

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
April 21, 2010**

A meeting of the Manheim Township Planning Commission was held on Wednesday, April 21, 2010 at 6:30 p.m. The following members were present:

Mr. Jeffrey Sturla; Mr. Michel Gibeault; Mr. Cory Rathman, Mr. Donald Reed; Mr. Michael Martin and Mrs. Mary Ellen Hollinger. Mrs. Stacie Reidenbaugh was absent. The following Township staff was present: Mrs. Lisa Douglas and 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 March 17, 2010 Planning Commission meeting minutes.

On a motion by Mr. Reed, seconded by Mr. Rathman it was recommended to approve the March 17, 2010 meeting minutes.

Motion Approved 6-0.

Subdivision/Land Development Plans

1. **Brethren Village Business Center – Preliminary/Final Subdivision Plan – Southeast Corner of Lititz Pike & Airport Road – Zoned I-1.**

Present representing this Preliminary/Final Subdivision Plan was Mr. Dave Madary, Derck & Edson.

Mr. Madary indicated that this plan is a simple subdivision consisting of 2 lots being subdivided off of the main Brethren Village Campus in preparation for future land development of the 2 lots, one of which is proposed to house a Metro Bank.

Mr. Madary indicated that there are no improvements proposed with this plan, however, rights-of-way along Lititz Pike and Airport Road will be cleaned up as a part of this plan.

There were no further discussions.

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

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

Motion Approved 6-0.

2. Grandview – Preliminary Subdivision and Land Development Plan – New Holland Pike, Pleasure Road and Esbenschade Drive – Zoned R-3 & B-1.

Present representing this Preliminary Subdivision and Land Development Plan was Mr. Jamie Brubaker, Charter Homes.

Mr. Brubaker indicated that since they were last here in December, they have received all necessary approvals from the Zoning Hearing Board in order to move forward with the land development plans.

Mr. Brubaker provided a brief overview of proposed architecture elements and the intention of mimicking the existing Grandview heights with a modern style version along with street trees.

Mr. Brubaker indicated that a meeting with staff is scheduled for next Monday, April 26th.

Mr. Brubaker indicated that a request for Specific Permission will be submitted next Wednesday, April 28th.

Mr. Rathman raised a concern regarding the elimination of on street parking and possible elimination of a current driveway on the Dieterle property and asked if Mr. Brubaker was going to accommodate the Dieterle's in some way to address this elimination of parking.

Mr. Brubaker indicated that they have worked with Keith and Barb Dieterle for years now and have had plenty of conversations. Mr. Brubaker indicated that the proposal is to narrow the width to 28-feet and to offset the centerline to move away from their house. Mr. Brubaker indicated that the Dieterle's met with Charter Homes representative Jim Shultz this week and it has been agreed upon to widen Helen Avenue to the full 34-foot width in order to provide the on-street parking that they desire.

Mr. Rathman question off-street parking which is a requirement of the Zoning Ordinance.

Mr. Brubaker indicated that past discussions also included the possibility of adding a garage to the rear of the Dieterle property with access off of the proposed alley.

Mr. Sturla asked for public comment.

Patron #1: Keith Dieterle, 1121 Pleasure Road

Mr. Dieterle presented planning members with various pictures of his property and expressed his concerns regarding existing trees and the potential for mandatory removal.

Mr. Sturla indicated that as long as the trees do not interfere with the construction of roadway and sidewalk, the trees can remain and be grandfathered up until the time that the trees die off, at which point there would be a restriction on replacing or replanting any trees within the clear sight triangle.

Upon viewing the photographs Mr. Dieterle provided, there were several concerns raised by the planning members regarding the new proposal to widen Helen Avenue to 34-feet with sidewalk and the high probability of extreme encroachment on the Dieterle side in light of the location of the house. Planning members advised Mr. Brubaker to have further discussions with staff regarding this change.

On a motion by Mr. Reed, seconded by Mr. Rathman, it was recommended to table this plan and modification requests until all outstanding items can be adequately addressed.

Motion Approved 6-0.

3. Long Community at Highland – Preliminary Land Development Plan – 600 East Roseville Road – Zoned Institutional.

Mr. Sturla abstained from plan discussions and handed the gavel over to Mr. Gibeault.

Present representing this Preliminary Land Development Plan was Mr. Jason Best, ELA Group.

Mr. Best indicated that they are still working through comments, however, wanted to attend this evening's meeting to answer any questions the planning members may have.

Mr. Gibeault stated that the planning members are aware that there are still outstanding stormwater issues that need to be addressed and asked Mr. Best if there are any other significant issues that still remain.

Mr. Best indicated that there will be the necessity for additional modifications for access drive alignment and the 100-foot tangent as well as addressing curb radii concerns.

No further discussions took place.

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

On a motion by Mr. Reed, seconded by Mr. Rathman, it was recommended to table this plan and modifications until all outstanding comments can be adequately addressed.

Motion Approved 5-0 (with Mr. Sturla abstaining).

4. Manheim Township School District – 5th/6th Grade Building - Preliminary/Final Subdivision & Land Development Plan - 2933 Lititz Pike – Zoned R-2 & R-3.

Mr. Reed abstained from plan discussions.

Present representing this Preliminary/Final Subdivision and Land Development Plan was Mr. Brent Detter, ELA Group.

Mr. Detter indicated that the Manheim Township School District is proposing to construct a separate school building on the main school campus to house the 5th and 6th grades.

Mr. Detter stated that a sketch plan of this proposal was presented to the Planning Commission in February and since then, the school pursued and received all necessary Zoning Hearing Board approvals and are now in formal plan processing.

Mr. Detter indicated that they are working through addressing all items and will be resubmitting next Wednesday, however, the revised traffic comments have just been received and the applicant plans on reviewing the comments and then requesting a meeting with staff and the township traffic engineer to work through any traffic related issues.

Mr. Detter indicated that access would be via a new access drive off of Blue Streak Drive and that the existing non-motorized path will continue along the new access drive and link up to the building and other walking paths.

Mr. Detter indicated that buffering areas around the property are proposed and that an existing gravel access drive located along Valley Road will be a secondary emergency access which will connect to a 12-foot wide path for emergency vehicles and maintenance.

Mr. Detter indicated that previous plans were to expand one of the stormwater basins adjoining Blue Streak Drive, however, after conducting tests and recognizing an existing sinkhole problem within the basin, underground detention is now proposed under the proposed access drive.

Mr. Gibeault questioned the location of the non-motorized path running parallel with the proposed access drive and wondered why the path was proposed on the south side of the access drive instead of the north side in light of the close proximity of the access drive to the main intersection on Valley Road/Blue Streak Drive.

Mr. Detter indicated that there is a pinch point on the northern side due to an outlet structure and the geometry would change.

Mr. Sturla agreed with Mr. Gibeault and thought that if there is any way possible, the path should be proposed on the northern side where it makes more sense. Mr. Sturla asked Mr. Detter to look into reversing the access drive and walking path.

Mr. Detter agreed to check into it to see if he can make it work.

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

On a motion by Mr. Rathman, seconded by Mr. Gibeault, it was recommended to table this plan and modifications until all outstanding comments can be adequately addressed.

Motion Approved 5-0 (with Mr. Reed abstaining).

Public Comment

Mr. Sturla recognized student patrons in the audience from Millersville University attending the meeting for an Urban Land Development class.

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 7:40 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, May 19, 2010 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli