

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
September 18, 2019**

A meeting of the Manheim Township Planning Commission was held on Wednesday, September 18, 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; Ms. Maryann Marotta and Mr. Patrick Cloonan. 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 August 21, 2019 Planning Commission meeting minutes. On a motion by Mr. Hendrix, it was recommended to approve the August 21, 2019 meeting minutes, seconded by Mr. Swinehart.

Motion Approved 7-0.

Subdivision/Land Development Plans

- i. **780 Flory Mill Road** – Preliminary/Final Land Development Plan – 780 Flory Mill Road – Zoned I-1 and D-R Overlay.

Present representing this Preliminary/Final Land Development Plan was Mr. Steve Gergely, Harbor Engineering.

Mr. Gergely indicated that this project consists of the redevelopment of a 1-acre parcel which includes the removal of an existing structure, which previously housed a motorcycle repair shop, the construction of a new building, to house Classic Granite and Marble, and parking areas.

Mr. Gergely indicated that the new building will be approximately 11,600 square feet in size and consist of a manufacturing component, office space and a retail section. A future addition of 5,000 square feet is also shown on the land development plans and the additional impervious area associated with that addition is accounted for in the overall stormwater management calculations.

Mr. Gergely advised that the stormwater will be managed by a subsurface seepage bed under the parking area to the rear of the site. There will be 2 access drives off of Flory Mill Road; one which will be a full movement access and the other a right-out only.

Mr. Gergely indicated that there have been several staff reviews and that the latest comments are administrative in nature.

There were no further discussions and no public comment.

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

Motion approved 7-0.

ii. **Overlook Town Center** - Final Phase II & III Subdivision and Land Development Plan - Grand Street and Town Boulevard - Zoned B-3 and D-R Overlay Districts.

Present representing this Preliminary/Final Land Development Plan was Mr. Mark Stanley, McNees Wallace & Nurick, LLC and Mr. Bill Swiernik, David Miller/Associates.

Mr. Stanley indicated that this project consists of Phase II and III of the Overlook Town Center development which will consist of 16,500 square feet of commercial space and 166 apartment units. Access from the Manheim Township Library is also being provided to allow for the passage of library visitors into the site as well as to accommodate overflow parking for the library's patrons.

Mr. Stanley advised that there have been several staff reviews and that the remaining comments are minimal and will be promptly addressed.

Mr. Swiernik indicated that there was one stormwater management ordinance modification request associated with this latest plan.

A brief discussion took place regarding the movement(s) of the additional access drive being proposed along Granite Run Drive (between the existing access drive and the proposed access drive just west of the library). The planning members agreed that the access should be full movement and advised the applicant to widen it to the required 24-feet.

There were no further discussions and no public comment.

On a motion by Ms. Marotta, it was recommended to approve this plan and modification request contingent upon a clean review letter, seconded by Mr. Hendrix.

Motion approved 7-0.

iii. **Brethren Village Site Improvements** – Preliminary/Final Land Development Plan – 3001 Lititz Pike – Zoned Institutional.

Present representing this Preliminary/Final Land Development Plan was Mr. Dave Madary, Derck & Edson and Mr. Dale Weaver, Brethren Village.

Mr. Madary indicated that this project consists of a few minor site improvements to the campus to include: a small building addition to the Fieldcrest building for an activity space and outdoor terrace and the addition of an outdoor gathering area with recreation amenities and additional pedestrian connections; the addition of 51 parking spaces for the Welcome Center; the removal and relocation of two duplex cottage units; a small addition to the Village Manor building for a drop off area and a small addition to the auditorium.

Mr. Madary stated that there would be no increase in population and that stormwater for the additional impervious areas will be handled by two rain gardens.

There were no further discussions and no public comment.

On a motion by Mr. Swinehart, it was recommended to approve this plan and modification requests contingent upon the applicant addressing all technical comments prior to presenting the plan to the Board of Commissioners for action and contingent upon a clean review letter, seconded by Ms. Betts.

Motion approved 7-0.

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. Hendrix.

Motion approved 7-0 and the meeting adjourned at 6:10 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, October 16, 2019 at 5:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli