

**MANHEIM TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
Wednesday  
June 16, 2021**

A meeting of the Manheim Township Planning Commission was held on Wednesday, June 16, 2021 at 5:30 p.m. The following members were in attendance: Chairman Jeffery Swinehart; Vice Chairman John Shipman; Members: John Hendrix; Stacey Betts; Roy Baldwin; Denyse Kling and Elizabeth Ross. Members Patrick Cloonan and Jennifer Rule 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 April 21, 2021 Planning Commission meeting minutes. On a motion by Mr. Shipman, it was recommended to approve the April 21, 2021 meeting minutes, seconded by Mr. Hendrix.

Motion Approved 7-0.

**Old Business** - None

**New Business**

**A. Text Amendment Request**

- i. RNJ Washes LLC – Zoning Ordinance Text Amendment Petition - Amend Article XII, Sections 1203 and 1205.

Representing this Text Amendment request was Mr. Matthew Crème, Nikolaus & Hohenadel, LLP; Mr. Nelson Bollinger, RNJ Washes, LLC; and Mr. Tom Matteson, Diehm & Sons.

Mr. Crème indicated that this Text Amendment requests consists of allowing Motor Vehicle Washing Facilities in the B-2 Business District by Special Exception. This use is already permitted by Special Exception in the B-3 & B-4 Business Districts.

Mr. Crème advised that the same criteria which applies to this use in the B-3 & B-4 districts would also apply in the B-2 District if the text

amendment is approved, however one additional regulation would apply in the B-2 District which would limit the hours of operation from 7:00am to 7:00pm. This would not be a 24-hour operation, nor will there be any truck traffic.

Mr. Crème indicated that the applicants currently own and operate the Riptide Car Wash in Lititz and that a clone of the existing car wash is what would be proposed at the subject site of 1850 Oregon Pike if the text amendment is approved.

Mr. Crème advised that due to the Oregon Pike site being larger than the Lititz site, there will not be any queuing concerns with regards to traffic.

Mr. Crème stated that if the text amendment is approved, the next step would be to apply for a Special Exception in front of the Zoning Hearing Board and if successful with the Zoning Hearing Board, a land development plan would be submitted for approval by the Board of Commissioners.

Ms. Ross questioned the number of daily trips at the Lititz location.

Mr. Bollinger indicated approximately 400 cars per day.

Mr. Hendrix questioned what lighting would be proposed.

Mr. Bollinger indicated LED dusk to dawn lighting and 2-3 light poles, however, no lighting will spill onto adjoining properties.

Mr. Shipman questioned if the new car wash would be the same size as the Lititz car wash.

Mr. Bollinger indicated that the Lititz car wash is 3,500 square feet and the Oregon Pike car wash would be approximately 5,500 square feet.

Mr. Shipman questioned what landscaping would be proposed and suggested that landscaping be provided along the property boundary abutting the existing residential neighbors as well as abutting the Township Park to the west.

Mr. Bollinger advised that there will certainly be tree and shrub plantings.

Ms. Kling questioned if entrances from both East Roseville Road and Oregon Pike would be proposed.

Mr. Matteson advised that both accesses would be full movement.

There were no further discussions and no public comment.

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

Motion approved 7-0.

**Public Comment**

None

**Adjournment**

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

Motion approved 7-0 and the meeting adjourned at 5:52 p.m.

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

Respectfully submitted,

Shannon L. Sinopoli  
Planning Commission Secretary