

**MANHEIM TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
Wednesday  
May 18, 2022**

A meeting of the Manheim Township Planning Commission was held on Wednesday, May 18, 2022, at 5:30 p.m. The following members attended: Chairman Jeffery Swinehart, Vice Chairman Stacey Betts; Members: John Shipman; Roy Baldwin; Elizabeth Ross and Jennifer Rule. Members Denyse Kling and John Hendrix were absent. The following Township Staff was present: Ms. Lisa Douglas.

**Roll Call**

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

**Appointment**

**A. Planning Commission Secretary**

Mr. Swinehart asked for a motion on the appointment of the Planning Commission Secretary. On a motion by Mr. Baldwin, it was recommended to appoint Lisa A. Douglas as the Secretary of the Manheim Township Planning Commission and custodian of its records, seconded by Ms. Ross.

Motion Approved 6-0.

**Minutes**

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

Motion Approved 6-0.

**Old 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. Dave Madary, Derck & Edson. Mr. Matt Mason, Lancaster Bible College was also in attendance.

Mr. Madary indicated that the project was presented to the Planning Commission at the March 16, 2022, meeting and that he had worked with staff and the Township Engineer in the interim. He indicated that there was nothing new to present but would answer any questions.

Mr. Swinehart called for questions, having heard none, Mr. Swinehart called for a motion.

On a motion by Mr. Shipman, it was recommended to approve the plan and modifications contingent upon all outstanding comments being adequately addressed, seconded by Mr. Baldwin.

Motion approved 6-0.

## **New Business**

### **A. Subdivision/Land Development Plans**

- i. Stoner Farm, Phase IV – Final Subdivision and Land Development Plan –Eden Road – Zoned R-2.

Representing this Preliminary/Final Land Development Plan was Mr. Todd Kurl, RGS Associates, Inc. Mr. Bill Briegel, Keystone Custom Homes was also in attendance.

Mr. Kurl provided a brief overview indicating that Phase IV is the last phase of the Stoner Farm development and Phase IV consists of 16 single family detached dwellings.

Mr. Kurl, having not received the latest review letter, was provided with a copy. Mr. Kurl indicated that many of the items were administrative in nature.

Mr. Swinehart called for questions, having heard none, Mr. Swinehart called for a motion.

On a motion by Mr. Baldwin, it was recommended to approve the plan and modifications contingent upon all outstanding comments being adequately addressed, seconded by Mr. Shipman.

Motion approved 5-1 with Mr. Swinehart casting the no vote.

**B. Text Amendment**

- i. Chick-Fil-A Inc. – Zoning Ordinance Text Amendment – Amending XXIV, Section 2409.(2).(c).(9).

Representing this text amendment was Mr. Tyler Prime, Prime Law; Mr. Brent Edmiston, Chick-Fil-A Inc.; and Ms. Sandy Koza, McMahon Associates, Inc.

Mr. Prime provided a brief overview indicating that the proposed change would allow restaurants with or without drive throughs in the DA Overlay.

Mr. Baldwin inquired about the size of the tract of land compared to the size of the tract of land in the Belmont Shopping Center. It was indicated that the potential site is about 2.5 acres, and it is much larger than the tract at the Belmont Shopping Center site.

Mr. Shipman inquired about the queuing of vehicles and how that would be addressed and how it compared to the queuing of vehicles at the Belmont Shopping Center.

Ms. Koza provided an overview of the queuing at the Belmont Shopping Center site indicating that the stacking occurred during COVID when the only option was the drive through. Indoor seating and indoor pick-up were unavailable. During this time period, up to 55 vehicles stacked and extended out to Fruitville Pike. Ms. Koza indicated that the proposal at the Airport Road/Lititz Pike site is to construct two (2) operational lanes and one (1) bypass lane. She indicated that 43 vehicles could stack in the two (2) operational lanes. With the use of the bypass lane, 62 vehicles could stack.

Mr. Prime indicated that they had received the LCPC staff advisory letter and they were in favor of the project.

Ms. Betts inquired about access to the site.

Ms. Koza indicated that access could occur by way of Airport Road or the existing access drive from Lititz Pike. Ms. Koza indicated that the existing access road is a right-in/right-out access point.

Ms. Betts inquired about indoor seating. It was indicated that 55 indoor seats are proposed and that 70 parking spaces are proposed.

Ms. Ross inquired about distribution of customers and whether the future site would reduce customers at the Belmont Shopping Center site.

Mr. Edmiston indicated that initially, customer distribution is expected to change and that is consistent with a new opening, but he could not say for certain whether that would be the case long term. Mr. Edmiston indicated that he needed to look at the numbers.

Ms. Betts inquired about the hours of operation and it was indicated that the hours of operation are 6 a.m. – 10 p.m., Monday-Saturday.

There was discussion about restaurants without drive throughs. Mr. Edmiston indicated that there are restaurants, referred to as in-line stores in more urban areas but this was not a location for such a restaurant.

Ms. Ross inquired about the breakdown of drive through customers versus sit down customers. It was indicated that the breakdown is 35-55% drive through customers but it really depends on the site.

Mr. Prime asked Mr. Edmiston whether the drive through at the Airport Road/Lititz Pike site is imperative. Mr. Edmiston indicated yes and that the site would be abandoned if they are unable to have a drive through at this location.

A Township resident asked about on-line ordering and it was indicated that on-line ordering would occur.

Ms. Rule inquired about on-line pick up and it was indicated that a customer could either go through the bypass lane to pick up an on-line order or pull into a parking spot for curbside delivery.

Mr. Joseph Deerin, owner of the property wanted to clarify that the two (2) drive through lanes at the proposed site are two (2) full lanes where at the Belmont Shopping Center site, the two (2) drive through lanes converge into a single lane.

Mr. Deerin indicated that the proposed site size is 2.5 acres and 2½ times the size of the site at the Belmont Shopping Center, but the size of the building is the same.

Mr. Swinehart called for questions, having heard none, Mr. Swinehart called for a motion.

On a motion by Mr. Shipman, it was recommended to table the text amendment until the next Planning Commission meeting, seconded by Ms. Ross.

Motion approved 6-0.

Mr. Prime inquired about what additional information the members would like presented.

Ms. Rule indicated that any traffic related information would be helpful.

### **Announcements**

Ms. Douglas indicated that the Board of Commissioners expect to update the Manheim Township Comprehensive Plan which was adopted in March 2010. She indicated that the County presented information relative to Places 2040 (County's Comprehensive Plan) to the Board of Commissioners in March and there was general discussion about the process at the April Board of Commissioners meeting. Ms. Douglas indicated that the Township would likely use available data gathered by the County wherever possible. Ms. Douglas indicated that a schedule has not been established yet.

Ms. Douglas indicated that a conditional use to allow chickens on a residential property is on the Board of Commissioners agenda for acknowledgement. Ms. Douglas provided a brief overview of discussions held at the Board of Commissioners meetings regarding the chicken regulations.

### **General Public Comment**

None

### **Adjournment**

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

Motion approved 6-0 and the meeting adjourned at 6:05 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, June 15, 2022, at 5:30 p.m.

Respectfully submitted,

Lisa A. Douglas  
Planning Commission Secretary