

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
November 18, 2009**

A meeting of the Manheim Township Planning Commission was held on Wednesday, November 18, 2009 at 6:30 p.m. The following members were present: Mr. Jeffrey Sturla; Mr. Michel Gibeault; Mr. Cory Rathman; Mr. Donald Reed, Mrs. Mary Ellen Hollinger and Mr. Michael Martin. Mr. Robert Wolf 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 October 21, 2009 Planning Commission meeting minutes.

On a motion by Mr. Reed, seconded by Mr. Rathman it was recommended to approve the October 21, 2009 meeting minutes.

Motion Approved 6-0.

Subdivision/Land Development Plans

1. Northwest Pump Station Site – Preliminary/Final Subdivision and Land Development Plan – 533 Delp Road – Zoned I-1.

Present representing this Preliminary/Final Subdivision and Land Development Plan was Mr. Darrell Becker and Mr. Leif Rowles, The ARRO Group.

Mr. Becker reiterated that the intention of this plan was to subdivide a small parcel off of the existing PP&L tract along Delp Road in order to construct a water pump station.

Mr. Becker indicated that, at staff's recommendation, buffering has been provided in order to protect the residential neighbors to the east.

Mr. Rathman suggested that instead of proposing the 5-6 foot height at time of planning, that Mr. Becker look at the possibility of raising the height to 8-feet.

Mr. Becker agreed that he would check into raising the height of the tree buffering at time of planting to approximately 8-feet.

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

On a motion by Mr. Reed, seconded by Mr. Rathman, it was recommended to approve this plan and modifications contingent upon a clean review letter and the increase in height of the screening at time of planting.

Motion Approved 6-0.

2. Lancaster Northwest Gateway/Armstrong Project – Revised Final Subdivision and Land Development Plan - Terminus of Manheim Ave, Stevens St, Lincoln St and Water St. – Zoned B-4 and R-3.

Present representing this Revised Final Subdivision and Land Development Plan was Mr. Todd Vaughn, David Miller & Associates; Mr. Tim Gigliotti and Mr. Joe Donaldson.

Mr. Vaughn indicated that this is simply a revised version of a previously approved and recorded plan consisting only of the removal of the Charlotte Street and Manheim Avenue street extensions in order to allow Lancaster General Hospital to explore more options for the future development of the site.

There was no planning member discussion.

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

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

Motion Approved 6-0.

3. Ponessa Medical Massage Center – Preliminary/Final Subdivision and Land Development Plan - 1864 Oregon Pike – Zoned B-2.

Present representing this Preliminary/Final Subdivision and Land Development Plan was Mr. Al Olah, Rettew Associates and Mr. Tom Ponessa, Applicant/Owner.

Mr. Olah indicated that this plan was presented at the October Planning Commission by Don Barrett from Rettew Associates and that since then, the majority of the comments have been addressed other than the detail for the mountable curb for the right-in/right-out movement on East Roseville Road.

Mr. Olah indicated that he will comply with staff's recommendation.

There was no planning member discussion.

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

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

Motion Approved 6-0.

4. Farm On Quarry Road – Preliminary/Final Lot Add-On Subdivision Plan – 701 & 705 Taddington Lane – Zoned R-1.

Present representing this Preliminary/Final Lot Add-On Subdivision Plan was Mr. Greg Strausser, Strausser Surveying and Engineering.

Mr. Strausser explained that this project is a simple lot add-on plan consisting of two existing lots. Mr. Strausser indicated that the applicant is proposing to shave off 3,655 square feet from Lot 26 and adding onto Lot 25 for purposes of constructing a single-family dwelling on Lot 25.

Mr. Strausser indicated that they are seeking modifications that are standard with lot add-on plans and that the comments received from staff were all administrative.

There was no planning member discussion.

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

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

Motion Approved 6-0.

5. Hogan and Herr Builders – Preliminary/Final Subdivision and Land Development Plan – 152 Buch Avenue – Zoned R-2.

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

Mr. Strausser indicated that this plan consists of an existing lot being subdivided into two half acre lots for the purposes of building a single-family dwelling on each lot.

Mr. Strausser indicated that the required right-of-way along Buch Avenue is being dedicated, however, relief from providing sidewalk is being sought in light of the existing lack of sidewalk along the entire roadway.

Mr. Strausser indicated that the applicants are also asking for a modification of roadway reconstruction since Buch Avenue was just reconstructed five years ago.

Mr. Strausser indicated that a house/garage/driveway used to exist on the subject parcel, however, all structures have been demolished and stormwater credits are being used for the western lot.

Mr. Strausser explained that these lots receive water from Blossom Hill and that a swale is proposed to be constructed behind the new dwellings to capture that downhill flow and then channel the water into an existing pipe and a proposed basin.

Mr. Sturla questioned the request for relief from providing the standard Emergency Spillway design and stated that the Planning Commission has been supportive of relief from this requirement only when it is small and residential in nature, however, the planning members have never approved such request with a proposed fill situation.

Mr. Strausser explained the detail for the proposed spillway and indicated that they are only filling about 6" and that the bulk of the basin is cut, therefore, there is a very minor fill situation.

Mr. Sturla indicated that he would be supportive of the modification request for the emergency spillway since it is located in the front yard and because of the small size of the basin.

Mr. Rathman suggested the possibility of splitting up the stormwater credits between the two parcels and providing smaller underground systems on each lot instead of the basin.

Mr. Strausser indicated that he did look at that option, but the numbers would not work and he could not capture all of the impervious area into an underground system.

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

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

Motion Approved 6-0.

Public Comment

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

Adjournment

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

Motion approved 6-0 and the meeting adjourned at 7.20 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, December 16, 2009 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli