the rest of the development was under construction. Mr. Hodecker also advised that the filling-in would only take 3-4 days.

Mr. Marc Pawlowski, 1210 Edgemoor Court expressed his concern with regards to the truck traffic and choking the route from and to his property and asked that the disruption be kept at a minimum. Mr. Pawlowski also indicated that he has concern with the storm drainage at the front of Lot #60 and ponding water.

Mr. Hodecker advised that the street has not been top coated yet as it is still in the construction stage, however, once the top coat is put into place, that issue will go away.

Ms. Connie King, 1141 Edgemoor Court questioned whether or not any site work would be taking place on the B-1 property for the cut and fill of the floodplain.

Ms. Douglas indicated that such work is a two-fold process that run simultaneously being approval by FEMA and the Township which requires conditional use approval to show where the fill and cut will happen in order to prove equal volume. The Board of Commissioners approved the conditional use request several months ago. It's unknown at this time if anything will be happening on the B-1 parcel or not.

Mr. Ed Milukas, 1141 Edgemoor Court also expressed his concern with regards to truck traffic and controls for the mud being brought in and out of the development.

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 obtaining the Conditional Letter of Map Revision from FEMA 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 5-1, with Mr. Hendrix voting no.

Conditional Use Request

i. **Chapman Ford** – Conditional Use Request - Floodplain Ordinance – 1485 Manheim Pike - Zoned B-4.

Present representing this Conditional Use Request was Mr. Bill Swiernik, David Miller/Associates.

Mr. Swiernik indicated that, during construction of renovations to the site, a failed stormwater pipe was found and it was determined that the best solution would be to abandon the existing location and relocate with new piping.

Mr. Swiernik advised that with the reconstruction of new piping, some was placed within the floodplain, which by ordinance, requires conditional use approval. Such request is being supported by the Township Engineer.

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. Marotta.

Motion approved 6-0.

Public Comment

There was no general public comment.

Adjournment

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

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

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

Respectfully submitted,

Shannon L. Sinopoli