

**MANHEIM TOWNSHIP  
PLANNING COMMISSION MINUTES  
Wednesday, February 15, 2023**

The meeting of the Manheim Township Planning Commission was held on Wednesday, February 15, 2023, at 5:30 p.m. Members present were Roy Baldwin, Stacey Betts, John Hendrix and Jennifer Rule. Township staff present were Lisa Douglas, Director of Planning & Zoning, Sharyn Young, Assistant Director of Planning & Zoning/Plan Review Administrator, and Declan Murphy, Communications Specialist.

**Roll Call**

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

**Reorganization**

Reorganization of the Planning Commission was conducted for the positions of Chairperson, Vice-Chairperson, and Secretary. Motion was made by Ms. Rule and seconded by Ms. Betts to nominate Mr. Baldwin for Chairperson; all were in favor of the motion. Motion was made by Mr. Hendrix and seconded by Ms. Rule to nominate Ms. Betts for Vice-Chairperson; all were in favor of the motion. Motion was made by Mr. Hendrix and seconded by Mr. Baldwin to nominate Ms. Young for Secretary; all were in favor of the motion.

**Minutes**

Motion was made by Mr. Hendrix and seconded by Ms. Betts to approve the minutes of the November 16, 2022, Planning Commission meeting. Motion carried 4-0.

**Old Business**

None.

**New Business**

**A. Petition to Vacate a Portion of Flory Mill Road**

The petitioner, Posh Hospitality No. 4 Flory Mill, LLC, is requesting that the Township vacate a 1,954-square-foot portion of the right-of-way of Flory Mill Road, which portion is completely surrounded by the petitioner's property, as depicted in the exhibits. The property was formerly bisected by a segment of Flory Mill Road, and in 1973, the Township vacated most of the right-of-way of Flory Mill Road. This 1,954-square-foot portion wasn't vacated at that time.

Nate McCormack of McNees Wallace represented the petitioner.

Motion was made by Mr. Hendrix and seconded by Ms. Betts to recommend approval of the petition; motion carried 4-0.

A public hearing on the petition in front of the Board of Commissioners is scheduled for March 13, 2023.

## **B. Subdivision and Land Development Plans**

### **i. 1860 Oregon Pike Preliminary/Final Land Development & Lot Add-On Plan - Zoned B-2 Business & D-C Corridor Overlay**

The plan proposes consolidation and redevelopment of a 0.9687-acre lot and a 0.0255-acre parcel to construct a two-story, 10,000-square-foot medical/dental office building, along with 52 parking spaces, sidewalk, buffer plantings, and associated stormwater management facilities. Access to the property is from Oregon Pike and a private road off East Roseville Road. A PennDOT Highway Occupancy Permit is required for the access from Oregon Pike; the HOP application is currently pending review and approval by PennDOT. The applicant designed access drive configuration shown on the plans at the direction of PennDOT. The Township engineers have no objections to the requested modifications. The applicant received approval of variances from the Zoning Hearing Board, as listed on plan Sheet 1.

Ed Ostrowsky of ELA Group represented the applicant, Imperium Real Estate. Mr. Ostrowsky described the proposed plan and confirmed that demolition of the existing structures, which was already underway, was going well.

Motion was made Mr. Hendrix and seconded by Ms. Rule to recommend approval of the plan and modifications; motion carried 4-0.

### **ii. Mary Francis Bachmann (1834 Lititz Pike) Preliminary/Final Lot Add-On & Stormwater Management Plan - Zoned R-2 Residential**

The plan proposes consolidation of three parcels totaling 4.91 acres, on the corner of Lititz Pike and Hess Boulevard, to create a 67-space parking area, access drives, buffer plantings, and associated stormwater management to redevelop an existing monastery for a school and chapel. A new one-way school bus drop-off and pickup drive loop will obtain access from Lititz Pike and exit onto Hess Boulevard. The Hess Boulevard exit is restricted to a left turn only to direct bus traffic to the traffic signal at Lititz Pike. A PennDOT Highway Occupancy Permit is required for the accesses from Lititz Pike; the HOP application is currently pending review and approval by PennDOT. The applicant received approval of special exceptions and variances from the Zoning Hearing Board, as listed on plan Sheet 1. All modification requests for this project are supported by the Township engineer and/or staff.

Bill Frederick of RGS Associates, John Schick of Rettew, Matt Crème of Nikolaus & Hohenadel, and Philip Goropoulos of Common Spirit represented the applicant, CHI St. Joseph Children's Health. Mr. Frederick explained that the school will have approximately 280 students in 1<sup>st</sup> through 12<sup>th</sup> grade classes. The existing parking area will be replaced with a new, relocated parking area with access for cars only (not buses) from Lititz Pike. Parents

dropping off students will use this entrance. A total of 8-10 school buses on premises daily will have a separate, one-way entrance from Lititz Pike with an internal drop-off loop that exits onto Hess Boulevard. Mr. Schick emphasized that buses will not be able to turn right onto Hess Boulevard and that there will be adequate stacking in the loop for buses waiting to turn left onto Hess Boulevard and enter the signalized intersection at Lititz Pike. Bus drop-off and pick-up times will be staggered to eliminate congestions. The plan includes three new stormwater management facilities, including a relatively shallow basin along Lititz Pike. Concern was expressed about the safety of the basin for with children being within close proximity to and an informal recommendation was made that the school consider fencing the basin.

Motion was made by Ms. Rule and seconded by Ms. Betts to recommend approval of the plan and modifications; motion carried 4-0.

iii. 1061 Manheim Pike/1111 McKinley Avenue Preliminary/Final Lot Add-On & Land Development Plan - Zoned K-2 Industrial/T-6 Urban Transition Overlay

The plan proposes consolidation and redevelopment of three parcels totaling 3.097-acres to construct a new 38,059-square-foot building for a Habitat for Humanity ReStore that would house a 23,000-square-foot retail store, 3,000-square-foot office, and 11,800 square feet of warehouse space on the main floor and a mezzanine level. The project also consists of 151 parking spaces, loading and drop-off areas, sidewalk, buffer plantings, and associated stormwater management facilities. The property is split by the Manheim Township/City of Lancaster boundary so the City has exercised jurisdiction over the portion of the property within its borders. As such, that portion of the property is subject to City ordinances and requirements. Access to the property is from McKinley Avenue, a City street, and Manheim Pike. A PennDOT Highway Occupancy Permit is required for access from Manheim Pike; the HOP application is currently pending review and approval by PennDOT. The applicant received approval of variances from the Zoning Hearing Board, as listed on plan Sheet 2. The Township engineers have no objections to the requested modifications.

Bill Swiernik of David Miller/Associates represented the applicant, McKinley Avenue Partners, LLC. Mr. Swiernik explained that the proposed facility would be the new location of the Habitat for Humanity ReStore, which would be relocating from East Lampeter Township. He described some of the unique challenges created by the property being split between two municipalities, including the City's requirement for extensive street trees within the street right-of-way. Mr. Swiernik also explained that the Manheim Pike entrance would be a right-only access, with a full-movement access on McKinley Avenue.

Motion was made by Ms. Betts and seconded by Mr. Hendrix to table the plan; motion carried 4-0.

iv. Lancaster Catholic High School (650 Juliette Avenue) Preliminary/Final Land Development Plan - Zoned R-3 Residential

This plan proposes development of this 5.444-acre site by demolition of an existing +/- 10,000-square-foot portion of the existing high school building complex as well as an existing courtyard, and construction of a new 5,801-square-foot building roughly in the location of the courtyard. The area where the existing building is located would become a vegetated open space. The project also includes construction of new water and sanitary sewer lines to support the new building, which will primarily house a food court. The applicant received approval of a special exception and variances from the Zoning Hearing Board, as listed on plan Sheet 1 and discussed in the Township review letter. All modification requests for this project are supported by the Township engineer and/or staff.

Amanda Groff of Harbor Engineering and Christopher Peters and Scott Eldridge of Marotta Main Architects represented the applicant, Rt. Rev. George L. Leech, Bishop of the Diocese of Harrisburg, et al. Ms. Groff explained that the new building will house a student food court and serving area **that will replace the current café, which is oversized for the student population.** An existing unused classroom will be renovated for a kitchen. A new auditorium is planned for future construction where the new vegetated open space will be; at that time a stormwater management plan will be required. Concern was expressed about construction vehicles traversing the neighborhood residential streets, and that extra care should be taken not to strew debris along the streets.

Motion was made by Mr. Hendrix and seconded by Ms. Betts to recommend approval of the plan and modifications; motion carried 4-0.

**Announcements**

None.

**Public Comment**

None.

**Adjournment**

The meeting adjourned at 6:13 p.m.

The next Planning Commission meeting is scheduled for Wednesday, March 15, 2023, at 5:30 p.m.

Respectfully submitted,

Planning Commission

February 15, 2023

Page 5



Sharyn E. Young

Planning Commission Secretary