

**MANHEIM TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
Wednesday  
October 20, 2021**

A meeting of the Manheim Township Planning Commission was held on Wednesday, October 20, 2021 at 5:30 p.m. The following members were in attendance: Jeffery Swinehart; John Shipman; Stacey Betts; Roy Baldwin; Jennifer Rule; Elizabeth Ross and Patrick Cloonan.

Members John Hendrix and Denyse Kling 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 September 22, 2021 Planning Commission meeting minutes. On a motion by Mr. Baldwin, it was recommended to approve the September 22, 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. Robert 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 a thorough presentation was provided at the September Planning Commission meeting and that since that meeting there has been ongoing dialogue with the Township and the neighbors which led to some revisions to the plans.

Mr. Faranda-Diedrich reviewed the revisions which included removing all but one pedestrian crossing along the stretch of Strand Way per Mr.

Baldwin's recommendation as well as raising this crosswalk in an effort to slow traffic down.

In response to Mr. Hendrix concern with regards to the close distance of Strand Way to Jaycee Park, the applicants are proposing fencing, landscaping and signage for the park entrance/exit.

Mr. Swinehart noted that there is also a crossing near the New Holland Pike access.

Mr. Faranda-Diedrich answered yes, that is due to a bus stop location.

Mr. Swinehart suggested raising that crosswalk as well.

Mr. Faranda-Diedrich agreed.

With regards to the neighbor's concerns, Mr. Faranda-Diedrich stated that he has been meeting with the neighbors and that the two main concerns continue to be the traffic and the impact to the existing road network with this project and the deforestation of the project site.

Mr. Faranda-Diedrich advised that the applicant will be adding plantings and that for every mature tree that is lost due to construction, a new tree will be planted, one for one throughout the site. 8-1/2 acres of greenbelt is also being offered to the Township to expand Jaycee Park, so nothing would be touched within that greenbelt.

With regards to the traffic concerns, Mr. Faranda-Diedrich indicated that the intersection of Pleasure Road, Esbleshade Drive and Oregon Boulevard is problematic and is not a fully stopped intersection. The applicants are proposing a 4-way stop by installing traffic signs and to address speeding along Oregon Boulevard, the applicants are committed to purchasing radar detection speed limit signs for the Township's use.

Mr. Faranda-Diedrich mentioned another recent comment from the neighbors was to reduce the scope of the project. Mr. Faranda-Diedrich stated that 204 apartment units sounds like a big number, but prior plans for this site were denser. There is no cap on the number of units per the ordinance, but the applicants limited the number of units to provide the least constraint.

Mr. Faranda-Diedrich advised that the applicant is also providing \$200,000 to the Township to be used on traffic improvements.

Ms. Ross questioned whether or not the Stehli Silk Mill project was included in the traffic counts.

Mr. Mountz indicated that the Stehli Silk Mill development was already moving along prior to the submission of this plan, so no, that project was not included, however a general background growth factor is included in the study.

Mr. Swinehart questioned the number of trips per day.

Mr. Mountz indicted that, based on the study, there would be 75 total a.m. peak hour trips and 112 p.m. peak hour trips.

Ms. Shulski clarified that the \$200,000 Mr. Faranda-Diedrich spoke about earlier is in regards to the requirement for all projects to pay an Impact Fee to the Township for the added trips created by a project. Ms. Shulski indicated that the applicant has chosen to provide the full amount and not request the typical 20% reduction.

Mr. Swinehart asked for public comment.

Mr. David Wood, 1617 Sycamore Avenue stated that a new township comprehensive plan needs to be established to preserve open space and deal with the traffic. He was happy about the greenspace being offered for dedication, but he wished the entire 26 acres would be saved and preserved for open space.

Mr. Todd Hostetter, 1170 Edgemoor Court stated that the plans he printed off from the Township website appear to be older plans. It was advised that he had the correct plans and that revision dates are listed in the corner of the plan drawings.

Mr. Anthony Marcavage, 711 Pleasure Road stated that without having the Stehli Silk Mill in the traffic counts, that should be enough for a denial. He would like to see an economic balance and the impact on the community should be taken into consideration. A 25% reduction in the number of units is not much to ask and would still meet the county's density mark. Other concerns were speeding and the lack of sidewalk.

Mr. Swinehart indicated that the county's density mark is 9 dwelling units per acre, this project as submitted is not meeting that goal.

Ms. Laurie (last name unheard), Edgemoor Court questioned the 8-1/2 acres of land being dedicated and who will pay for the extension of the park. She would also like to see bike lanes installed.

Mr. Swinehart indicated that if the land is dedicated to the Township, it would be the Township's financial responsibility.

Ms. Mary Merriman, 967 Homeland Drive stated that traffic should be looked at for all surrounding neighborhoods and advised that traffic along Homeland Drive is terrible. She also had concerns with the carbon footprint.

Jerry Zimmerman, (address unheard) expressed his concerns for the future tenants and questioned the distance from Route 30 to the apartment buildings.

Mr. Faranda-Diedrich answered 30-feet from the PennDOT right-of-way.

Mr. Zimmerman expressed his concern with all of the toxins, carbon monoxide, etc. that would be exposed to the future tenants with the buildings being so close to a major four-lane highway. The EPA recommends such buildings be 300-feet away from a major highway. Mr. Zimmerman also stated that the existing tree wall will be missing until new trees are planted and that the park will be unusable until the development is complete.

Mr. Don Dresher, 1017 Louise Avenue expressed his concerns with regards to the location of the new access drive and the Route 30 bridge overpass.

Mr. Luke Weber, 1145 Edgemoor Court stated that the current plans are not consistent with what Charter Homes had presented to him prior to purchasing his home. The size of the floodplain and wetlands have doubled. Mr. Weber stated that smart growth does not include a parking field.

Mr. Mark Sager, 1174 Edgemoor Court questioned if the traffic counts were taken during the pandemic which would have resulted in a reduction to the actual counts.

Mr. Mountz indicated that PennDOT would not permit the taking of any traffic counts during the pandemic for that reason and advised that the counts used were pre-pandemic counts.

Mr. Mark (last name and address unheard) questioned whether or not the impact fee could be used to fix the New Holland Pike/Pleasure Road intersection.

Mr. Swinehart advised that such intersection is controlled by PennDOT and made a recommendation to the Board of Commissioners to reach out to PennDOT to try and address the issue.

Ms. Emily Hosey, 954 Janet Avenue advised the planning members to visit the neighborhood during rush hour and stated that there are no benefits to the community with this project.

Larry Moore, 1026 Homeland Drive questioned if kids and bikes were included in the traffic study.

Mr. Mountz indicated that counts, including cars, bikes and pedestrians were conducted for each intersection and incorporated into the study.

Mr. Mike Lefever, 1101 Grandview Boulevard expressed his concerns with regards to traffic and stated that radar signs do not work to his knowledge.

Ms. Kathy Schultz, 1117 Esbenshade Drive stated that prior promises by the developer have not been made and that the developer should stick with the number originally promised.

Mr. Rob Bowman stated that a number of different plans have been submitted to the Township over countless years since 2001. Mr. Bowman stated that most of the negative comments are due to the township ordinances which put constraints on Charter Homes.

Ms. Ross questioned whether or not the developer would be willing to make a monetary contribution to help fix the signal at the intersection of Pleasure Road and New Holland Pike.

Mr. Bowman advised that in his experience it is not a funding issue for PennDOT; the issue is getting PennDOT's attention to move such a project up on their list.

There were no further comments or discussions.

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

Motion approved 5-2 (with Mr. Cloonan and Ms. Rule voting against).

### **General Public Comment**

None

### **Adjournment**

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

Motion approved 7-0 and the meeting adjourned at 7:02 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, November 17, 2021 at 5:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli  
Planning Commission Secretary