

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
August 19, 2020**

A meeting of the Manheim Township Planning Commission was held on Wednesday, August 19, 2020 at 5:30 p.m. The following members were present: Mr. Jeffery Swinehart; Mr. John Shipman; Ms. Jennifer Rule and Mr. Roy Baldwin. 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. Swinehart called the meeting to order at 5:30 p.m. and conducted roll call.

Minutes

Mr. Swinehart asked for a motion on the June 17, 2020 Planning Commission meeting minutes. On a motion by Mr. Baldwin, it was recommended to approve the June 17, 2020 meeting minutes, seconded by Mr. Shipman.

Motion Approved 4-0.

Old Business

None

New Business

A. Subdivision/Land Development Plans

- i. Parkside Reserve – Final Phase I Subdivision and Land Development Plan – Petersburg Road – Zoned R-1.

Present representing this Final Phase I Subdivision and Land Development Plan was Mr. Josh Boulbee, Pioneer Management.

Mr. Boulbee indicated that this is the first phase of the Parkside Reserve land development project and consists of 17 acres with 42 single family detached dwelling units and one open space lot.

Mr. Boulbee indicated that all technical items were addressed during the preliminary plan stage and that the remaining comments are administrative.

There were no further discussions and no public comment.

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

Motion approved 4-0.

- ii. Stehli Silk Mill – Preliminary/Final Land Development Plan – 701 Martha Avenue – Zoned I-1; T-6 Overlay and Historic Overlay.

Representing this Preliminary/Final Land Development Plan was Mr. Joel Young, Rettew Associates and Mr. Marc Munafo, CAM Construction Company.

Mr. Young provided a brief history of the silk mill and indicated that the site consists of a 10.77-acre parcel located along Martha Avenue and Marshall Avenue.

Mr. Young indicated that the project consists of the retaining of all existing buildings; ample open space will be provided with walkways integrated throughout the site. Access will be via an existing access drive off of Marshall Avenue. A total of 165 apartment units are proposed along with a 4,527 square foot restaurant and a 5,000 square foot retail component. On-site parking and on-street parking will be provided.

Mr. Shipman questioned what was being proposed for the existing metal shed.

Mr. Munafo indicated that when they purchased the property, they inherited an existing tenant that has a lease for the metal shed and is using it for storage.

Ms. Rule questioned if the on-site parking would be for the residents only.

Mr. Young stated that they would be primarily for the residents, however, the spaces will also be utilized by the restaurant and retail patrons.

Mr. Shipman questioned how the applicant plans to address the lack of the required number of on-site parking spaces.

Mr. Young advised that a Parking Demand Needs Assessment will be submitted for review and approval which will show that the proposed parking spaces are sufficient for this project.

Mr. Baldwin questioned whether or not all of the stormwater will be handled underground.

Mr. Young indicated that stormwater will be handle above and below ground.

Mr. Swinehart questioned who would be managing and maintaining the property.

Mr. Munafo advised that the owners would be and that a managing office will be provided on site.

A resident of 621 Grandview Boulevard offered his support for the project.

There were no further discussions.

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 Ms. Rule.

Motion approved 4-0.

iii. Stadium District Apartments – Preliminary/Final Land Development Plan – 213 Jackson Street & 200 Lincoln Street Rear – Zoned R-3 & T-6.

Representing this Preliminary/Final Land Development Plan was Mr. Steve Gergely, Harbor Engineering.

Mr. Gergely indicated that this .29-acre property is located along Jackson Street between N. Charlotte Street and N. Water Street and presently consists of a single-family dwelling. The proposal includes the demolition of the existing dwelling and the construction of a 3-story apartment building consisting of 12 units. There will be 6 surface parking spaces to the rear of the building abutting an existing shared private alley and 12 garage spaces will also be provided within and existing garage structure also located along the alleyway. Several variances were granted by the Zoning Hearing Board primarily with regards to lot size and setbacks.

Mr. Gergely indicated that the applicant is proposing to repave the private shared alley the full length and width and the proposed facades of the apartment building and the garage structure will be brick to match the facades of the existing neighboring properties.

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 4-0.

Public Comment

None

Adjournment

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

Motion approved 4-0 and the meeting adjourned at 6:15 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, September 16, 2020 at 5:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli
Planning Commission Secretary