

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

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

Motion Approved 4-0.

Text Amendment

- i. **Lancaster Country Day School** – Zoning Ordinance Text Amendment Petition - Article XXII, add Sections 2218 and 2219.

Present representing this proposed text amendment was Mr. Joshua Cohen, McNees, Wallace & Nurick.

Mr. Cohen indicated that this proposed text amendment is being brought forth as a solution or a way to handle gun shop situations such as the Gun Gallery which recently occurred on Harrisburg Pike.

Mr. Cohen stated that with the number of school shootings nationwide, schools in particular feel the effects of gun violence and struggle each day with school safety issues while trying to foster a feeling of security and peace among the students.

Mr. Cohen stated that the petitioners believe that the Gun Gallery situation demonstrates the need for ordinances to be put into place to prevent similar gun stores from opening near schools. The petitioner is mindful of the Second amendment of the U.S. Constitution and is not seeking to ban the sale or ownership of firearms in Manheim Township, however, the ability to create zones near our schools to nurture safer learning environments is within the Township's ability and control.

Mr. Cohen indicated that the first piece to the proposed text amendment creates a Gun-Shop-Free School Zone which would prohibit the retail sale of firearms within 1,000 feet of the lot lines of the premises of an elementary, secondary or post-secondary school, intermediate unit facility or other education institution.

Mr. Cohen stated that the second piece to the proposed text amendment prohibits signage which promotes or advertises the use or sale of firearms or related service which

shall not be permitted to contain a picture, drawing or image of a firearm within a Gun-Shop-Free School Zone.

Mr. Gibeault indicated that Ms. Sinopoli had a conversation with the Township Solicitor regarding the proposed sign restrictions and advised that it is the position of the Township Solicitor that such proposed signage restriction would be a content based regulation which would be in violation of freedom of speech.

Mr. Cohen disagreed and advised that he would contact the Township Solicitor to further discuss.

There were no further comments or questions.

Mr. Gibeault asked for public comment.

Mr. Steven Lisk, Head of School, Lancaster Country Day School indicated that they are seeing more and more violence in our schools and it's a struggle to keep the students focused and stated that society needs this restriction.

There were no further discussions and no public comment.

On a motion by Mr. Hendrix it was recommended to table this Text Amendment Petition, seconded by Ms. Betts.

Motion approved 4-0.

Subdivision/Land Development Plans

- i. **Irwin & Weinhold Holdings, LLC** – Preliminary/Final Land Development Plan – 151 Koser Road – Zoned I-1 & D-A Overlay.

Present representing this Preliminary/Final Land Development Plan was Mr. Tom Matteson, Diehm & Sons.

Mr. Matteson indicated that this project is located on the corner of Koser Road and Wright Avenue on a 4.5 acre parcel. The proposal includes the removal of existing buildings and the construction of a 2-story, 21,000 square foot building along with parking and a gravel area to the rear of the building for a truck training facility.

Mr. Hendrix questioned the size of the gravel training area.

Mr. Matteson advised that the dimensions were 100-feet wide by 300-feet long.

Mr. John Irwin, Irwin & Weinhold Holdings, LLC indicated that the size is over the PennDOT requirements of 240-feet by 60-feet for a training area.

Ms. Marotta asked why the training area is gravel versus macadam.

Mr. Irwin indicated that all of the truck turning movements would rip up pavement.

Mr. Matteson discussed the requested modifications and advised that 3 additional modification requests would be forthcoming.

There were no further discussions and no public comment.

On a motion by Ms. Marotta it was recommended to table this plan and modification requests until all outstanding comments are adequately addressed, seconded by Mr. Hendrix.

Motion approved 4-0.

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 4-0 and the meeting adjourned at 6:14 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, August 21, 2019 at 5:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli