

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

A meeting of the Manheim Township Planning Commission was held on Wednesday, July 21, 2021 at 5:30 p.m. The following members were in attendance: John Hendrix; Stacey Betts; Patrick Cloonan; Jennifer Rule; Denyse Kling and Elizabeth Ross. Members Jeffery Swinehart; John Shipman and Roy Baldwin were absent. The following Township Staff was present: Lisa Douglas and Shannon Sinopoli.

Roll Call

Mr. Hendrix called the meeting to order at 5:30 p.m. and conducted roll call.

Minutes

Mr. Hendrix asked for a motion on the June 16, 2021 Planning Commission meeting minutes. On a motion by Ms. Betts, it was recommended to approve the June 16, 2021 meeting minutes, seconded by Ms. Ross.

Motion Approved 6-0.

Old 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. Hendrix noted that this request was previously presented and reviewed by the Planning Commission in June and that the public hearing is scheduled for August 9, 2021.

Mr. Crème stated that a full presentation was provided at the June Planning Commission meeting and asked the planning members if they had any further comment or questions.

There were no further discussions.

Mr. Hendrix asked for public comment.

Mr. Barry Kauffman, 512 Providence Court questioned how motor vehicles were defined in the ordinance which could include all motor vehicles.

Mr. Crème indicated that the definition is broad but in this case, with how it is designed, vehicles would be limited to smaller passenger vehicles.

Mr. Kauffman stated that with a text amendment it will affect other properties in which case would permit all motor vehicles.

Mr. Crème advised that this proposal doesn't change what already exists in the ordinance for the B-3 & B-4 Districts. The applicants simply wish to take what already exists and apply the exact same to the B-2 District. An additional requirement is being placed in the B-2 District which will limit the hours of operation from 7:00am to 7:00pm.

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

Motion approved 6-0.

New Business

A. Subdivision/Land Development Plans

- i. Settlements East – Final Phase II Subdivision and Land Development Plan – Landis Valley Road – Zoned R-2.

Representing this plan was Mr. Mark Magrecki, Penn Terra Engineering and Mr. Gerry Horst.

Mr. Hendrix noted that this is the last phase of the Settlements East development and that all technical comments were addressed during the preliminary plan stage.

Mr. Magrecki echoed Mr. Hendrix and advised that the comments generated by staff are administrative items and will be addressed.

There were no further discussions and no public comment.

On a motion by Ms. Rule, it was recommended to approve this plan, seconded by Ms. Ross.

Motion approved 6-0.

Public Comment

None

Adjournment

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

Motion approved 6-0 and the meeting adjourned at 5:46 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, September 22, 2021 at 5:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli
Planning Commission Secretary