

**MANHEIM TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
Wednesday  
November 20, 2019**

A meeting of the Manheim Township Planning Commission was held on Wednesday, November 20, 2019 at 5:30 p.m. The following members were present: Chairman Mr. Michel Gibeault; Vice Chairman Mr. Jeffery Swinehart; Members: Mr. John Shipman and Ms. Maryann Marotta. Mr. John Hendrix; Ms. Stacey Betts and Mr. Patrick Cloonan 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 October 16, 2019 Planning Commission meeting minutes. On a motion by Mr. Shipman, it was recommended to approve the October 16, 2019 meeting minutes, seconded by Mr. Swinehart.

Motion Approved 4-0.

**Subdivision/Land Development Plans**

- i. **Belmont Lot 3** – Preliminary/Final Lot Add-On and Land Development Plan – Fruitville Pike and Belwyck Boulevard – Zoned R-3 and T-4 Overlay.

Present representing this preliminary/final Lot Add-On and Land Development Plan was Mr. Bill Fredericks and Alex Piehl, RGS Associates and Mr. Phil Frey, Manbel Devo III, LP.

Mr. Fredericks indicated that this project consists of two 3-story apartment buildings with 36 apartments in each building for a total of 72 units, 4 garage structures, an extension of Belwyck Boulevard; a 12-foot wide emergency access drive/bike path extending out to Fruitville Pike; on-street and off-street parking as well as landscape screening along the outer boundary to provide a buffer for the adjacent residential neighborhood.

Mr. Swinehart questioned how the stormwater would be handled. Mr. Fredericks indicated that there is a proposed stormwater and that no underground storage is being proposed.

Ms. Marotta questioned if the proposed bollards along the emergency access drive were spaced in a way that would prevent vehicular access but permit bicyclist and pedestrian movement.

Mr. Fredericks answered yes.

Mr. Gibeault questioned what type of bollards would be used for emergency personnel.

Mr. Piehl indicated that after discussions with Fire Chief Kane, it was decided that a hinge connection bollard would be the ideal type.

Mr. Shipman indicated that comments from adjacent property owners were received at the planning briefing meeting with regards to the desire to keep the existing tree line and that he would encourage the developer to do so.

Mr. Piehl advised that a meeting was held with several of the neighbors and as a result, a heavy landscape buffer and privacy fencing in some locations is being proposed. A survey of the existing vegetation will be completed and the goal is to limit the amount of disturbance along the property boundary.

Mr. Gibeault asked for public comment.

Mr. Ron Bejgrowicz, 109 Roosevelt Boulevard questioned what the resent digging on the site was for.

Mr. Fredericks indicated infiltration testing for stormwater management.

Mr. Bob Hagen, 93 Roosevelt Boulevard expressed his concerns with regards to the location of the emergency access drive in relation to his property line as well as his desire that the existing vegetation remains.

Mr. Frey offered to meet with Mr. Hagen and any other neighbors on site to discuss concerns.

Ms. Kate Wagner, 1510 Cedar Road expressed her concern regarding light pollution with the extension of Belwyck Boulevard.

Mr. Piehl indicated that shields will be placed on the back of the lights to direct all glow towards the shopping center.

A brief discussion took place with regards to street lighting and Ms. Sinopoli indicated that street lighting is not an ordinance requirement for this particular development.

Mr. Piehl agreed to look at the proposed lighting more closely in an effort to address Ms. Wagner's concern.

Ms. Wagner also suggested making Belwyck Boulevard a one-way street heading out.

Ms. Sharon Friesen, 1526 Cedar Road expressed her concern with regards to lighting and landscape buffering.

There were no further comments or discussions.

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

Motion approved 4-0.

ii. **Sterling Center** – Preliminary/Final Land Development Plan – East Roseville Road – Zoned B-1.

Present representing this preliminary/final land development plan was Mr. Doug Matthews, David Miller/Associates.

Mr. Matthews indicated that this project was previously presented to the planning members in August and provided a recap of the project which consists of a 1-story, 5,000 square foot office building on a 3-acre parcel off of East Roseville Road in the existing Sterling Center office park.

Mr. Matthews indicated that there is an existing access drive and parking area on the lot and that a second access drive and additional parking will be provided along with a landscape screen along the property boundary as a buffer from the abutting residential uses.

Mr. Matthews advised that the remaining staff comments are administrative in nature.

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 a clean review letter, seconded by Ms. Marotta.

Motion approved 4-0.

### Roadway Vacation

i. **Riverside Avenue** – Roadway Vacation Petition

Present representing this roadway vacation petition was Ms. Cindy McCormick, the City of Lancaster.

Ms. McCormick indicated that this proposal consists of the vacation of roadway within Manheim Township and Lancaster Township with portions of land being joined in common with the City of Lancaster's Operation Center parcel as well as the School District of Lancaster's land via a Lot Add-On plan.

There were no further discussions and no public comment.

On a motion by Mr. Shipman, it was recommended that the Board of Commissioners officially vacate Manheim Township's rights to the 9,128 square feet of Riverside Avenue located within the Township of Manheim, seconded by Mr. Swinehart.

Motion approved 4-0.

The public hearing is scheduled for December 9, 2019.

### **Text Amendment**

i. **Lancaster Country Club** – Zoning Ordinance Text Amendment Petition

Present representing this text amendment petition was Mr. Matthew Crème, Nikolaus & Hohenadel, LLP.

Mr. Crème indicated that this petition seeks to amend the Zoning Ordinance to permit a country club use as a permitted use by special exception versus continuing to treat it as a non-conforming use which would relieve the limitations of expansion of a non-conforming use as well as reduce the number of variances that go along with expanding a non-conformity.

Mr. Crème also advised that the petition includes defining a country club use.

There were no further discussions and no public comment.

On a motion by Ms. Marotta, it was recommended to approve this Text Amendment Petition, seconded by Mr. Shipman.

Motion approved 4-0.

The public hearing is scheduled for January 13, 2020.

### **Public Comment**

There was no general public comment.

### **Adjournment**

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

Motion approved 4-0 and the meeting adjourned at 6:35 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, December 18, 2019 at 5:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli