

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

A meeting of the Manheim Township Planning Commission was held on Wednesday, March 16, 2022, at 5:30 p.m. The following members attended: Vice Chairman Stacey Betts; Members: John Shipman; Roy Baldwin; Denyse Kling; Elizabeth Ross and Jennifer Rule. Chairman Jeffery Swinehart and member John Hendrix were absent. The following Township Staff was present: Ms. Lisa Douglas and Ms. Shannon Sinopoli.

Roll Call

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

Minutes

Ms. Betts asked for a motion on the February 16, 2022, Planning Commission meeting minutes. On a motion by Ms. Ross, it was recommended to approve the February 16, 2022, meeting minutes, seconded by Mr. Shipman.

Motion Approved 6-0.

Old Business

None

New Business

A. Subdivision/Land Development Plans

- i. Lancaster Bible College – Welcome Center – Preliminary/Final Land Development Plan – 901 Eden Road – Zoned IN.

Representing this Preliminary/Final Land Development Plan was Mr. James Merris and Mr. Dave Madary, Derck & Edson; Mr. Matt Mason and Mr. Harold Mass, Lancaster Bible College.

Mr. Merris indicated that this project would be located on the eastern corner of Eden Road and Bible School Drive and will consist of a 19,750 square foot Welcome Center Building which will be utilized for prospective students as well as the admissions department which will move to this building from another existing building on the campus.

There will be no new programs, students, or staff. A circular parking area will be provided between the building and Eden Road which will consist of 10 parking spaces.

Additional landscaping and buffering will be provided. The existing Township non-motorized path will be slightly relocated; a 16-foot-wide pedestrian connection to the north of the welcome center will be provided to connect to the existing township pathway. This pedestrian connection will also be able to serve as a paved pathway for emergency vehicles as removable bollards will be provided.

Mr. Merris advised that a rain garden will be provided on the vacant lot on the west side of Bible School Drive. Six parallel on-street parking spaces will be provided. To the north of the Bluegrass Road/Bible School Drive intersection, a proposed guard house with access drive widening and a by-pass lane will be provided.

Mr. Shipman questioned what street Bluegrass Road connects to.

Ms. Douglas indicated Longview Drive.

Ms. Ross asked Mr. Mason what the school population is.

Mr. Mason indicated between 700-750.

Ms. Ross asked if all the students stay on campus.

Mr. Mason stated that only about 400 students are campus residents.

Ms. Ross asked if there was any plans for growth.

Mr. Mason indicated that there were no new programs proposed.

There were no further discussions and no public comment.

On a motion by Mr. Shipman, it was recommended to table this plan and modification requests until all outstanding comments can be adequately addressed, seconded by Ms. Ross.

Motion approved 6-0.

General Public Comment

None

Adjournment

On a motion by Ms. Ross, it was recommended to adjourn the meeting, seconded by Ms. Kling.

Motion approved 6-0 and the meeting adjourned at 5:41 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, April 20, 2022, at 5:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli
Planning Commission Secretary