

**MANHEIM TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
Wednesday  
March 17, 2021**

A meeting of the Manheim Township Planning Commission was held on Thursday, March 17, 2021 at 5:30 p.m. The following members attended: Vice Chairman Mr. John Shipman; Members: Mr. John Hendrix; Ms. Stacey Betts; Mr. Roy Baldwin; Ms. Denyse Kling and Ms. Elizabeth Ross. Chairman Mr. Jeffery Swinehart and members Mr. Patrick Cloonan and Ms. Jennifer Rule 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 February 18, 2021 Planning Commission meeting minutes. On a motion by Mr. Hendrix, it was recommended to approve the February 18, 2021 meeting minutes, seconded by Mr. Baldwin.

Motion Approved 6-0.

**Old Business**

None

**New Business**

**A. Conditional Use Requests**

- i. Mennonite Home – Conditional Use Request - Floodplain Ordinance –1520 Harrisburg Pike - Zoned Institutional.

Representing this Conditional Use Request was Mr. Chris Venarchick, RGS Associates and Mr. John Sauder, Mennonite Homes.

Mr. Venarchick indicated that this proposal consists of an 8-acre property which presently houses the Mennonite Home Health Care Campus.

Mr. Venarchick advised that the purpose of the conditional use request is to permit the construction of a new parking lot within the 100-year floodplain elevation.

Mr. Venarchick indicated that the project consists of the removal of a portion of an existing structure which is an older, inefficient section of the campus and construct a parking lot in its place which would equate to an additional 140 parking spaces.

Mr. Venarchick advised that the construction of the parking lot would not raise the 100-year floodplain and if the conditional use request is granted, the next step would be to submit a stormwater management plan. This overall project would result in a decrease of 1,799 square feet of impervious area.

Mr. Venarchick demonstrated how this project is meeting all of the standards and criteria for conditional use approval.

Ms. Ross questioned how many existing residents would be affected by the demolition of the structure and where would they be placed.

Mr. Sauder advised that there are presently less than 200 residents residing at the campus, most of which are in other areas of the building, however, the residents that would be affected by the demolition would be moved to a new area on campus.

Ms. Ross questioned if the new parking area would eliminate the need for the employee parking and shuttle from Woodcrest Villa.

Mr. Sauder answered yes.

There were no further discussions and no public comment.

On a motion by Mr. Baldwin, it was recommended to approve this conditional use request, seconded by Ms. Betts.

Motion approved 6-0.

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

- i. 1585 Commerce Drive – Preliminary/Final Land Development Plan – 1585 Commerce Drive - Zoned I-1.

Representing this Preliminary/Final Land Development Plan was Mr. Ed Ostrowski, ELA Group; Mr. Phil Weaver and Mr. Steve Walter, TCW-GAV.

Mr. Ostrowski indicated that this 1.2 acre property is located on the corner of Commerce Drive and Flory Mill Road and consists of an existing 6,300 square foot office building and associated parking.

Mr. Walter provided a background of TCW-GAV which is relocating it's Manheim offices to this location.

Mr. Ostrowski advised that this project consists of a 3,000 square foot building addition and an additional 22 parking spaces which would raise the total number of parking spaces to 43.

Mr. Ostrowski indicated that the existing access drive along Flory Mill Road would be reconstructed to current standards; Flory Mill Road would be widened; additional right-of-way would be dedicated and curb and sidewalk would be provided along Flory Mill Road and Commerce Drive.

Mr. Ostrowski advised that 2,000 square feet of impervious coverage would be removed from the site and discussed the overall stormwater design.

Ms. Kling questioned whether or not a Geotechnical Study has been completed.

Mr. Ostrowski indicated that a study has been completed, however it has not been submitted to the Township yet for review. Such will occur with the resubmission.

Mr. Hendrix questioned the depth of the rain garden and whether fencing around the rain garden is being proposed.

Mr. Ostrowski indicated that the upper area of the rain garden would have a depth of a foot for the 100-year storm and the lower area would hold about 18-inches for the 100-year storm. A fence was not being proposed because the smaller storms would not create standing water.

Mr. Baldwin questioned where the 2,000 square feet of existing impervious coverage was being removed from.

Mr. Ostrowski advised that an area of pavement along the front of the building will be removed.

There were no further discussions and no public comment.

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 Ms. Kling.

Motion approved 6-0.

**Public Comment**

None

**Adjournment**

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

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

The next Regular Planning Commission meeting is scheduled for Wednesday, April 21, 2021 at 5:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli  
Planning Commission Secretary