

**MANHEIM TOWNSHIP**  
**PLANNING COMMISSION MEETING MINUTES**  
**Wednesday, August 16, 2023**

The meeting of the Manheim Township Planning Commission was held on Wednesday, August 16, 2023, at 5:30 p.m. Members present were Roy Baldwin, Stacey Betts, Michel Gibeault, John Hendrix, Jennifer Rule, John Shipman, and Jeff Swinehart. 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**

Mr. Baldwin called the meeting to order at 5:30 p.m.

**Minutes**

Motion was made by Mr. Hendrix and seconded by Mr. Shipman to approve the minutes of the June 21, 2023, Planning Commission meeting. Motion carried 7-0.

**Subdivision and Land Development Plans**

1. Preliminary/Final Land Development Plan for Brent L. Miller Jewelers – Building 2 (1610 Manheim Pike – B-4 Business Zoning District/D-R Retrofit Overlay)

Ryan Miller of Brent L. Miller Jewelers and Alex Piehl of RGS Associates presented the plan on behalf of the applicant, Brent L. Miller Jewelers. The plan proposes construction of a second, 15,425 square foot building for expanded retail, office, and storage purposes, along with a new parking lot. Stormwater management would be handled by existing facilities and access to the property will be the existing drives onto Manheim Pike and Flory Mill Road. Improvements would include extension of sidewalk along Manheim Pike and Flory Mill Road as well as widening of Flory Mill Road. The new building is planned to be open in the fourth quarter of 2024.

Motion was made by Ms. Rule and seconded by Mr. Shipman to recommend conditional approval of the plan; motion carried 7-0.

**Old Business**

None.

**New Business**

1. Proposed Zoning Ordinance Text Amendment – Arconic US, LLC (1480 Manheim Pike)-

Attorney Claudia Shank of McNees Wallace & Nurick presented the proposed amendment to the Zoning Ordinance to exempt certain industrially developed properties in the I-2 Zoning District from the requirements of the T-Zone Overlay areas. The proposed amendment would allow expansion and redevelopment of properties with existing industrial uses without needing to satisfy

the streetscape improvements required in the T-Zones. Ms. Shank explained that these requirements are not well suited to industrial properties and would hinder expansion and redevelopment if imposed.

Motion was made by Mr. Shipman and seconded by Mr. Hendrix to recommend approval of the proposed Zoning Ordinance text amendment; motion carried 7-0.

2. Conditional Use Application – Bent Creek Country Club (620 Bent Creek Drive – R-1 Residential Zoning District)

Mike Huxta of ELA Group presented the conditional use application, which seeks approval to permit renovation of two golf course bunkers within the Little Conestoga Creek floodplain. Work on the bunkers is part of a larger project consisting of irrigation system replacement, new golf cart paths, a new restroom facility, and grading improvements to the golf course. A separate stormwater management plan has been submitted for the full project. The bunkers are the only part of the project that involves work inside the floodplain. Mr. Huxta explained that the renovation would not create any change to the floodplain, and that a separate permit will need to be obtained from PA DEP.

Motion was made by Mr. Swinehart and seconded by Mr. Gibeault to recommend approval of the conditional use application; motion carried 7-0.

**Announcements**

None.

**Public Comment**

None.

**Adjournment**

The meeting was adjourned at 6:00 p.m.

The next Planning Commission meeting is scheduled for Wednesday, September 20, 2023, at 5:30 p.m.

Respectfully submitted,



Sharyn E. Young  
Planning Commission Secretary