

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
May 20, 2020**

A meeting of the Manheim Township Planning Commission was held on Wednesday, May 20, 2020 at 5:30 p.m. The following members were present: Mr. Jeffery Swinehart; Mr. John Shipman; Ms. Betts and Mr. Patrick Cloonan. Mr. John Hendrix; Ms. Jennifer Rule and Mr. Roy Baldwin were absent. The following Township Staff was present:
Ms. Lisa Douglas and Ms. Shannon Sinopoli.

Roll Call

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

Minutes

Mr. Swinehart asked for a motion on the February 19, 2020 Planning Commission meeting minutes. On a motion by Mr. Shipman, it was recommended to approve the February 19, 2020 meeting minutes, seconded by Mr. Cloonan.

Motion Approved 4-0.

Old Business

A. Ratify/Confirm Recommendations

- i. 1046 Manheim Pike Office Building – Preliminary/Final Land Development Plan – 1046 Manheim Pike – Zoned I-2 & T-6 Overlay.

Ms. Betts motioned to ratify and confirm the April 2, 2020 remote recommendation by the Planning Commission to recommend approval of the 1046 Manheim Pike Office Building Preliminary/Final Land Development Plan and the requested modifications, seconded by Mr. Shipman.

Motion Approved 4-0.

- ii. Springhill Suites – Preliminary/Final Lot Add-On and Land Development Plan – 720 Enterprise Way – Zoned B-4 & D-R Overlay.

Mr. Shipman motioned to ratify and confirm the April 2, 2020 remote recommendation by the Planning Commission to recommend approval of the Springhill Suites Preliminary/Final Lot Add-on and Land Development Plan and the requested modifications, seconded by Ms. Betts.

Motion Approved 4-0.

B. Subdivision/Land Development Plans

- i. Lancaster Country Club – Preliminary/Final Lot Add-On and Land Development Plan – 1466 New Holland Pike – Zoned R-1.

Representing this Preliminary/Final Lot Add-On and Land Development Plan was Mr. Chris Venarchick, RGS Associates.

Mr. Venarchick indicated that this project consists of the expansion and renovation of the site to improve amenities for club members. The improvements include an activities pavilion; new pool (the old pool will be removed); expansion of the existing parking area; renovation and expansion of the existing clubhouse; a pro shop and a paddle hut.

Mr. Venarchick advised that they are in receipt of the most recent staff review letter and that all technical comments have been addressed and that the remaining comments consist of administrative items.

There were no further discussions and no public comment.

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

Motion approved 4-0.

New Business

A. Subdivision/Land Development Plans

- i. Worthington Planned Residential Development – Revised Final Phase II Subdivision and Land Development Plan – Kincaid Avenue - Zoned R-3.

Representing this Revised Final Phase II plan was Mr. Joel Snyder, RGS Associates.

Mr. Snyder indicated that the original Worthington plan included 33 townhouses along Kincaid Avenue to the rear of the site, however due to market conditions the applicant sought out a revised conditional use and revised tentative plan to instead propose 20 single-family detached units. Both of the proposals received approval by the commissioners and this plan is the final step in the process.

Mr. Snyder indicated that there are only minor administrative comments on the staff review letter which will be addressed.

There were no further discussions and no public comment.

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

Motion approved 4-0.

- ii. Stoner Farm – Final Phase I Subdivision and Land Development Plan – 1051 Eden Road – Zoned R-2.

Representing this Final Phase I Subdivision and Land Development Plan was Mr. Todd Kurl and Mr. Joel Snyder, RGS Associates and Mr. Bill Briegel and Ms. Sarah Young, Keystone Custom Homes.

Mr. Kurl indicated that the Preliminary Plan received approval by the Board of Commissioners on February 10, 2020 and that this plan is for Phase I of the project.

Mr. Kurl indicated that Phase I will consist of 42 new single family detached dwelling units, 2 existing dwelling units; the extension of Teleford Lane and Bluegrass Road and the construction of Homestead Lane and a portion of Stoner Lane.

Mr. Kurl advised that all technical comments were addressed during the preliminary plan stage and that the township review letter consisted of administrative comments.

Mr. Shipman questioned the status of the voluntary historical façade easement for the remaining farmhouse.

Ms. Young indicated that a draft has been submitted to the Township.

Staff advised that the draft is under review by the Planning Commission Solicitor.

Mr. Swinehart asked for public comment.

Mr. Randy Harris, acting as a volunteer advisor to the Manheim Township Historical Society, questioned if there would be any donated easement rights.

Mr. Briegel stated that the applicant agreed to the placing of a façade easement restriction only and that rights will not be granted to any other particular party.

Mr. Harris questioned if the easement will be a recorded protective easement to preserve exterior features of the farmhouse.

Mr. Briegel answered yes.

Ms. Deb Frantz, Manheim Township Historical Society expressed her concerns about the overall size and maintenance of the 13 acre lot area remaining with the farmhouse and the ability to be able to sell the property and questioned what would happen if the property doesn't sell.

Mr. Briegel advised that he has already spoken to several brokers who expressed plenty of interest so it is his belief that the property will sell quickly, however, if for some reason that doesn't happen, Keystone will maintain the property.

Mr. Frantz stated that she would like to see a conservation easement to protect not only the façade of the farmhouse but the inside of the house and areas around the house.

Mr. Briegel indicated that a draft easement has been submitted and is under review by the Township Solicitor.

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

Motion approved 3-1, with Mr. Swinehart opposed.

Public Comment

None.

Adjournment

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

Motion approved 4-0 and the meeting adjourned at 6:20 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, June 17, 2020 at 5:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli
Planning Commission Secretary