

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
February 16, 2022**

A meeting of the Manheim Township Planning Commission was held on Wednesday, February 16, 2022 at 5:30 p.m. The following members were in attendance: Jeffery Swinehart (arrived at 5:42 pm); Stacey Betts; John Shipman; John Hendrix; Jennifer Rule and Elizabeth Ross. Members Denyse Kling and Roy Baldwin were absent. The following Township Staff was present: Lisa Douglas and Shannon Sinopoli.

Roll Call

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

Reorganization

Mr. Shipman turned the gavel over to Township Staff, Lisa Douglas. Ms. Douglas asked for nominations for the 2022 Planning Commission Chairman.

Mr. Hendrix moved to appoint Mr. Swinehart as Chairman of the Manheim Township Planning Commission, seconded by Ms. Ross. Nominations were closed and motion carried unanimously.

Mr. Shipman asked for nominations for the 2022 Planning Commission Vice-Chairman.

Ms. Ross moved to appoint Ms. Betts as Vice Chairman of the Manheim Township Planning Commission, seconded by Mr. Hendrix. Nominations were closed and motion carried unanimously.

Appointments

1. **Planning Commission Solicitor**

On a motion by Mr. Shipman, it was recommended that the Manheim Township Planning Commission appoint William Crosswell of the firm of Morgan, Hallgren, Crosswell & Kane, P.C., as the Solicitor for the Planning Commission until the first Monday in January 2024 which would be consistent with the action taken by the Board of Commissioners on January 3, 2022 through the adoption of Resolution 2022-09, seconded by Ms. Ross.

Motion Approved 5-0.

2. **Planning Commission Secretary**

On a motion by Mr. Shipman it was recommended that the Manheim Township Planning Commission appoint Shannon Sinopoli as the Secretary of the Manheim Township Planning Commission and the custodian of its records, seconded by Ms. Ross.

Motion Approved 5-0.

Minutes

Ms. Betts asked for a motion on the December 15, 2021 Planning Commission meeting minutes. On a motion by Mr. Hendrix, it was recommended to approve the December 15, 2021 meeting minutes, seconded by Ms. Ross.

Motion Approved 5-0.

Old Business

None

New Business

A. Subdivision/Land Development Plans

- i. Parkside Reserve – Final Phase III & V Subdivision and Land Development Plan – Petersburg Road – Zoned R-1.

Representing this Final Phase III & V Subdivision and Land Development Plan was Mr. Josh Boulton, Pioneer Management and Mr. Doug Parkins, EG Stoltzfus.

Mr. Boulton indicated that this plan represents Phases III and V of the Parkside Reserve land development project and consists of 13 acres with 23 single family detached dwelling units.

Mr. Boulton indicated that all technical items were addressed during the preliminary plan stage and that the remaining comments are administrative.

Mr. Parkins explained the updated planned phasing schedule.

There were no further discussions and no public comment.

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

Motion approved 5-0.

Note: Chairman Swinehart joined the meeting at 5:42 pm.

B. Text Amendment

- i. Shakher Patel – Zoning Ordinance Text Amendment Petition – Amend Article V, Section 503; Article XXIV, Section 2408 and Article XX, Section 2002.

Representing this Text Amendment request was Ms. Claudia Shank, McNees, Wallace and Nurick; Mr. Kevin Ember, Rettew Associates and Mr. Shakher Patel, applicant.

Ms. Shank advised that the applicants have been working with township staff on this Text Amendment since November 2021 and indicated that the project site for the request consists of 3-lots totaling 3.38 acres located on Enterprise Way which would consist of a hotel and a cultural event center. The subject property is located in the B-4 Business District and the D-R Overlay District. The Lancaster County Planning Commission recommended approval of this proposal.

Ms. Shank indicated that the text amendment request consists of adding the word cultural to the definition of Conference/Event Center; adding the use Conference/Event Centers to the D-R Retrofit Overlay Area and adding parking requirements for Conference/Event Centers to the off-street parking regulations.

Mr. Ember advised that there was a previous proposal for a hotel on this subject site, however, the previous applicant has put that on hold and the new applicant will be proposing a 108-room hotel along with a cultural event center and shared parking between the two uses.

Mr. Hendrix questioned the use of the two-story cultural center building.

Mr. Patel indicated that the focus of the use of the building is primarily for the South Asian community for prayer, dinners and other social functions.

Ms. Ross asked if the center would only be available to the South Asian Community or for anyone.

Mr. Patel indicated that it would be available to anyone.

Mr. Hendrix, in speaking of the prior hotel project, questioned the previously identified fault line through the property and if that would inhibit the proposed project.

Mr. Ember advised that there is a fractured trace that runs through the lower southwest corner of the property in which case any proposed stormwater facilities would need to be located outside such area.

There were no further discussions and no public comment.

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

Motion approved 6-0.

The public hearing for this Text Amendment is scheduled for April 11, 2022.

General Public Comment

None

Adjournment

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

Motion approved 6-0 and the meeting adjourned at 5:54 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, March 16, 2022 at 5:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli
Planning Commission Secretary