

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
September 15, 2010**

A meeting of the Manheim Township Planning Commission was held on Wednesday, September 15, 2010 at 6:30 p.m. The following members were present: Mr. Jeffrey Sturla; Mr. Michel Gibeault; Mr. Cory Rathman; Mr. Donald Reed; Mrs. Mary Ellen Hollinger and Mr. Michael Martin. Mrs. Stacie Reidenbaugh was absent. The following Township staff was present: Mrs. Shannon Sinopoli.

Roll Call

Mr. Sturla called the meeting to order at 6:30 p.m. and conducted roll call.

Minutes

Mr. Sturla asked for a motion on the August 18, 2010 Planning Commission meeting minutes.

On a motion by Mr. Reed, seconded by Mr. Rathman it was recommended to approve the August 18, 2010 meeting minutes.

Motion Approved 6-0.

Subdivision/Land Development Plans

1. **Herbert Long – Preliminary/Final Lot Add-On Subdivision Plan – 185 Delp Road
Zoned R-1.**

Present representing this Preliminary/Final Lot Add-On Subdivision Plan was Mr. Greg Strausser, Strausser Surveying and Engineering.

Mr. Strausser indicated that this plan consists of a total of 5.9 acres. Mr. Strausser indicated that Lot #1 will consist of .91 acres which will house the existing single family dwelling along with several accessory structures. Mr. Strausser indicated that Lot #2 will consist of 4.9 acres and will continue to operate as a vacant agricultural use.

Mr. Strausser indicated that relief from the Zoning Hearing Board was required for a few existing nonconformities which were all granted at the August 2, 2010 Zoning Hearing Board meeting.

Mr. Strausser indicated that the applicants are also seeking several standard subdivision/land development modifications with this subdivision/lot add-on plan.

Mr. Strausser advised that although there are no plans for the vacant/agricultural parcel, the mandatory requirement of offering additional right-of-way is being proposed with this plan.

There were no planning member discussions.

Mr. Sturla asked for public comment. There was no response.

On a motion by Mr. Reed, seconded by Mr. Rathman, it was recommended to approve the plan and modifications contingent upon a clean review letter.

Motion Approved 6-0.

2. Lancaster Bible College – Revised Preliminary Land Development Plan – 901 Eden Road – Zoned Institutional.

Present representing this Revised Preliminary Land Development Plan was Mr. David Madary, Derck & Edson and Mr. John Yoder, Lancaster Bible College.

Mr. Madary indicated that this plan consists of a few revisions to an already approved preliminary and final phase one plan which occurred in 2002.

Mr. Madary indicated that the revisions are in relation to the expansion of the existing library building, the expansion of the gymnasium (which was previously approved to house tennis courts) some building revisions to the proposed library and expansion of the fields, which are expected to occur over the next 5 years.

Mr. Madary indicated that the majority of all site work improvements were constructed in 2002 with the Final Phase I plan which allows them to fall under the 1998 Stormwater Management Ordinance.

Mr. Gibeault indicated that earlier this month there were concerns raised by the Township Engineer in regards to the previously approved plans versus the as-built condition and that there were inconsistencies.

Mr. Madary indicated that after the approval of the 2002 preliminary, there were changes and additions to the stormwater design as a result of further discussions with the Township Engineer at that time. Mr. Madary indicated that those changes were included in the Final Phase I plans and approved. Mr. Madary indicated that the Final Phase I plans are consistent with today's plan.

Mr. Rathman stated that although there are no stormwater related issues to deal with on the municipal level, the applicants will still have to deal with NPDES permitting for water quality and infiltration. Mr. Rathman questioned whether or not Mr. Madary foresaw any problems meeting those requirements.

Mr. Madary indicated that subsequent submissions will comply with DEP's requirements and although this plan has vested rights under the 1998 Stormwater Ordinance, because of the DEP's requirements, the applicants will also end up being in compliance with the Township's 2006 Stormwater Ordinance.

Mr. Rathman stated that previously tennis courts were to be located behind the existing gymnasium however the new proposal is to eliminate the tennis courts and instead expand the gymnasium in their place. Mr. Rathman questioned if the applicants have heard any feedback from any of the abutting neighborhood residents.

Mr. Madary indicated that there is already a significant and sufficient buffer installed between the neighboring properties and the college parcel and that they have not received any feedback.

Mr. Yoder indicated that presently, a soccer field exists right beside the gymnasium and that an enclosed gymnasium will certainly be less intrusive on the neighbors than the current soccer field noise.

Mr. Sturla asked for public comment. There was no response.

On a motion by Mr. Gibeault, seconded by Mr. Reed it was recommended to approve the plan and modifications contingent upon a clean review letter.

Motion Approved 6-0.

Public Comment

There was no public comment.

Adjournment

On a motion by Mr. Gibeault, seconded by Mr. Reed, it was recommended to adjourn the meeting.

Motion approved 6-0 and the meeting adjourned at 6:55 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, October 20, 2010 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli