

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
October 19, 2022**

A meeting of the Manheim Township Planning Commission was held on Wednesday, October 19, 2022, at 5:30 p.m. The following members attended: Chairman Jeffery Swinehart, Vice Chairman Stacey Betts; Members: John Hendrix, Elizabeth Ross, Jennifer Rule, and Roy Baldwin. Denyse Kling and John Shipman 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.

Minutes

Mr. Swinehart asked for a motion on the July 20, 2022, Planning Commission meeting minutes. On a motion by Mr. Baldwin, it was recommended to approve the July 20, 2022, meeting minutes, seconded by Ms. Rule.

Motion Approved 6-0.

New Business

A. Subdivision/Land Development Plans

- i. 1860 Oregon Pike - Preliminary/Final Land Development Plan – Zoned B-2/DC - Corridor Overlay.

Representing this project was Ed Ostrowski of the ELA Group. Mr. Ostrowski provided an overview of the project indicating that the property is occupied by the Roseville Tavern, which will be demolished and a two-story, 10,000 square foot medical office building will be constructed. Mr. Ostrowski indicated that the impervious coverage will be reduced as a result of the project.

Mr. Ostrowski indicated that access to the site will be a right-out/right-in along Oregon Pike with a mountable median barrier on Oregon Pike to restrict left turn movements. A secondary access, which currently exists to the rear of the property, will be improved. Mr. Ostrowski indicated that the proposed use will generate fewer trips than the prior use.

Mr. Baldwin inquired about PennDOT improvements.

Mr. Ostrowski indicated that PennDOT wanted to restrict all access to Oregon Pike but by Township Ordinance, two points of access are required. Mr. Ostrowski indicated that they are working through PennDOT issues. Mr. Ostrowski discussed the secondary access located to the rear of the property and accessing Roseville Road via a private easement. The private easement is located on the adjacent Rip Tide Carwash property. Mr. Ostrowski stated that no formal access agreement exists for this access, so the property owners are formalizing one.

Mr. Hendrix inquired about the dumpster location.

Mr. Ostrowski discussed the modifications, and it was indicated that the clear sight triangle at the rear access should be enlarged.

Mr. Swinehart inquired about the possibility of carwash patrons creating a stacking problem along the rear access point and Mr. Ostrowski responded that it likely would not be an issue because the proposed medical practice is a specialized practice and would not be a big traffic generator; therefore, any such conflict would be unlikely.

Ms. Rule asked about the anticipated construction start and completion dates. Mr. Ostrowski indicated that construction will begin in the spring and end in the fall.

Mr. Baldwin indicated that the proposed use would generate less traffic than the prior user and therefore the overall impact would be less.

On a motion by Mr. Baldwin, it was recommended to table the request and modifications contingent upon addressing all outstanding comments, seconded by Mr. Hendrix.

Motion approved 6-0.

- ii. Posh - Hotel & Self Storage - 789 Flory Mill Road - Preliminary/Final Land Development Plan - Zoned I-2, DR - Retrofit Overlay.

Mr. Swinehart indicated that the applicant was not attending the Planning Commission meeting because of the magnitude of comments. Mr. Swinehart requested a motion to table the project.

On a motion by Mr. Hendrix, it was recommended to table the request, seconded by Ms. Ross.

Motion approved 6-0.

- iii. 1916 New Holland Pike - Preliminary/Final Subdivision and Land Development Plan - Zoned R-1.

Mr. Swinehart indicated that the applicant was not attending the Planning Commission meeting because of the magnitude of comments. Mr. Swinehart requested a motion to table the project.

On a motion by Mr. Hendrix, it was recommended to table the request, seconded by Ms. Ross.

Motion approved 6-0.

A. Text Amendment

- i. Article V, Section 503 (Definitions) & Article XXI, Section 2101 (Animals and Animal Shelters) - Proposed text amendment

Ms. Douglas presented the proposed text amendment indicating that the proposed changes were discussed at several Board of Commissioners meetings and the proposed amendments were reviewed by the Agricultural Advisory Committee.

Ms. Douglas indicated that currently a conditional use is required for keeping pigeons or chickens in Manheim Township and the requirements are not extensive. The proposed text amendment would eliminate the conditional use process but would expand the requirements to include fifteen items. The additional requirements would allow chickens/pigeons on certain sized properties, establish setbacks, address waste disposal, restrict roosters, restrict slaughtering, require a zoning permit, among other things.

Mr. Swinehart inquired about domestic turkeys. It was indicated that any animal or bird regulated by the Pennsylvania Game Commission would not be considered a domestic pet and would not be permitted. This restriction is included in the proposed definition of domestic pets.

Ms. Ross asked whether other municipalities were addressing backyard chickens. It was indicated that the regulations vary from municipality to municipality and there isn't a standard.

Ms. Ross asked whether a resident of a townhouse could have backyard chickens. It was indicated that it is unlikely because the lower end of the proposed sliding scale is 15,000 square feet and townhouses are located on lots much smaller than 15,000 square feet.

Ms. Rule inquired about the zoning permit process. It was indicated that a zoning permit would be required. The process would be similar to an applicant wanting to place a shed or other accessory structure

on their property. There are general requirements for a zoning permit along with the items identified in the proposed regulations.

Ms. Rule wondered if the zoning permit fee is a one-time fee and whether the approval could be transferred to another user. It was indicated that it would be no different than someone placing a shed on a property. The approval would stay with the property.

Ms. Douglas indicated that LCPC did review the request.

Ms. Douglas indicated that typical such request is presented at two Planning Commission meetings before being presented to the Board of Commissioners at a public hearing. The public hearing is scheduled for December 12, 2022.

On a motion by Ms. Ross, it was recommended to table the request, seconded by Ms. Betts.

Motion approved 6-0.

New Business

None

Announcements

None

General Public Comment

None

Adjournment

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

Motion approved 6-0 and the meeting adjourned at 6:22 p.m.

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

Respectfully submitted,

Lisa A. Douglas
Planning Commission Secretary