

**MANHEIM TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
Wednesday  
October 21, 2020**

A meeting of the Manheim Township Planning Commission was held on Wednesday, October 21, 2020 at 5:30 p.m. The following members were present: Mr. John Shipman; Mr. John Hendrix; Ms. Stacey Betts; Ms. Jennifer Rule and Mr. Roy Baldwin. Mr. Jeffery Swinehart and Mr. Patrick Cloonan were absent. 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.

**Minutes**

Mr. Shipman asked for a motion on the August 19, 2020 Planning Commission meeting minutes. On a motion by Mr. Baldwin, it was recommended to approve the August 19, 2020 meeting minutes, seconded by Ms. Rule.

Motion Approved 5-0.

**Old Business**

**A. Subdivision/Land Development Plans**

- i. 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 plan consists of a .29-acre property located along Jackson Street between N. Charlotte Street and N. Water Street and presently consists of a single-family dwelling which will be demolished.

The proposal includes 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 an 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 since the August Planning Commission meeting the remaining staff 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 and modification requests contingent upon a clean review letter, seconded by Ms. Rule.

Motion approved 5-0.

## **New Business**

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

- i. Lancaster Airport Transportation & Maintenance Facility – Preliminary/Final Land Development Plan – 500 Airport Road – Zoned I-3.

There were no representatives in attendance to present this plan.

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

Motion approved 5-0.

- ii. Granite Run Office Building – Preliminary/Final Lot Add-On and Land Development Plan - 365 Carrera Drive – Zoned I-1 & D-R Overlay.

Representing this Preliminary/Final Lot Add-On and Land Development Plan was Mr. Dave Madary, Derck & Edson and Mr. Steve Horst, Granite Properties, L.P.

Mr. Madary indicated that this project is located on Carrera Drive in the Granite Run Office Park and presently consists of 2 existing vacant lots which will be joined together for a total of 7.21 acres.

The proposal includes the construction of a 5-story, 75,000 square foot building. The applicant previously purchased Transferable Development Rights in order to exceed the maximum building height of 45-feet. There will be two access drives into the site and a number of pedestrian connections to the existing pedestrian path that circles the site. The required minimum parking is 300 spaces however the proposal is for 438 spaces to provide ample parking for the potential user(s).

Mr. Madary indicated that the stormwater will be managed by two proposed rain gardens and that the rate control will be provided within the existing downstream basin on Lot #5.

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

Mr. Madary indicated that the site should be balanced and that the need for fill, if any, would be minimal.

Mr. Baldwin questioned how the proposed 5-story building relates to the rest of the buildings in the office park.

Mr. Madary indicated that this building will be the tallest one in the park.

Mr. Shipman questioned if a traffic impact study was conducted for the project.

Mr. Madary indicated that a study was completed and that the proposed use will generate minimal traffic.

There were no further discussions and no public comment.

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

Motion approved 5-0.

### **Public Comment**

None

### **Adjournment**

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

Motion approved 5-0 and the meeting adjourned at 5:51 p.m.

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

Respectfully submitted,

Shannon L. Sinopoli  
Planning Commission Secretary