

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
December 15, 2021**

A meeting of the Manheim Township Planning Commission was held on Wednesday, December 15, 2021 at 5:30 p.m. The following members were in attendance: Jeffery Swinehart; John Shipman; John Hendrix; Stacey Betts; Roy Baldwin and Elizabeth Ross. Members Denyse Kling, Patrick Cloonan and Jennifer Rule 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 October 20, 2021 Planning Commission meeting minutes. On a motion by Mr. Shipman, it was recommended to approve the October 20, 2021 meeting minutes, seconded by Ms. Betts.

Motion Approved 6-0.

Old Business

None

New Business

A. Subdivision/Land Development Plans

- i. Patriot Towing – Preliminary/Final Land Development Plan – 1117 McKinley Avenue – Zoned I-2 & T-6 Overlay.

Representing this Preliminary/Final Land Development plan was Mr. Keith Good, CGA Architects and Mr. Randy Geissler, Patriot Towing.

Mr. Good provided an overview of the project which includes the construction of a building for a towing business which will house an office with a second- floor apartment and a 2-bay garage for the tow trucks. Other features include the addition of curb and sidewalk along McKinley Avenue, landscaping along the property frontage and fencing around the perimeter of the property.

Mr. Good indicated that there were three zoning variances approved in June for this project and that four modifications of the subdivision/land development ordinance are being requested.

Ms. Ross questioned how many vehicles could be stored on the property.

Mr. Geissler indicated around 45 cars.

There were no further discussions or public comment.

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

Motion approved 6-0.

ii. Stonehenge Estates - Tract 1 - Phase II – Final Phase II Subdivision and Land Development Plan – Buckwalter Road - Zoned R-1.

Representing this Final Phase II Subdivision and Land Development plan was Mr. Mike Huxta, ELA Group and Mr. Peter Alecxih, Stonehenge Development, LLC.

Mr. Huxta advised that this is the final phase of the Stonehenge Estates Tract 1 project and consists of 23 lots. North and South Hampton Drives will be extended. A walking trail on the north side of the project will be provided to connect to the trail at Reidenbaugh Elementary. Buckwalter Road will be widened and reconstructed.

Mr. Hendrix wondered if this project would generate the need for a lot of truck traffic bringing fill to the site.

Mr. Huxta indicated that the site is already well balanced so there should not be much fill, if any, needed.

Ms. Ross questioned the size of the proposed houses.

Mr. Alecxih indicated 3,500 square foot average.

Mr. Baldwin questioned if the walking trail would be asphalt material.

Mr. Huxta indicated yes.

There were no further discussions and no public comment.

On a motion by Mr. Shipman, it was recommended to approve this plan and modification, seconded by Ms. Ross.

Motion approved 6-0.

General Public Comment

None

Adjournment

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

Motion approved 6-0 and the meeting adjourned at 5:51 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, January 19, 2022 at 5:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli
Planning Commission Secretary