

**MANHEIM TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
Wednesday  
June 17, 2020**

A meeting of the Manheim Township Planning Commission was held on Wednesday, June 17, 2020 at 5:30 p.m. The following members were present: Mr. Jeffery Swinehart; Mr. John Shipman; Mr. John Hendrix; Ms. Stacey Betts; Mr. Patrick Cloonan and Mr. Roy Baldwin. Ms. Jennifer Rule was 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 May 20, 2020 Planning Commission meeting minutes. On a motion by Mr. Shipman, it was recommended to approve the May 20, 2020 meeting minutes, seconded by Mr. Cloonan.

Motion Approved 6-0.

**Old Business**

None

**New Business**

**A. Subdivision/Land Development Plans**

- i. 480 East Oregon Road Self Storage Units – Preliminary/Final Land Development Plan –480 East Oregon Road - Zoned I-3.

Representing this Preliminary/Final Land Development Plan was Mr. Mike Huxta, ELA Group.

Mr. Huxta indicated that this property is located near the intersection of East Oregon Road and Airport Road, consists of 8.13 acres and is presently a small farm.

Mr. Huxta indicated that the property is zoned for industrial use and the project consists of five mini-warehouse storage units all one story in height. The existing access drive will be maintained; East Oregon Road will be widened along the subject's road frontage and curb and sidewalk will be provided. Heavy landscaping will be provided along the perimeters of the

property which abut existing residences. Stormwater will be controlled by both underground and surface basins.

Mr. Hendrix questioned the location of the existing power line and the proposed buildings.

Mr. Huxta indicated that all buildings are located outside of the utility easement.

Mr. Swinehart questioned if fencing would be provided.

Mr. Huxta indicated that the site would be enclosed by fencing except for along the south side of the property where the access drive is located. A hedgerow of shrubs is proposed to act as a screen.

Mr. Swinehart questioned how long water would be standing in the proposed surface basins.

Mr. Huxta indicated that they are designed to dewater within 24 hours.

There were no further discussions and no public comment.

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

Motion approved 6-0.

- ii. 1125 Grofftown Road - Apartments – Preliminary/Final Land Development Plan – 1125 Grofftown Road – Zoned R-3 & T-6 Overlay.

Representing this Preliminary/Final Land Development Plan was Mr. Brian Cooley, D.C. Gohn.

Mr. Cooley indicated that this property is located along Grofftown Road, East Walnut Street and McCaskey Avenue and presently consists of a single-family dwelling unit on a .74-acre lot.

Mr. Cooley indicated that this project consists of the construction of six apartment dwelling units. Each unit will have three bedrooms as well as two-car garages and two car driveways for parking. McCaskey Avenue will be widened to the Lancaster City's street specifications and sidewalk will be provided along McCaskey Avenue.

Mr. Cooley indicated that the latest township staff review letter consisted primarily of administrative items.

Mr. Shipman asked if on-street parking along McCaskey would be provided.

Mr. Cooley indicated yes.

There were no further discussions and no public comment.

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

Motion approved 6-0.

- iii. Calvary Church Building Addition – Preliminary/Final Land Development Plan – 1051 Landis Valley Road – Zoned R-2.

Present representing this Preliminary/Final Land Development Plan was Mr. Craig Smith, RGS Associates.

Mr. Smith indicated that this property is located along Landis Valley Road and consists of three simple building additions: A café adjacent to the main eastern entrance; an expansion of the existing kitchen and loading dock and an interior overlook extension and indoor playground within the eastern courtyard space.

Mr. Smith indicated that the new impervious area is being offset by the church relinquishing the right to develop 19 future parking spaces which was part of a prior stormwater plan approval.

There were no further discussions and no public comment.

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

Motion approved 6-0.

- iv. Tell Manufacturing – Preliminary/Final Lot Add-On and Land Development Plan – 18 Richard Drive – Zoned I-1 & D-A Overlay.

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

Mr. Piehl indicated that this property is located along Richard Drive and Koser Road in the Airport Industrial Park and presently consists of an existing 49,000 square foot warehouse building with a small office space.

Mr. Piehl indicated that this project consists of combining two lots together for a combined total of 6.2 acres; a 46,698 square foot building addition consisting of 40,595 square feet of warehouse space and 6,373 square feet of

office space; additional parking; a loading dock and dock spaces along the north side of the building expansion; access will continue via Richard Drive and Koser Road.

Mr. Piehl indicated that he is working through the township staff review letter and will be addressing those comments shortly.

Mr. Baldwin questioned how the accessible parking comment by the codes department would be addressed.

Mr. Piehl indicated that the required additional handicap spaces will be provided.

Mr. Baldwin suggested, at the request of the neighboring property owner, that the applicant extend the landscape buffer along the eastern boundary where it seems to stop short of the neighboring property corner.

Mr. Piehl advised that there is an overhead electric line in that location which may make it difficult but he will take a look and see if that buffer can be extended.

There were no further discussions and no public comment.

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

Motion approved 6-0.

### **Public Comment**

None

### **Adjournment**

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

Motion approved 6-0 and the meeting adjourned at 6:05 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, July 15, 2020 at 5:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli  
Planning Commission Secretary