

**MANHEIM TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
Wednesday  
December 16, 2020**

A meeting of the Manheim Township Planning Commission was held on Wednesday, December 16, 2020 at 5:30 p.m. The following members were present: Mr. Jeffery Swinehart; Mr. John Shipman; Mr. John Hendrix; Ms. Jennifer Rule and Mr. Roy Baldwin. 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 October 21, 2020 Planning Commission meeting minutes. On a motion by Mr. Hendrix, it was recommended to approve the October 21, 2020 meeting minutes, seconded by Mr. Shipman.

Motion Approved 5-0.

**Old 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 an 8-acre industrial site located near the intersection of East Oregon Road and Airport Road.

Mr. Huxta indicated that the project consists of five mini-warehouse storage units with a single access drive from East Oregon Road. The entrance and exit movements will be through secured gates. A residential screening buffer is being provided for the existing residential developments abutting the subject property. Fencing will also encompass the storage buildings. There will be a total of nine stormwater basins: four above ground and five subsurface.

Mr. Swinehart indicated that during the last presentation of this project the planning members asked that the applicant provide additional or enhanced screening for the neighboring residential property owners and asked if that has been provided.

Mr. Huxta advised that additional screening per the request is now being shown on the plan drawings.

Mr. Swinehart questioned where the fencing would be placed.

Mr. Huxta indicated that the fencing is being provided close to the buildings.

Mr. Swinehart questioned what the proposed lighting would entail.

Mr. Huxta indicated that there will be one light pole and the remainder of the lighting will be attached to the buildings.

Mr. Swinehart asked for public comment.

Mr. Barry Kauffman, 512 Providence Court questioned what the name of adjacent residential neighborhoods are.

Mr. Huxta indicated that Wagonwheel is south of the subject site.

There were no further 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 Mr. Baldwin.

Motion approved 5-0.

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 and Mr. Kevin Ember, Rettew Associates and Mr. Marc Munafo, CAM Construction Company.

Mr. Young indicated that a thorough overview of the project was provided during a prior planning commission meeting and that since then there were a few changes made to the plans such as the elimination of back-in, angled parking along Martha Avenue and instead 33 parallel parking spaces are being provided. This revision will allow for a bike lane. There was also a slight adjustment to the configuration of the

stormwater design. Another feature that was added is an outdoor plaza area with a pergola.

Mr. Young indicated that this project site consists of a 10.77-acre parcel located along Martha Avenue and Marshall Avenue and consists of 165 apartments: a 4,500 square foot restaurant and a 1,200 square foot office.

Mr. Young advised that a portion of the site is located within the City of Lancaster and that the City of Lancaster has deferred all land development reviews to Manheim Township.

Mr. Young indicated that the remaining staff review comments are of administrative nature.

Mr. Hendrix questioned the size of the parallel parking spaces along Martha Avenue.

Mr. Ember advised that the stall size is meeting the township ordinance requirement.

Mr. Swinehart asked for public comment.

Mr. Barry Kauffman, 512 Providence Court asked if the applicants have received a letter from the City of Lancaster stating the referral of plan reviews and questioned if that included the review of the stormwater improvements.

Mr. Young indicated that yes, all reviews are being deferred to the township.

There were no further discussions.

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 5-0.

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

Representing this Preliminary/Final Land Development plan was Mr. Ben Craddock, Lancaster Civil and Mr. Dave Eberly, Lancaster Airport Authority.

Mr. Craddock indicated that this project is located on the Lancaster Airport Property along the northern boundary where the school district currently parks their buses.

Mr. Craddock advised that the proposal simply consists of a 5,400 square foot transportation maintenance building. The building will be constructed over existing gravel and there will be an area of existing gravel adjacent to the building that will be returned to grass so there is no stormwater BMP's associated with this project.

Mr. Craddock advised that the remaining staff review comments are administrative.

There were no further questions 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. Hendrix.

Motion approved 5-0.

iv. Granite Run Office Building – Preliminary/Final 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.

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-acres.

Mr. Madary advised that the proposal includes the construction of a general office building with associated parking and numerous pedestrian connections.

Mr. Madary indicated that all technical comments have been addressed and the remaining comments are administrative.

There were no further questions 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. Rule.

Motion approved 5-0.

**New Business**

**A. Subdivision/Land Development Plans**

- i. Stoner Farm – Final Phase II & III Subdivision and Land Development Plan – 1051 Eden Road – Zoned R-2.

Representing this Final Phase II & III Subdivision and Land Development Plan was Mr. Todd Kurl, RGS Associates and Mr. Bill Briegel, Keystone Custom Homes.

Mr. Kurl indicated that the Preliminary Plan received approval by the Board of Commissioners on February 10, 2020 and Phase I was approved in August.

Mr. Kurl indicated that these two phases consist of 48 single family detached dwelling units and 18 semi-detached single family dwelling units.

Mr. Kurl advised that all of the modification requests were approved during the preliminary plan stage with the exception of one additional request which is for the plan scale size.

Mr. Kurl indicated that the latest review letter consists of 95% administrative comments.

Mr. Baldwin questioned if the access to the existing farmhouse will be from Stoner Lane.

Mr. Kurl indicated that access to the house was a part of Phase I and will be off of Homestead Lane.

Mr. Baldwin questioned if a Homeowners Association (HOA) was planned and if all of the homeowners would be a party to such HOA.

Mr. Briegel advised that an HOA has already been established for the entire community and that yes, with the exception of the existing farmhouse, all homeowners would be required to join the HOA.

Mr. Baldwin questioned who would be responsible for maintaining the existing wetlands.

Mr. Briegel indicated that the majority of the wetlands are encompassed by an easement with the Township as the beneficiary and that no

maintenance would be required due to the wetlands remaining in their natural state.

Mr. Briegel further stated that the HOA will be responsible to maintain all for the stormwater facilities located on the existing homestead property.

Ms. Rule questioned what elementary school jurisdiction this plan resided in.

Mr. Kurl advised that he did not know.

Ms. Rule questioned whether or not a study was done to see what affect this would have on the school district.

Mr. Kurl indicated that a study was not done.

Mr. Swinehart stated that the school district was made aware of this project during the preliminary plan stage and that no concerns were expressed.

Mr. Swinehart asked for public comment.

Mr. Barry Kauffman, 512 Providence Court questioned if the owners of the homestead property would be responsible for the removal of trash within the wetlands.

Mr. Briegel stated yes.

Mr. Baldwin questioned if the traffic impact study showed any percentages of the ingress and egress numbers from Taylor Drive and Bluegrass Road versus Telford Avenue.

Mr. Kurl advised that he would get that information to Mr. Baldwin.

There were no further 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 Mr. Hendrix.

Motion approved 4-1, with Mr. Swinehart voting no.

- ii. Grandview Strand – Preliminary Subdivision and Land Development Plan – 1251 New Holland Pike – Zoned B-1; R-3 & T-4 Overlay.

Representing this Preliminary Subdivision and Land Development Plan was Mr. Anthony Faranda-Diedrich, Charter Homes; Mr. Dave Kegerize, Towne Square Engineering; Ms. Debra Shulski, Counsel and Mr. Joseph Kanfer, Counsel.

Mr Faranda-Diedrich indicated that a review letter was received and that the applicants will be revising the plans to address such comments and then provide a full presentation at a future planning commission meeting.

Mr. Faranda-Diedrich provided a brief overview of the project advising that the site consists of 26-acres. The project site entails natural feature constraints such as the floodplain which consumes almost one-third of the 26-acres. Two floodplain crossings are proposed.

Mr. Faranda-Diedrich indicated that the proposal consists of 204 higher end apartment units located within eight 3-story buildings; 800 square feet of professional office space which will be located in each building; a pool and a community clubhouse.

Mr. Hendrix questioned whether or not the applicant has submitted a Zoning Hearing Board application.

Mr. Faranda-Diedrich indicated that an application has not been submitted because he believes that zoning relief will not be necessary.

Mr. Hendrix indicated that if zoning relief is required, such approval will need to occur prior to this land development plan moving through the process.

Mr. Hendrix expressed his concern of the location of the entrance/exit drive being so close to where the youth play at the Jaycee Park.

Mr. Faranda-Diedrich indicated that due to the site constraints the location cannot be moved but advised that the applicant will try and address such concerns.

Mr. Baldwin questioned the location of the pedestrian path network.

Mr. Faranda-Diedrich advised that sidewalk along Strand Way is being provided from Homeland Drive to New Holland Pike.

Mr. Hendrix expressed concerns with regards to emergency vehicle access from New Holland Pike with the restriction of right-in/right-out.

Mr. Faranda-Diedrich indicated that PennDOT is requiring a raised median but he was unsure if it would be a mountable median or not, but advised that such would be PennDOT's decision.

Mr. Swinehart questioned if stormwater management has been addressed yet.

Mr. Faranda-Diedrich indicated that there is a stormwater design and that the applicants are in receipt of the Township Engineer's comments and that those comments will be addressed.

Mr. Swinehart questioned if the apartments would be a mix of one and two-bedroom apartments.

Mr. Faranda-Diedrich advised that there would be a mix, but the majority of the units will be one-bedroom.

Ms. Rule questioned the price point of the apartment units.

Mr. Faranda-Diedrich indicated that he was uncertain, however, the units will be of the higher end.

Mr. Hendrix raised his concern with regards to the restricted movement entering and exiting the site at New Holland Pike and the amount of cut-thru traffic the existing Grandview neighborhood will experience.

Mr. Faranda-Diedrich indicated that the traffic study was completed and reviewed and is in conformance with the ordinance requirements. The restricted movement was dictated by PennDOT.

Mr. Swinehart asked for public comment.

Mr. Barry Kauffman, 512 Providence Court questioned what the size of the apartment units would be.

Mr. Faranda-Diedrich indicated roughly 1,100 square feet for the one-bedroom apartments and roughly 1,500 for the two-bedroom units.

There were no further discussions.

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

Motion approved 5-0.

**General Public Comment**

None

**Adjournment**

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

Motion approved 5-0 and the meeting adjourned at 6:45 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, January 20, 2021 at 5:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli  
Planning Commission Secretary