

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
September 22, 2021**

A meeting of the Manheim Township Planning Commission was held on Wednesday, September 22, 2021 at 5:30 p.m. The following members were in attendance: Jeffery Swinehart; John Hendrix; Stacey Betts; Jennifer Rule; Roy Baldwin; Denyse Kling and Elizabeth Ross. Members John Shipman and Patrick Cloonan were absent. The following Township Staff was present: 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 July 21, 2021 Planning Commission meeting minutes. On a motion by Mr. Hendrix, it was recommended to approve the July 21, 2021 meeting minutes, seconded by Ms. Ross.

Motion Approved 7-0.

Old Business

A. Subdivision/Land Development Plans

- i. 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. Rob Bowman and Mr. Anthony Faranda-Diedrich, Charter Homes; Mr. Dave Kegerize, Towne Square Engineering; Mr. Eric Mountz, Traffic Planning and Design; Ms. Debra Shulski, Counsel and Mr. Joseph Kanfer, Counsel.

Ms. Shulski advised that this project has been in the works for several years, first receiving conditional use approval in 2018 for work involving the floodplain. This project was presented to the Planning Commission in December 2020 and since that meeting the applicants have been working through the review comments and a redesign of the layout of the buildings which will be introduced this evening to the planning members.

A resubmission will be made this week and a couple modifications will be requested.

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. 8-acres are being offered for dedication to the Township. 204 one- and two-bedroom apartment units are proposed within 8 buildings. A clubhouse and pool are also proposed for the residents. There is also a small non-residential component in each of the buildings which entails 800 square feet of office space. There is a requirement in the zoning ordinance that multi-family dwelling units need to have a commercial component to it.

Mr. Faranda-Diedrich indicated that the biggest difference since the planning members last saw this plan is that the buildings have been reoriented towards Route 30 and New Holland Pike. The two ingress and egress accesses remain the same as previously proposed with New Holland Pike being a right-in/right-out movement and a connection with Homeland Drive.

Mr. Faranda-Diedrich advised that he has been in attendance at neighborhood meetings and there were two traffic concerns or issues from the neighbors that seemed prominent.

One involves the intersection of Pleasure Road, Oregon Boulevard and Esbenshade Drive. The concern with the awkward geometry and the stop-control at this intersection which is only stop-controlled at 3 of the 4 approaches. The residents indicated that the vehicles on the westbound Pleasure Road approach to the intersection, which is not stop-controlled, often exceed the speed limit.

The other concern is the speeding along Oregon Boulevard between Pleasure Road and Homeland Drive.

Mr. Faranda-Diedrich indicated that the applicants traffic engineer is exploring these issues with the Township Traffic Engineer to come up with way to mitigate such concerns.

Mr. Baldwin suggested eliminating one of the two sidewalk crossovers along Strand Way.

Mr. Faranda-Diedrich advised that they will try and correct that.

Ms. Ross questioned whether or not the sound barrier along Route 30 would stay the same height or be raised.

Mr. Faranda-Diedrich advised that as far as he knows the sound barrier would remain as is, however the applicants have asked PennDOT to extend the wall to New Holland Pike.

Mr. Hendrix expressed his concern with regards to the increase in traffic in the neighborhood; the New Holland Pike access with regards to emergency vehicles; turn arounds in the neighborhood and the close distance between the Jaycee Park entrance and Strand Way.

Mr. Swinehart suggested that the crosswalk(s) crossing over Strand Way be raised as a traffic calming measure.

Mr. Swinehart asked for public comment.

Ms. Ruth Stetter, 967 Homeland Drive questioned the width of the proposed access drive.

Mr. Faranda-Diedrich indicated 24-feet.

Ms. Stetter expressed her concerns with regards to speeding in the neighborhood.

Mr. Rob White, 1165 Edgemore Court expressed his concern with regards to turn around traffic in Grandview Heights for the travelers trying to head north on New Holland Pike from the New Holland Pike access.

Mr. Faranda-Diedrich stated that the way to go north would be to go to the light at Pleasure Road and take a left to Walnut Street and then to Route 30. Based on the traffic study, those movements are occurring today.

Mr. Anthony Marcavage, 711 Pleasure Road expressed his concerns with regards to the overall impact of the community, additional traffic and speeding.

Mr. Mountz advised that with the proposed development the daily trips would be 75 additional a.m. peak hour trips and 112 additional p.m. peak hour trips. It would be 1-2 additional trips per minute with this project.

Mr. Todd Hostetter, 1170 Edgemore Court expressed his concerns with regards to the existing number of accidents at the New Holland/Route 30 intersection and how the number of accidents will increase with this development.

Ms. Mary Merriman, 967 Homeland Drive indicated that she does not agree with the traffic trip counts and expressed her support for green space preservation.

Mr. Shawn Moore, 1219 Edgemoor Court expressed his concerns with regards to the numerous accidents that occur in the area and the constant movement of emergency vehicles.

Mr. Alex Rohrbaugh, Lancaster County Planning Commission and a member of the Manheim Township Pathway Committee advised that this proposal is consistent with Places 2040, Lancaster County's Comprehensive Plan. Mr. Rohrbaugh stated that he would like to see a pathway through the site.

Ms. Lauren Panas, 1002 Edgemoor Court expressed her concerns with regards to the additional traffic and students walking to school.

Ms. Connie King, 1141 Edgemoor Court expressed her concerns with regards to traffic, the number of accidents as well as the loss of existing trees.

Ms. Kathy Schultz, 1117 Esbenshade Drive expressed her concerns with regards to traffic and the safety of bicyclists and pedestrians as well as the loss of trees. Ms. Schultz would like the applicant to propose replacing the trees that are lost.

Mr. Adam Hosey, 954 Janet Avenue discussed green space, replacing the trees that are lost, traffic and air quality concerns and affordable housing.

Mr. Mountz discussed the street intersections that were studied.

There were no further discussions.

On a motion by Mr. Baldwin, it was recommended to table this plan until all outstanding items can be adequately addressed, seconded by Ms. Kling.

Motion approved 7-0.

- ii. 1450 Manheim Pike – 7-Eleven – Preliminary/Final Land Development Plan – 1450 Manheim Pike – Zoned B-4 & D-R Overlay.

Representing this Preliminary/Final Land Development Plan was Mr. Brian Fincher, KCI Technologies and Mr. Dave Gunia, Highview Commercial MA1, LLC.

Mr. Fincher indicated that this plan was fully presented to the planning members in February 2021 and since then the building has been reduced from 6,000 square feet to 5,000 square feet and that widening

on the north side of Plaza Boulevard is now proposed in order to extend the left turn lane into the site.

There were no further questions or comments.

On a motion by Mr. Hendrix, 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, seconded by Ms. Kling.

Motion approved 7-0.

Public Comment

None

Adjournment

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

Motion approved 7-0 and the meeting adjourned at 7:04 p.m.

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

Respectfully submitted,

Shannon L. Sinopoli
Planning Commission Secretary