

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
October 16, 2019**

A meeting of the Manheim Township Planning Commission was held on Wednesday, October 16, 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. 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 September 18, 2019 Planning Commission meeting minutes. On a motion by Mr. Shipman, it was recommended to approve the September 18, 2019 meeting minutes, seconded by Mr. Swinehart.

Motion Approved 6-0.

Subdivision/Land Development Plans

- i. **Stoner Farm** - Preliminary Subdivision and Land Development Plan – 1051 Eden Road – Zoned R-2 with TDR option & T-1 Overlay District.

Present representing this preliminary subdivision and land development plan was Mr. Todd Kurl and Mr. Joel Snyder, RGS Associates and Mr. Bill Briegel, Keystone Custom Homes.

Mr. Kurl indicated that since this project was previously presented and reviewed by the Planning Commission there were a few adjustments to the plans. The same layout is proposed and it still consists of 124 new dwelling units; 106 single family detached units and 18 single family semi-detached units. The changes include retaining the existing smokehouse on the farm property along with the existing house and garage as well as dedicating all of the required 4.96 acres of park land to the Township which will be added to the lands of Stoner Park. In addition, a pathway connection will be constructed to link the new development with the existing pathway leading to the park as well as providing a tree screening between the development and Stoner Park as a buffer.

Mr. Shipman questioned what the future plans are for the barn that is to be removed.

Mr. Briegel indicated that the Stoner Family has the right of first refusal and that at this point in time he wasn't sure what the family's plans were but the house and garage will be retained and sold with no intended alterations by Keystone.

Mr. Briegel further indicated that, if the Board of Commissioners desire, Keystone Custom Homes is open to placing a façade easement or some other type of easement on the farmhouse to restrict what can happen to the house in the future.

The planning members recommended that Mr. Briegel pursue drafting up such an easement/deed restriction for review by the Township Solicitor.

Mr. Shipman questioned who would be in charge of maintenance of the stormwater facilities on the farmhouse property.

Mr. Briegel indicated that a Home Owners Association would be responsible for all of the stormwater management facilities throughout the development.

Mr. Swinehart asked the applicants why they are only proposing 2.2 dwelling units per acre when they could propose 4.3 units per acre.

Mr. Briegel indicated that for this site, they wanted a different residential product from their Worthington Development and didn't want to drive up the density.

Mr. Gibeault stated that per the traffic impact study, no improvements or traffic signals were warranted.

Mr. Kurl indicated that was correct and that the study was reviewed and approved by the Township Traffic Engineer.

Mr. Gibeault questioned whether or not all of the outstanding technical stormwater comments have been addressed.

Ms. Sinopoli answered yes.

Mr. Gibeault stated that there were several residents in attendance at the October 9, 2019 Planning Commission Briefing meeting that had questions or comments and one item was with regards to the dedication of park land and whether at least 50% of the proposed dedicated area would be outside of the floodplain as required by the Subdivision and Land Development Ordinance.

Mr. Gibeault indicated that 64% will be outside of the floodplain and that the land will also meet the slopes and wetland requirements. Mr. Gibeault read a memo from the former Park and Recreation Board Director, Margie Earnest, to the Board of Commissioners dated October 19, 2018 which indicated that due to the requests of the North Brook Hills residents, the Park and Recreation Board decided to recommend accepting the dedication of all of the required land versus accepting a fee-in-lieu of. Mr. Gibeault advised that this is a decision the Board of Commissioners will need to make when the plans go in front of them.

Mr. Gibeault asked for public comment.

Mr. Andy Benko, 1283 Winchester Drive expressed his concerns about whether or not the area to be dedicated is suitable for active recreation as required by law and stated he also had concerns regarding accessibility to the dedicated area as well as what the cost would be to the taxpayers to make necessary improvements.

Mr. Briegel reminded the planning members that initially a fee-in-lieu of land dedication was the direction from the Park and Recreation Board which then changed their recommendation, therefore, this is not driven by the developer.

Mr. Jeff Geib, 1142 Oakmont Drive expressed his desire to have a façade easement on the farmhouse.

Ms. Deb Frantz, Manheim Township Historical Society stated that she was glad to hear that the smokehouse will remain on the farmhouse property, but was concerned about the overall size and maintenance of the lot area remaining with the farmhouse. Ms. Frantz appreciated the developer willing to place an easement on the farmhouse and expressed interest in being a part of those discussions.

Ms. Jackie Fox, 2009 Northbrook Drive expressed her concerns over the location of the land being dedicated and questioned who was in charge of approving this area of land as being suitable for dedication.

Mr. Gibeault indicated the Township Board of Commissioners.

Ms. Kathy Kilkenny, 2010 Northbrook Drive, expressed her concerns with regards to traffic and the additional visitors to Stoner Park.

Ms. Katie Samus, 1838 Rockford Lane, questioned if the project would entail any MS-4 permitting requirements.

Ms. Sinopoli answered yes for future stream modifications.

Ms. Melissa Bleecher, 1433 Wynnewood Drive, expressed her concerns with regards to whether or not the area to be dedicated is suitable for active recreation as required.

Mr. Gibeault indicated that it will be determined by the Park and Recreation Board and the Board of Commissioners.

There were no further questions or comments.

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

Motion approved 5-1, with Mr. Swinehart voting no.

ii. 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 since this project was last presented to and reviewed by the Planning Commission all technical comments have been cleaned up and only administrative items remain.

There were no 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 Ms. Betts.

Motion approved 6-0.

Public Comment

There was no general public comment.

Adjournment

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

Motion approved 6-0 and the meeting adjourned at 6:45 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, November 20, 2019 at 5:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli