

**MANHEIM TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
Wednesday  
January 21, 2009**

A meeting of the Manheim Township Planning Commission was held on Wednesday, January 21, 2009 at 6:30 p.m. The following members were present:

Mr. Jeffrey Sturla; Mr. Michel Gibeault; Mr. Robert Wolf; Mr. Cory Rathman; Mr. Donald Reed and Mrs. Mary Ellen Hollinger. Mr. Michael Martin 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.

**Nominations for Chairman and Vice-Chairman**

Chairman Sturla turned the gavel over to Township Staff, Lisa Douglas.

Mrs. Douglas asked for nominations for the 2009 Planning Commission Chairman.

Mr. Rathman moved to appoint Mr. Sturla as Chairman of the Manheim Township Planning Commission. Seconded by Mr. Reed. Nominations were closed and motion carried unanimously.

Mrs. Douglas turned the gavel over to Chairman Sturla.

Chairman Sturla asked for nominations for the 2009 Planning Commission Vice-Chairman.

Mr. Rathman moved to appoint Mr. Gibeault as Vice Chairman of the Manheim Township Planning Commission. Seconded by Mr. Reed. Nominations were closed and motion carried unanimously.

**Minutes**

Mr. Sturla asked for a motion on the December 17, 2008 Planning Commission meeting minutes.

On a motion by Mr. Reed, seconded by Mr. Rathman, it was recommended to approve the December 17, 2008 meeting minutes.

**Motion Approved 6-0.**

## **Comprehensive Plan**

Mr. Sturla indicated that there will be time allotted at the next three to four Planning Commission agenda's for public comment and discussions and that the planning members are hopeful to have a recommendation for the Commissioners at the June or July Planning Commission meeting.

Mrs. Douglas indicated that in addition to attending the Planning Commission meetings to make public comment, the public may also submit comments via mail or email which are copied and forwarded to the planning members.

Mr. Sturla asked for public comment.

### **1. Bob Hagen -93 Roosevelt Boulevard**

Mr. Hagen indicated that he submitted a letter to the Planning Commission regarding the Hess Tract and expressed his concerns over the future land use designation for the southern portion of this tract.

Mr. Hagen indicated that the current comprehensive plan calls for commercial development to the north and west of the quarry with a residential buffer zone abutting the existing residential properties, although the attorneys for the Hess Tract are requesting to rezone the entire tract

Mr. Hagen asked that the Planning Commission not approve the change requested by the attorneys.

### **2. Howard Kauffman, Hess Boulevard**

Mr. Kauffman stated that he concurs with Mr. Hagen.

### **3. Jillia Galis, Hess Tract neighbor**

Ms. Galis stated that she appreciated the concern for the existing neighborhoods with a buffer zone and thought that it was a very good way to integrate the need to progress with development while at the same time having respect for the adjacent communities and that she would also like to see that residential buffer remain.

## **Old Business**

### **A. Subdivision/Land Development Plans**

#### **1. Moore Business Park - Preliminary/Final Subdivision and Land Development Plan - 780 Eden Road - Zoned I-1 Industrial.**

Present representing this Preliminary/Final Subdivision and Land Development Plan was Mr. Todd Shoaf, Pioneer Management.

Mr. Shoaf indicated that the latest comments from staff are down to administrative items.

Mr. Shoaf indicated that one of the requested modifications was not listed within the Modification Requests portion of the review letter, although it was noted within the comments and that he wanted to be sure that the modification request of Section 803.8.L is included with any recommendation.

Mr. Shoaf indicated that there would be a shared access drive with the adjacent property, 730 Eden Road Associates, and that the proposed Street A would be a dedicated public street.

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

On a motion by Mr. Gibeault, seconded by Mr. Wolf, it was recommended to approve this plan and modifications, including Section 803.8.L, contingent upon a clean review letter.

**Motion Approved 6-0.**

**2. Garber Scale and Calibration - Preliminary/Final Land Development Plan - 520 East Oregon Road - Zoned I-3.**

Present representing this Preliminary/Final Land Development Plan was Ms. Linda Michels, David Miller and Associates and Mr. Jay Garber, applicant.

Ms. Michels indicated that the remaining comments for this plan were primarily administrative.

Ms. Michels advised that, based on staff recommendation, they are now proposing a curb height of 7-inches versus the 6-inches originally proposed.

Ms. Michels indicated that there was a suggestion made by the Township Engineer to consider piping the swale that runs across the west side of the property line, however, piping the swale would create additional problems for the site because of the detention basin that is next to the property line which needs to discharge into a swale. Ms. Michels indicated that if they were to put a pipe in, they would have to raise the grade which would cause problems for the ability of the adjacent basin to discharge.

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

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

**Motion Approved 6-0.**

**New Business**

**A. Subdivision/Land Development Plans**

**1. Manheim Township Library - Preliminary/Final Land Development Plan 2099 Fruitville Pike - Zoned R-2.**

Present representing this Preliminary/Final Land Development Plan was Mr. John Gazsi and Mr. Alex Ruff, Derck & Edson.

Mr. Gazsi provided a brief overview of the plans for the library to be located on the Overlook Campus, just off to the south of Barney's.

Mr. Gazsi advised that stormwater detention is being handled by the existing stormwater pond.

Mr. Gazsi discussed the access and parking for the site and discussed the requested modifications.

Mr. Gazsi indicated that these plans have had two reviews completed by the Township Staff and Engineer and that the majority of the comments are down to modification requests and administrative, although there are a couple of stormwater comments that they will be addressing and that an additional modification request will be forthcoming.

Mr. Reed questioned if the proposed buffering area was reviewed with the Foxshire neighbors.

Mr. Gazsi indicated that there were a few meetings held with the neighbors early on with the architect and that Mr. Molchany, Assistant Township Manager, has also attended the meetings and has had conversations with the neighboring property owners.

Mr. Rathman questioned limiting zone issues in regards to stormwater.

Mr. Gazsi indicated that there is a lot of rock on the site and that the Township conducted geotechnical infiltration studies which did not identify a sinkhole warning.

Mr. Rathman indicated that there are stormwater discrepancies with the Township Engineer and he felt that these issues need to be resolved with the Township Engineer prior to the plan moving forward.

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

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

**Motion Approved 6-0.**

**2. Landis Homes Retirement Community, South Campus - Preliminary Land Development Plan - 1001 East Oregon Road – Zoned Institutional.**

Present representing this Preliminary Land Development Plan was Mr. Mark Hackenburg and Craig Smith, RGS Associates, Mr. Ben Ehrhart, Land Studies and Mr. Linford Good, applicant.

Mr. Hackenburg conducted a power point presentation to provide an overview of this plan which consists of the development of the southern portion of the Landis Homes site to include 72 apartment units and 59 cottages.

Mr. Smith provided a brief overview of the proposal for Legacy Sediment which had been discussed with planning members a year ago during sketch plan review.

Mr. Sturla noted that although the Legacy Sediment proposal is being shown in conjunction with this preliminary plan, Legacy Sediment is redundant to the conventional stormwater management basins that will be constructed with the proposed units.

Mr. Sturla indicated that if the applicant can prove legacy sediment at later date, they will need to come back through the process with a revised land development plan showing the removal of the stormwater management basins and the construction of 11 additional cottages in their place.

Mr. Good provided the planning members with a brief overview of the Landis Homes Future Master Plan

Mr. Smith advised that the primary access to this southern tract is via an existing vehicular bridge which was designed for the 100-year storm.

Mr. Smith indicated that originally, with the sketch plan, there was a proposal to construct an emergency access out onto Jake Landis Road, however, after further discussion with Township Staff and realizing that it's a dirt lane and runs right thru a farmstead as well as to keep the character of Jake Landis Road, this access is no longer being proposed.

Mr. Smith indicated that the Township Emergency Management Coordinator expressed concerns in the review letter regarding having only one access to the site which crosses over a waterway.

Mr. Sturla indicated that the planning members agree with the Emergency Management Coordinator and that they also have concerns over having only one access to all of the proposed units in case residents would get stranded if there was ever any blockage of the existing bridge.

Mr. Sturla suggested that the applicants propose a second bridge which wouldn't necessarily have to be a vehicular bridge for daily trips, but a pedestrian bridge that could accommodate emergency vehicles if necessary.

Mr. Smith indicated that a secondary bridge is one option that they have talked about and are willing to take a harder look at providing such, however, their concern would be as long as they don't get to a point that they are proposing another full access way that is two lanes wide and would be misperceived as the main entrance.

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 modifications until all outstanding comments can be adequately addressed.

**Motion Approved 6-0.**

**3. Giant Food Store #39R at Lancaster Shopping Center – Preliminary/Final Land Development Plan - Lititz Pike and Oregon Pike – Zoned B-4.**

Present representing this Preliminary/Final Land Development Plan was Mr. Doug Gossick, J. Michael Brill Associates, Craig Mellott, Traffic Planning and Design.

Mr. Gossick indicated that this plan is for the redevelopment of the Giant Food Store located at the Lancaster Shopping Center which consists of an expansion to the existing Giant Food Store as well as relocating an existing bank to a stand alone pad on the southeastern portion of the parcel.

Mr. Gossick indicated that there were several zoning variances that were approved by the Zoning Hearing Board for this project.

Mr. Gossick provided an overview of the proposed plans.

Mr. Gossick indicated that the access behind the building will be improved as a one-way only access for truck deliveries and that the loading docks would be relocated to the rear of the store. Trucks would come in from Oregon Pike and leave the site via a right turn, exit only egress onto Lititz Pike.

Mr. Gossick discussed the improvements to the existing accesses.

Mr. Gossick indicated that improvements to the site include smoothing out the access drive that runs through the middle of the site from Oregon Pike over to Lititz Pike; improving the parking areas; adding planter islands as well as adding a dedicated right turn lane out of the site onto Oregon Pike.

Mr. Gossick indicated that a cross access agreement exists for the continued access over to the AC Moore site.

\*Note: Mr. Gibeault departed the meeting at 8:30 p.m.

Mr. Wolf questioned as to whether any off-site improvements would be required.

Mr. Mellott indicated that PADOT advised him to limit the analysis just to the site access points for the development due to the minimal increase in traffic with this proposal since it is not a proportional increase with the Giant expansion and that the same customer base would remain with possibly only an 8% increase in customers.

Mr. Gossick indicated that with the removal of basement square footage and the taking over of existing retail space, the increase in square footage is minimal and basically a wash.

Mr. Wolf questioned the need for a traffic signal on Lititz Pike.

Mr. Mellott indicated that PADOT has advised that this proposal does not meet volume warrants for a traffic signal because of the majority of traffic leaving the site turns right and also because of the close proximity with the existing light at Chester Road.

Mr. Wolf expressed concerns regarding the right southbound lane on Oregon Pike and because of the existing condition where the right lane ends and forces a vehicle into the site, he wondered if the proposal for right out only onto Lititz Pike would have an affect on such motorists who get forced into the site and then utilize the access drive and make a left turn onto Lititz Pike.

Mr. Reed expressed his concerns over stormwater ponding at the existing exits along Lititz Pike.

Mr. Gossick indicated that the majority of the stormwater is surface runoff and that there is a PADOT drainage issue where the pipes along the pike are very old and very small.

Mr. Gossick advised that they are reducing the impervious coverage substantially by about a half acre.

Mr. Gossick indicated that the applicants are working with PADOT and staff regarding the stormwater conveyance.

Pedestrian crossings and public transit discussions were held.

Mr. Sturla 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.**

**Public Comment**

There was no additional public comment.

**Adjournment**

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

Motion approved 5-0 and the meeting adjourned at 9:05 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, February 18, 2009 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli