

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
April 21, 2021**

A meeting of the Manheim Township Planning Commission was held on Wednesday, April 21, 2021 at 5:30 p.m. The following members were in attendance: Chairman Jeffery Swinehart; Vice Chairman John Shipman; Members: John Hendrix; Stacey Betts; Jennifer Rule and Elizabeth Ross. Members Patrick Cloonan; Roy Baldwin and Denyse Kling were absent. The following Township Staff was present: Lisa Douglas and 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 March 17, 2021 Planning Commission meeting minutes. On a motion by Mr. Shipman, it was recommended to approve the March 17, 2021 meeting minutes, seconded by Mr. Hendrix.

Motion Approved 6-0.

Old Business

A. Subdivision/Land Development Plans

- i. 1036 Manheim Pike Apartments – Preliminary/Final Land Development Plan – 1036 Manheim Pike - Zoned I-2 & T-6 Overlay.

Representing this Preliminary/Final Land Development Plan was Mr. Bill Swiernik, David Miller/Associates.

Mr. Swiernik provided a recap of the project which is located on the corner of Manheim Pike and Fruitville Pike and consists of 4 apartment buildings with a total of 96 units, along with a community building and pool.

Mr. Swiernik advised that access would be provided via a private road off of Manheim Pike; on-street and off-street parking will be provided as well as curb and sidewalk along the entire frontage of the property. Stormwater is being addressed through the reduction of impervious surface which is currently 95% covered.

There were no further discussions and no public comment.

On a motion by Mr. Shipman, it was recommended to approve this plan and modification requests contingent upon the applicant obtaining PennDOT approval prior to presenting this plan to the Board of Commissioners for action and contingent upon a clean review letter.

Motion approved 6-0.

- ii. Lancaster Airport Hangar and Parking Area – Preliminary/Final Land Development Plan – 500 Airport Road – Zoned I-3.

Representing this Preliminary/Final Land Development Plan was Mr. Jim Hood, LR Kimball.

Mr. Hood provided a recap of this project which is located along Airport Road across from Penn Cinema and includes the construction of a 120-foot X 100-foot airplane hangar; an office building and associated parking.

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. 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. Ostrowski provided a recap of this plan which 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. The proposed project consists of a 3,000 square foot building addition and additional parking spaces; the widening of Flory Mill Road and the construction of curb and sidewalk along the property frontage. The impervious coverage on the lot will be reduced by 2,000 square feet with this proposal.

There were no further discussions and no public comment.

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

Motion approved 6-0.

New Business

A. Conditional Use Request

- i. City of Lancaster – Northeast Greenway Trail Extension – Conditional Use Request - Floodplain Ordinance –East Walnut Street - Zoned R-3.

Representing this Conditional Use request was Ms. Gail Farley, Michael Baker International and Ms. Cindy McCormick, City of Lancaster.

Ms. Farley indicated that this request is for a portion of the trail improvements that are a part of the larger Greater Lancaster Heritage Pathway project.

The proposed railway is located along the Conestoga River adjacent to East Walnut Street. A new walkway structure is being proposed which will begin at ground level above the river prior to the existing retaining wall and will reach ground level again just prior to the end of the existing retaining wall. The majority of the length of the walkway will be at or near the same elevation as East Walnut Street. This proposed walkway will connect the trail from the City to Conestoga Pines Park and points further east.

Ms. Farley indicated that according to Section 301.1 of the Manheim Township Floodplain Ordinance, the waterway is a regulated waterway due to the drainage area of the watercourse exceeding 150 acres along with the watercourse being studied and mapped by FEMA. In accordance with Section 301.2, a hard copy of the Hydrologic and Hydraulic study was submitted to the Township along with this request for conditional use approval.

The proposed walkway will slightly impact flood elevations along the Conestoga River in the vicinity of the proposed structure. The walkway will be constructed next to Route 23 at a similar profile, and therefore will be within the 100-year floodplain due to the roadway being overtopped in the existing condition. The flooding patterns of all flood events are relatively unchanged in the proposed condition, and all water surface elevations in the project area are only slightly increased.

Section 303.3.3 lists public recreational facilities as a permitted use in a floodplain, however, it excludes structures which would cause any

increase in flood heights. Section 304.3.G permits bridges by conditional use which requires approval by the Board of Commissioners.

Mr. Hendrix questioned the height of the proposed hand railing on the bridge.

Ms. Farley indicated it would be 4-feet, 5-inches.

Mr. Swinehart questioned whether or not the proposed trail extensions/connections towards the east are under way or just conceptual at this point.

Ms. McCormick indicated that the proposal for such connections is well underway.

Mr. Swinehart questioned what the maximum increase in the floodplain would be with the addition of the bridge structure.

Ms. Farley indicated 0.10-feet.

There were no further discussions and no public comment.

On a motion by Mr. Shipman, it was recommended to approve this Conditional Use request, seconded by Ms. Betts.

Motion approved 6-0.

B. Text Amendment Request

- i. Manheim Township – Zoning Ordinance Text Amendment – Articles V, VI, VII, VIII, IX, X, XI, XII, XIII, XIV, XV, XVI, XVII, XXII, XXV, XXVI.

Presenting this Text Amendment request was Ms. Lisa Douglas, Manheim Township Director of Planning and Zoning.

Ms. Douglas indicated that the primary purpose of this text amendment is related to the Agricultural provisions in the ordinance to expand and clarify agricultural uses in all districts; to further define farm occupations as farm related occupations and expand the criteria associated with such uses. Definitions have been added and/or revised.

The majority of the changes were to Article 25, Performance Regulations, Section 2503, Agricultural Uses. This involved adding language for roadside stands which is permitted on any existing and operating farm with a minimum of 10-acres or a minimum lot size of 5-acres if enrolled in the County's Clean & Green program.

Farm related occupation regulations were expanded; aquaculture and hydroponics were added as agricultural uses; agritourism regulations were added (excluding wedding venues) as well as riding school/stable regulations.

These proposed amendments have the support of the Manheim Township Agricultural Committee as well as the Lancaster County Planning Commission.

There were no further discussions and no public comment.

On a motion by Mr. Hendrix, it was recommended to approve this Text Amendment request, seconded by Ms. Ross.

Motion approved 6-0.

Public Comment

None

Adjournment

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

Motion approved 6-0 and the meeting adjourned at 6:22 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, May 19, 2021 at 5:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli
Planning Commission Secretary