

**MANHEIM TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
Wednesday  
January 15, 2020**

A meeting of the Manheim Township Planning Commission was held on Wednesday, January 15, 2020 at 5:30 p.m. The following members were present: Mr. Jeffery Swinehart; Mr. John Shipman; Ms. Stacey Betts, Mr. John Hendrix; Mr. Patrick Cloonan; Ms. Jennifer Rule and Mr. Roy Baldwin. The following Township Staff was present: Ms. Lisa Douglas and Ms. Shannon Sinopoli.

**Roll Call**

Mr. Shipman called the meeting to order at 5:30 p.m. and conducted roll call.

Mr. Shipman welcomed two new Planning Commission members, Ms. Jennifer Rule and Mr. Roy Baldwin.

**Reorganization**

Mr. Shipman turned the gavel over to Township Staff, Lisa Douglas. Ms. Douglas asked for nominations for the 2020 Planning Commission Chairman.

Mr. Hendrix moved to appoint Mr. Swinehart as Chairman of the Manheim Township Planning Commission, seconded by Ms. Betts. Nominations were closed and motion carried unanimously.

Ms. Douglas asked for nominations for the 2020 Planning Commission Vice-Chairman.

Mr. Hendrix moved to appoint Mr. Shipman as Vice Chairman of the Manheim Township Planning Commission, seconded by Ms. Betts. Nominations were closed and motion carried unanimously.

**Appointments**

**1. Planning Commission Solicitor**

On a motion by Ms. Betts, it was recommended that the Manheim Township Planning Commission appoint William Crosswell of the firm of Morgan, Hallgren, Crosswell & Kane, P.C., as the Solicitor for the Planning Commission until the first Monday in January, 2022 which would be consistent with the action taken by the Board of Commissioners on January 6, 2020 through the adoption of Resolution 2020-22, seconded by Mr. Hendrix.

Motion Approved 7-0.

**2. Planning Commission Secretary**

On a motion by Mr. Shipman it was recommended that the Manheim Township Planning Commission appoint Shannon Sinopoli as the Secretary of the Manheim

Township Planning Commission and the custodian of its records, seconded by Ms. Betts.

Motion Approved 7-0.

## **Minutes**

Mr. Swinehart asked for a motion on the December 18, 2019 Planning Commission meeting minutes. On a motion by Mr. Hendrix, it was recommended to approve the December 18, 2019 meeting minutes, seconded by Ms. Betts. Ms. Rule and Mr. Baldwin abstained.

Motion Approved 5-0.

## **Old Business**

### **A. Subdivision/Land Development Plans**

- i. **Parkside Reserve** - Preliminary Subdivision and Land Development Plan – Petersburg Road – Zoned R-1 with TDR option.

Present representing this Preliminary Subdivision and Land Development Plan was Mr. Josh Boulbee, Pioneer Management and Mr. John Schick, Rettew Associates.

Mr. Boulbee indicated that this project consists of the subdivision of an existing 67-acre tract just west of Community Park to create 134 lots to house single family dwelling units. Ninety-nine of the dwelling units are by-right and the remaining 35 units require the use of transferable development rights. There will also be 7 open space tracts that will be owned and maintained by the Homeowners Association.

Mr. Boulbee advised that the proposed development abuts the Sunset Ridge II development to the west; Manheim Township Community Park to the east; and the Penn's Crossing and Millpond developments to the north.

Mr. Boulbee stated that there would be 5 proposed access connections to the development; one connection with Petersburg Road, one connection with Amber Drive from the Sunset Ridge II Development, and four connections from the Penn's Crossing Development to include Royal Hunt Way; Fletcher Drive & Thatcher Lane.

Mr. Swinehart questioned if there would be sidewalk along Petersburg Road and a trail connection to Community Park.

Mr. Boulbee indicated that sidewalk is proposed along the eastern frontage of Petersburg Road and that a 10-foot wide trail connection to the park is also proposed to be dedicated to the Township.

Mr. Hendrix questioned whether or not the applicants have held any community meetings.

Mr. Doug Parkins, E.G. Stoltzfus indicated that a community meeting has not been held, however individual meetings with some of the adjacent neighbors were held to address specific concerns.

Mr. Hendrix questioned if there would be significant fill brought onto the site.

Mr. Parkins indicated that the site is balanced, therefore no fill should be needed.

Discussions concerning the construction phasing and truck traffic took place and it was recommended that the applicants make every effort to lessen the impact on existing neighborhoods and new residences as much as possible.

Mr. Hendrix questioned if the large retention pond would be fenced.

Mr. Parkins indicated no, however, the basin will be owned and maintained by the Homeowners Association.

Ms. Rule questioned the phasing schedule.

Mr. Boulbee advised 5-6 years.

Mr. Baldwin questioned if a traffic impact study was completed.

Mr. Schick advised that a traffic impact study was conducted in 2018 and has been reviewed by PennDOT twice now and the latest comments are administrative.

There were no further discussions and no public comment.

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. Baldwin.

Motion approved 7-0.

ii. **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. Alex Piehl, RGS Associates.

Mr. Piehl indicated that this project is located on a 15-acre tract, is zoned R-3 and T-4 Overlay and 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; as well as landscape screening along the outer boundary to provide a buffer for the adjacent residential neighborhood.

Mr. Swinehart mentioned the concerns raised from a few neighbors at the last meeting with regards to light pollution from the street lights spilling onto neighboring properties and questioned what was being done to eliminate such pollution.

Mr. Piehl indicated that Phil Frey met with several of the neighbors and is proposing to provide shields on the back of the acorn lighting that would face the Glen Moore neighborhood.

Mr. Piehl also indicated that Mr. Frey (in response to concerns) has adjusted the landscaping to provide a continuous landscape buffer and is retaining as much existing vegetation as possible. Privacy fencing is also being provided in some areas for added buffering and the emergency access drive has been shifted north as desired by a few neighbors.

Mr. Swinehart asked for public comment.

Mr. Bob Hagen, 93 Roosevelt Boulevard expressed his appreciation to Mr. Frey for meeting with himself and other neighbors and for Mr. Frey's willingness to address the concerns of the neighbors. Mr. Hagen indicated that the prior plan showed the emergency access 20-feet from his property line and that with the revised plan there will be 40-45-feet between his property line and the access drive.

Mr. Barry Kauffman, 512 Providence Court inquired about the location of the existing tree line and the use of shields on the proposed street lighting.

There were no further comments or discussions.

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

Motion approved 7-0.

### **New Business**

None.

### **Public Comment**

None.

### **Adjournment**

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

Motion approved 7-0 and the meeting adjourned at 6:13 p.m.

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The next Regular Planning Commission meeting is scheduled for Wednesday, February 19, 2020 at 5:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli  
Planning Commission Secretary