

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
August 20, 2008**

A meeting of the Manheim Township Planning Commission was held on Wednesday, August 20, 2008 at 6:30 p.m. The following members were present: Mr. Jeffrey Sturla; Mr. Robert Wolf; Mr. Michel Gibeault; Mr. Donald Reed and Mr. Michael Martin. Mr. Cory Rathman and Mrs. Mary Ellen Hollinger were 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 July 16, 2008 meeting minutes.

On a motion by Mr. Wolf, seconded by Mr. Reed, it was recommended to approve the July 16, 2008 meeting minutes.

Motion Approved 5-0.

Comprehensive Plan Update

Mrs. Douglas provided the planning members and audience with an update of the progress of the Comprehensive Plan.

Mrs. Douglas indicated that the Steering Committee met on Wednesday, July 23, 2008 at 7:00 a.m. to continue discussions relative to land use and density.

Mrs. Douglas indicated that there was discussion about an official map and whether one is needed.

Mrs. Douglas stated that roadway improvements and the current impact fee ordinance were also discussed.

Mrs. Douglas advised that transportation improvements will be discussed at one of the next Steering Committee meetings.

Mrs. Douglas indicated that the next Steering Committee meeting will be on Wednesday, August 27, 2008 at 7:00 a.m. here at the Township offices and that land use and transportation items will be discussed.

Old Business

A. Development Plans

1. Stonehenge Reserve - Preliminary Subdivision/Land Development Plan - Northwest corner of Fruitville Pike and Koser Road - Zoned R-1 with TDR Option.

Present representing this Preliminary Subdivision/Land Development Plan was Mr. Bob Shenk and Mr. Christopher May, Herbert Rowland and Grubic.

Mr. Shenk indicated that the Highway Occupancy Plans have been submitted and were reviewed by the Township.

Mr. Shenk indicated that the original detention pond in the middle of the site is now being proposed as a retention pond, a wet pond basin, and that this change generated a few new comments from the Township Engineer which they are addressing.

Mr. Shenk indicated that there will be a fountain located in the basin.

Mr. Shenk indicated that the maintenance of the basin will be the responsibility of the entire Home Owners Association and well as the dry ponds.

Mr. Sturla asked if the applicants have given any more thought into the planning members request for additional right-of-way as a condition of approving the level of service modification request, so that when future improvements do become necessary, the improvements can be made without any disruption to the residents.

Mr. Shenk indicated that the applicant is prepared to discuss this request with staff and questioned how much additional right-of-way the Township was looking for.

Mrs. Douglas indicated that staff will need to discuss this issue with Public Works and the Township Engineer in order to come up with the appropriate additional right-of-way width.

Mr. Reed asked if there would be any protection around the wet pond, such as a fence.

Mr. Shenk indicated that nothing is proposed to encompass the basin, however, the design feature consists of very gentle slopes and is very shallow at the edge as well as rip-rap is being provided which is designed to be about 1/2 foot higher than the permanent water surface elevation, which is basically a ribbon of rock.

Mr. Shenk indicated that the basin will continuously hold 4 feet of water and that the ponding level during the 100-year storm would be 6.63 feet.

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

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

Motion Approved 5-0.

2. RLPS Partners New Office Building - Preliminary Subdivision/Land Development Plan - Valleybrook Drive and Oregon Pike - Zoned B-1.

Present representing this Preliminary Subdivision and Land Development Plan was Mr. Darek Potter, Harbor Engineering and Mr. Craig Kimmel, RLPS.

***Note: Planning member Michael Martin recused himself from plan discussions.*

Mr. Potter indicated that the Township Engineer has approved the updated Floodplain Study and that the Township Engineer has recommended that this updated study be accepted by the Township to replace the 2001 study conducted by Herbet Rowland and Grubic.

Mr. Sturla asked for public comment.

Patron Jim Scott, Kreider Avenue resident questioned if there has been any discussion about Delp Road being continued through in conjunction with this plan.

Mr. Sturla answered no.

There was no further public comment.

On a motion by Mr. Reed, seconded by Mr. Gibeault, it was recommended to approve this plan, the specific permission request and the modifications conditioned upon the complete construction of the linear trails prior to the issuance of Final Use and Occupancy and contingent upon a clean review letter.

Motion Approved 4-0, (with Mr. Martin abstaining).

3. Alpha Charlie - Preliminary/Final Land Development Plan - 500-G Airport Road - Zoned I-3.

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

Mr. Strausser indicated that, in response to the planning members' stormwater management concerns from the July meeting as well as concerns raised by the Township Engineer, the applicants are proposing just to redesign and utilize the existing basin.

Mr. Strausser indicated that there were two additional modifications requested since the July meeting. One to waive the Traffic Impact Study requirement and the second to waive the requirement to improve existing streets.

Mr. Strausser continued but was inaudible due to the lack of using the microphone.

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 contingent upon a clean review letter.

Motion Approved 5-0.

B. Rezoning/Text Amendment/Conditional Use/Ordinances

1. Text Amendment Petition of Penn Ketchum - Penn Cinema - 541 Airport Road - Request to amend the Manheim Township Zoning Ordinance (theater churches/community clubs)- Zoned I-3.

There was no one in attendance to represent this Text Amendment Petition.

On a motion by Mr. Gibeault, seconded by Mr. Reed it was recommended to deny this Text Amendment Petition.

Motion Approved 5-0.

Hearing Date - September 8, 2008

2. Susquehanna Bank – Conditional Use Request - Wetherburn Commons PRD - Fruitville Pike and Petersburg Road - Zoned R-3.

Present representing this Conditional Use Request was Mr. Felix Bartush, Bartush signs.

Mr. Bartush indicated that Susquehanna Bank is proposing a 24 square foot building sign and is requesting a conditional use to allow for the height of the lettering to exceed the 8 inch maximum height by permitting a height of 11-3/8 inches as well as permitting a logo to exceed the 8 inch maximum height by allowing a height of 32 inches.

Mr. Sturla indicated that staff is in support of increasing the 8 inch lettering height, but is recommending that letters, numbers, graphics and logos not exceed 12 inches.

Mr. Wolf stated that since this request is site specific and since the commercial component of Wetherburn Commons is totally separated by roadways, compared to other PRD's, he felt that this request was reasonable and that approval of this request would not be setting a precedent.

Mr. Gibeault indicated that retail areas are sensitive to PRDs and as long as the signage is architecturally compatible, he felt comfortable with the request.

Mr. Sturla asked for public comment.

Patron Mr. Mike Obrien spoke, but was inaudible due to the lack of using the microphone.

On a motion by Mr. Wolf, seconded by Mr. Gibeault it was recommended to approve this Conditional Use request for the Susquehanna Bank sign to permit 11-3/8" lettering and a 32" logo, conditioned upon the applicant complying with all other applicable requirements.

Motion Approved 5-0.

Hearing Date - September 8, 2008

3. Text Amendment Petition of Wetherburn Town Center, LP #1 - Fruitville Pike - Request to amend the Manheim Township Zoning Ordinance (building sign regulations in a PRD) - Zoned R-3.

Present representing this Text Amendment Petition was Mrs. Caroline Hoffer and Mr. Michael O'Brien.

Mrs. Hoffer indicated that, as a result of the July Planning Commission meeting, they have separated the original petition into two separate petitions, one for strictly dealing with the wall mounted signs and another (to follow) specifically for the addition of a commercial center sign.

Mrs. Hoffer indicated that after meeting with staff regarding the lettering height, it was determined that the language capping off a maximum letter height, should remain in the ordinance and that the maximum height could be increased from 8 inches to 12 inches.

Mrs. Hoffer indicated that the applicant is fine with that suggestion and that if a single user could not comply with the 12 inch maximum height, they could file a conditional use request similar to the Susquehanna Bank request.

Mr. O'Brien spoke but was inaudible due to the lack of using the microphone.

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

On a motion by Mr. Gibeault, seconded by Mr. Martin it was recommended to approve the text amendment petition provided that Section 1673.1.C.(1).(d) is reinstated into the petition and that the height of the lettering, numbers or graphics not exceed twelve (12") inches.

Motion Approved 5-0.

Hearing Date - September 8, 2008

4. Text Amendment Petition of Wetherburn Town Center, LP #2 - Fruitville Pike - Request to amend the Manheim Township Zoning Ordinance (center sign regulations in a PRD) - Zoned R-3.

Present representing this Text Amendment Petition was Mrs. Caroline Hoffer and Michael O'Brien.

Mrs. Hoffer indicated that, as a result of the July Planning Commission meeting, the originally proposed center sign amendment request is now being proposed on this separate petition.

Mrs. Hoffer advised that after meeting with staff, a few changes were recommended which the applicant is open to, other than the square footage area of the sign.

Mrs. Hoffer indicated that staff is suggesting removing the proposed criteria minimums for the center sign and adding language for the location of the center commercial sign.

Mrs. Hoffer indicated that currently a Development Sign for a PRD is permitted with a maximum area/surface of 20 square feet and 40 square feet if a center sign is incorporated.

Mrs. Hoffer indicated that they are proposing a center sign for the commercial component with a maximum area/surface of 80 square feet which would be completely separate from the development sign.

Mrs. Hoffer indicated that staff is recommending that, since the current language permits 20 square feet of permitted commercial signage on the development sign, that the center sign be limited to a maximum of 40 square feet.

Mrs. Hoffer stated that, in order to incorporate all of the commercial tenants on one sign, the applicant feels that 80 square feet is visually necessary.

Mr. O'Brien commented but was inaudible due to the lack of using the microphone.

Mr. Sturla felt that an 80 square foot sign in a residential district is too large.

Mr. Wolf asked if the applicants could work with the 40 square feet if they were to focus more on the Commercial Retail Center identification on the sign versus each individual tenant.

Mr. O'Brien indicated that they may be able to work with that and just give a couple of the important tenants a spot on the sign.

Mr. O'Brien stated that for the September Planning Commission meeting, he plans on creating new drawings showing the signage at 80 square feet and at the suggested 40 square feet.

It was also mentioned that language would need to be added to the petition to eliminate the existing language from the ordinance permitting the development sign to be increased from 20 to 40 square feet, since there would be a completely separate section for commercial center signage.

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

On a motion by Mr. Wolf, seconded by Mr. Reed it was recommended to table this Text Amendment Petition.

Motion Approved 5-0.

Hearing Date - October 13, 2008

New Business

A. Sketch Plan

1. Fern Lane - Sketch Plan - Petersburg Road - Zoned R-1.

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

Mr. Strausser indicated that his only real reason for submitting this sketch was to get the Planning Commission's thoughts on the proposal of nine lots located on a private street and in lieu of sidewalk along Petersburg Road, the proposal for a walking trail.

Brief discussions took place and there were no concerns raised by the planning members in regards to the proposal of nine lots and as long as the applicants provided a trail to connect over to Wetherburn, the idea of sidewalk relief was favorable.

Public Comment

In regards to the Crossings at Conestoga Creek Specific Permission request and in the absence of Mr. Rathman, Mrs. Douglas stated that brief discussions were held at the August Planning Commission Briefing meeting and that Mr. Rathman made a recommendation to the Board of Commissioners, that if they choose to vote to approve this request, the conditions of approval should include language indicating that approval of the Specific Permission request does not relieve the applicant from meeting all of the requirements of Stormwater Management, which will be a completely separate review, and also a condition that the applicant shall secure all applicable state, county and local approvals and permits.

Adjournment

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

Motion approved 6-0 and the meeting adjourned at 9:10 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, September 17, 2008 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli