

**MANHEIM TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
Wednesday  
March 17, 2010**

A meeting of the Manheim Township Planning Commission was held on Wednesday, March 17, 2010 at 6:30 p.m. The following members were present: Mr. Cory Rathman, Mr. Donald Reed, Mrs. Stacie Reidenbaugh and Mrs. Mary Ellen Hollinger. Mr. Jeffrey Sturla, Mr. Michel Gibeault and Mr. Michael Martin were absent. The following Township staff was present: Mrs. Lisa Douglas.

**Roll Call**

Mr. Rathman called the meeting to order at 6:30 p.m. and conducted roll call.

**Minutes**

Mr. Rathman asked for a motion on the February 17, 2010 Planning Commission meeting minutes.

On a motion by Mrs. Hollinger, seconded by Mr. Reed it was recommended to approve the February 17, 2010 meeting minutes.

**Motion Approved 4-0.**

**Subdivision/Land Development Plans**

1. **Integrity Bank – Preliminary/Final Land Development Plan – 1683 Oregon Pike – Zoned B-4.**

Present representing this Preliminary/Final Land Development Plan was Mr. Greg Strausser, Strausser Surveying & Engineering, Inc. and Mr. James Gibson, Integrity Bank.

Mr. Strausser provided a brief update on the project. He indicated that they had met with staff to discuss outstanding items and had met with the property owner. Mr. Strausser indicated that in order to address the level of service issue at the intersection of Oregon Pike and Butler Avenue, a right turn lane will be added along Butler Avenue as directed by staff and the Township Engineer.

Mr. Strausser indicated that remaining comments are administrative in nature and that they would be addressed.

There were no further discussions.

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

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

**Motion Approved 4-0.**

**2. Flyway Business Park, Lot #44 – Preliminary/Final Land Development Plan – 108 West Airport Road – Zoned I-1.**

Present representing this Preliminary/Final Land Development Plan was Mr. Leif Rowles, ARRO Consultants.

Mr. Rowles provided a brief overview of the plan indicating that an 1,800 square foot building addition was proposed. Mr. Rowles also indicated that the building addition would be constructed over existing impervious coverage; therefore, the No Harm option was being utilized. Mr. Rowles indicated that landscape plantings will be added to address the landscaping requirements and at the request of Code Compliance additional handicapped parking spaces will be added.

Mr. Rathman summarized the changes to include additional landscaping and additional handicapped parking spaces.

There was a brief discussion regarding sidewalk along Airport Road.

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

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

**Motion Approved 4-0.**

**3. Spring Haven – Preliminary Subdivision and Land Development Plan - Buch Avenue and Raleigh Drive - Zoned R-1 Residential w/ TDR Option.**

Present representing this Preliminary Subdivision and Land Development Plan was Mr. Sandy Kime, David Miller/Associates.

Mr. Kime provided a brief update on the project and indicated that the outstanding items on the review letter are administrative in nature and that the only plan change is related to a plan note addressing the impact fee modification request. Mr. Kime indicated that the updated traffic study was submitted and that the peak hour trip was actually less than as calculated in the previous study.

Mr. Rathman asked for public comment.

Patron #1: Chuck Wartchow, 2365 Fruitville Pike

Mr. Wartchow inquired about the retaining wall shown on the previous plans for the Spring Haven development.

Mr. Kime indicated that the retaining wall was removed from the plan. Mr. Kime indicated that grading would occur in this portion but that the grading was revised to eliminate the retaining wall.

Someone inquired about the swale running along the western property boundary.

Mr. Kime indicated that the swale was shifted away from the property line. Mr. Kime indicated that the swale was still proposed as originally designed but that it was shifted.

On a motion by Mrs. Hollinger, seconded by Mr. Reed, it was recommended to approve the plan and modifications conditioned upon the applicant securing all Transferable Development Rights prior to presenting this preliminary plan to the Board of Commissioners approval.

**Motion Approved 4-0.**

**4. Joseph A. Clark Estate – Preliminary/Final Subdivision Plan – New Holland Pike and Hillcrest Avenue – Zoned R-2.**

Present representing this Preliminary Subdivision and Land Development Plan was Mr. Greg Strausser, Strausser Surveying & Engineering, Inc.

Mr. Strausser provided a brief overview of the project indicating that both dwelling units currently exist on the property and the plan involves subdivision such that each dwelling is situated on its own lot. Mr. Strausser indicated that the project was presented to the Zoning Hearing Board to address existing non-conformities and that the Zoning Hearing Board granted relief. Mr. Strausser indicated that no development is proposed as a result of the plan.

No further discussions took place.

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

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

**Motion Approved 4-0.**

**5. Long Community at Highland – Preliminary Land Development Plan – 600 East Roseville Road – Zoned IN.**

Present representing this Preliminary Land Development Plan was Mr. Jason Best, ELA Group and Rodney Fenstermacher, Presbyterian Homes.

Mr. Best provided an overview of the project indicating that 206 units are proposed including 174 independent living units and 32 assisted living units. Mr. Best indicated that there are three (3) buildings with multi-levels and underground parking.

Mr. Best indicated that there are two points of access. Mr. Best indicated that the main point of access is new and intersects with Roseville Road and the second point of

access is through the existing church property using the church's access to Roseville Road.

Mr. Best indicated that 275 parking spaces are proposed and that relief was granted by the Zoning Hearing Board to allow 1.4 parking spaces per unit rather than 2 parking spaces per unit.

Mr. Best provided an overview of stormwater management facilities indicating that the findings of the geologic analysis did not support infiltration. Mr. Best indicated that the stormwater pipe system would be extended down Roseville Road connecting to the existing system near the intersection with Eden Road.

Mr. Rathman inquired about the capacity of the existing system and suggested that the applicant evaluate the capacity of the existing system.

Mr. Best indicated that in addition to the above ground detention facilities, underground systems are also proposed. He also indicated that these systems would be sealed because of the geologic conditions.

Mr. Best discussed the existing and proposed non-motorized path as well as the internal sidewalk system.

Mr. Best discussed the curb standard as it relates to the required and proposed curb reveal indicating that the curb is a tripping hazard for residents.

Mr. Best discussed the roadway improvements indicating that a full depth pavement widening was proposed for the additional widening and that an overlay would be provided.

Mr. Reed inquired about the traffic impact study.

Mr. Best indicated that they would study an additional intersection, the existing access drive from the church onto Roseville Road.

Mr. Best indicated that the developer would pay an impact fee for the increase in trips.

Mr. Rathman inquired as to the number of average daily trips and Mr. Best indicated that he did not know.

Mr. Fenstermacher indicated that many residents do not have vehicles. He also indicated that for those residents that do have vehicles they do not venture out during peak hours. Residents of the community travel during the day during off-peak hours to avoid the traffic. Mr. Fenstermacher indicated that visitors typically come during the evening hours or on weekends.

Mr. Best indicated that the numbers were conservative based on the ITE numbers utilized in the study.

Mr. Best discussed easements and the need to revise some of the easement agreements. He indicated that the easement agreements would be forwarded to the Township for review.

Mr. Rathman asked for public comment.

Patron #1: Wanda Parks, 521 E. Roseville Road

Mrs. Parks indicated that there is no need for another retirement community. Mrs. Parks also indicated that she was not aware of the previous zoning approvals or the rezoning change. Mrs. Parks wanted to know why access was not proposed onto Oregon Pike rather than Roseville Road.

Mrs. Douglas indicated that the rezoning of the property occurred several years ago and that the zoning related issues were resolved before the Zoning Hearing Board in July.

Mrs. Parks wanted to know why she was not notified.

Mrs. Douglas explained the posting and notification procedures as it relates to rezoning requests and Zoning Hearing Board requests. Mrs. Douglas indicated that the property is posted and letters of notification are forwarded to adjacent property owners. Mrs. Douglas indicated that adjacent is not across the street.

Mr. Best indicated that because of the elevation changes between Roseville Road and the building site location, the building would likely vanish with the grade.

Mrs. Parks requested that her comments be considered.

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

**Motion Approved 4-0.**

**Acknowledgements**

**1. Lancaster Northwest Gateway Project – Alley vacation**

Mrs. Douglas provided a brief overview of the project indicating that the alley vacation was depicted on a prior plan. Mrs. Douglas indicated that the Township never accepted dedication of the roadway and does not have rights to the alley. Mrs. Douglas indicated that the recommendation from the Planning Commission is simply a formality to abandon the alley.

No further comments or discussion took place.

On a motion by Mr. Reed, seconded by Mrs. Reidenbaugh, pursuant to Section 303 of the Pennsylvania Municipalities Planning Code, it was recommended that the Planning Commission recommend that the Board of Commissioners officially vacate Manheim Township's rights, if any, in and to the 14-foot wide unnamed alley designated by the legend "to be abandoned" on Sheet 3 of the Preliminary/Final Lot Add-On Subdivision Plan for Lancaster's Northwest Gateway/Armstrong Project recorded in the Office of

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the Recorder of Deeds at Document No. 5806633, and it was further moved that this proposed action be deemed to be in accordance with the objectives of the Manheim Township Comprehensive Plan.

**Motion Approved 4-0.**

**Public Comment**

There was no public comment.

**Adjournment**

On a motion by Mr. Reed, seconded by Mrs. Hollinger, it was recommended to adjourn the meeting.

Motion approved 4-0 and the meeting adjourned at 7:50 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, April 21, 2010 at 6:30 p.m.

Respectfully submitted,

Lisa A. Douglas