

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
January 16, 2008**

A meeting of the Manheim Township Planning Commission was held on Wednesday, January 16, 2008 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.

Mr. Sturla welcomed Mr. Michael Martin as the newest member to the Planning Commission.

Nominations for Chairman and Vice-Chairman

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

Mrs. Douglas asked for nominations for the 2008 Planning Commission Chairman.

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

Mrs. Douglas turned the gavel back over to Chairman Sturla.

Chairman Sturla asked for nominations for the 2008 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 19, 2007 meeting minutes.

On a motion by Mr. Rathman, seconded by Mr. Reed, it was recommended to approve the December 19, 2007 meeting minutes.

Motion Approved 6-0.

Old Business

A. Development Plans

1. Worthington Planned Residential Development - Final Phase I - Oregon Pike - Zoned R-2; R-2 (Bonus Density); R-3 and B-1 (2/29/08)

Present representing this Final Phase I Plan was Mr. Mark Johnson, RGS Associates.

Mr. Johnson advised that he was in attendance just to bring the planning commission up to speed and see if there were any major concerns from the Planning Commission.

Mr. Johnson indicated that Phase I consists of 103 single family detached homes; 10 single family semi-detached homes; the complete commercial component as well as the PADOT traffic improvements.

Mr. Johnson indicated that Phase II would consist of completing the back portion of the property to include 93 single family detached homes, 20 single family semi-detached homes and 33 townhouses.

Mr. Sturla questioned the required ratios of mixed housing and what would happen if Phase II would go un-constructed.

Mr. Johnson indicated that they are maintaining the ratio for single-family homes in Phase I, but he would have to re-check the entire ratio counts.

Mr. Johnson indicated that most of the plan comments have been addressed and that their biggest issue is PADOT and getting approval of the Traffic Impact Study which was submitted a year ago.

The planning members indicated that there are still concerns over the status of the unapproved Traffic Impact Study as well as the proposed multi-party agreement which needs reviewed by and approved by the Township Solicitor.

Mr. Sturla questioned the Route 272 & Roseville and 272 and Olde Hickory/Valleybrook drive intersections and the proposal to delay making any of those PADOT recommended improvements until the start of Phase II.

Mr. Sturla indicated that the planning commission has concerns over the proposed phasing of the improvements and the lack of Traffic Impact Study approval in light that the final review or approval may trigger changes to the traffic improvements.

Mr. Johnson indicated that he understands the concerns and that this plan isn't going to move forward until the traffic improvements and agreements are addressed.

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 until all outstanding comments can be adequately addressed.

Motion Approved 6-0.

2. **CarMax Store 7233 - Preliminary/Final Subdivision and Land Development Plan - Route 72 and Plaza Boulevard - Zoned B-4.**

Present representing this Preliminary/Final Land Development Plan was Mr. Frank Vargish, Blakinger, Byler and Thomas; Mr. Jeff Sweater and Ms. Cheryl Love, ELA Group; Mr. Steve Hudak, CarMax and Mr. Steve Horst, property owner.

Mr. Dan Melchiorre, property owner of Lancaster Dodge was also present in the audience.

Mr. Vargish indicated that in reviewing the most recent staff review letter, there appears to only be three essential issues;

(1) Regarding if LASA would like the sewer line extended to the property line. Mr. Vargish advised that LASA has indicated that they are interested in having the sewer line and have verbally indicated their acceptance of the sewer line, therefore, the applicants will extend the line and meet the ordinance requirement.

(2) Regarding the No Harm Option: Mr. Vargish indicated that the subject property qualifies for the No Harm Option because the applicant is decreasing the impervious surface, however because of the existing situation that currently exists with this property and knowing what the downstream issues are in terms of stormwater flow, the applicants have a proposal to try and make the existing situation better, although under no-harm, they would not be obligated to do such.

Mr. Sweater demonstrated some of the non-required stormwater control measures being proposed.

Mr. Vargish indicated that there is a ponding situation that exists today, and even though this plan is under no harm, the applicants are actually reducing the depth and total area of this ponding as well as reducing the surface stormwater flows to downstream by 87% in the 2 year storm event.

Mr. Vargish indicated that he felt as if the applicants have done all they can do to improve the existing conditions and have gone as far as they can go with the ponding issue.

(3) In regards to the endwall being located in the Floodplain: Mr. Vargish indicated that there was a comment regarding the design of the proposed

endwall and the additional information being requested. Mr. Vargish indicated that the County Conservation District has already reviewed this design and are in agreement with the proposed design. Mr. Vargish further indicated that a Specific Permission request has to be approved by the Commissioners and is not a request for a modification.

Mr. Sweater demonstrated the endwall design proposal.

The planning members expressed their concerns regarding the ponding issue at the access drive in the vicinity of proposed inlet I-3 and the Commerce Bank entrance.

Mr. Sweater indicated that they have reduced the depth of the ponding by 39% and the width by 30% during a 25 year storm.

Mr. Sweater indicated that the ordinance requires that the gutter flow depth be 1-inch or less and that a waiver is being sought.

Mr. Sweater indicated that currently, the gutter flow depth in the 25 year storm (which is the equivalent of Hurricane Agnes) is 1.08 feet, the proposed depth is .66 feet and that in the 2 year storm event the gutter flow depth is currently .92 feet and the proposed depth is .44 feet.

Planning members suggested that the applicants evaluate and consider the possibility of adding another pipe and/or increasing the pipe size.

Mr. Dan Melchiorre stated his concerns with changing the current plans and that the ponding is actually a benefit to him because it acts as an unintentional detention pond from flowing downstream. Mr. Melchiorre also expressed his concern about increasing the flow of water to the creek if the applicants were to add another pipe and/or increase the size of the proposed pipe.

Planning members suggested that the applicants set up a meeting with staff and provide additional information relating to a ponding analysis.

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 until the stormwater ponding and all other outstanding comments can be adequately addressed.

Motion Approved 6-0.

New Business

A. Development Plans

1. **Montessori Academy - Preliminary/Final Land Development Plan - 2750 Weaver Road - Zoned R-1. (5/8/08)**

Present representing this Preliminary/Final Land Development Plan was Mr. Hugh Cadzow and Mr. Jeff Sweater, ELA Group; Mr. Brian Hollinger, Montessori Academy Board President; Ms. Karen Rubenstein, Montessori Academy Director.

Mr. Cadzow indicated that they are working through the latest comments which mainly consist of stormwater comments.

Mr. Cadzow indicated that the school received zoning approval in October for the expansion of the school.

Mr. Cadzow provided an overview of the plan which consists of a 15,838 square foot addition to the existing school and additional parking on this 10.5 acre site.

Mr. Cadzow indicated that additional right-of-way is being dedicated along Weaver Road and at the Travis Lane cul-de-sac for possible future expansion.

Mr. Cadzow indicated that an easement would also be provided from the Travis Lane cul-de-sac which will run along the northern property line and out to Weaver Road for the potential of a future non-motorized path connection.

Mr. Cadzow indicated that currently there are 22 staff members and 165-180 students. Mr. Cadzow advised that with the proposed additions, there will be a total of 26 staff members and 250-300 students.

Brief discussions took place in regards to the requested modifications and parking requirements.

Mr. Hollinger indicated that there are 2.5 parking spaces per classroom required.

Mr. Hollinger stated that presently there are 20 spaces existing and 30 additional spaces would be required with the expansion, therefore 50 total parking spaces would be required and they are providing 81.

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 until all outstanding comments can be adequately addressed.

Motion Approved 6-0.

2. **Stonehenge Reserve - Preliminary Subdivision/Land Development Plan - Northwest corner of Fruitville Pike and Koser Road - Zoned R-1 with TDR Option. (3/4/08)**

Representatives for this plan were not in attendance.

On a motion by Mr. Reed, seconded by Mrs. Hollinger it was recommended to table this plan.

Motion Approved 6-0.

B. Rezoning/Text Amendment/Conditional Use/Ordinances

1. **Village of Olde Hickory – Rezoning Petition – Oregon Pike and US Route 222 - Request to change zoning of property from Zone R-2 to R-3. (Hearing Date 3/10/08)**

Representing this rezoning request was Ms. Sarah Yocum, Barley-Snyder; Mr. Frank Barrett and Ms. Lisa Delgato.

Ms. Yocum provided a brief overview of this request to amend the Zoning Ordinance by rezoning a 3.01 acre tract of land from Residential District R-2 to Residential District R-3.

Ms. Yocum indicated that the subject tract is located on the east side of Oregon Pike and to the south of Olde Hickory Road and abutting the Worthington Development.

Ms. Yocum indicated that the entire residential portion of the Village of Olde Hickory is presently zoned R-3 as opposed to this 3.01 acre piece being zoned R-2.

Ms. Yocum advised that prior to 2007, the Village of Olde Hickory entered into a land swap agreement, consisting of 3-acres, with Rockview LLC in order to facilitate the Worthington development. Ms. Yocum indicated that there was an approved and recorded lot add-on plan between the two entities.

Ms. Yocum indicated that the Village of Olde Hickory property that was transferred to Rockview was zoned R-3 and that the Rockview property which was conveyed to the Village of Olde Hickory, was zoned R-2.

Ms. Yocum indicated that this 3.01 acre piece is a part of a larger tract of land owned by the Village of Olde Hickory which consists of 65 acres. In all the Village of Olde Hickory owns three tracts of land roughly 96 acres.

Ms. Yocum indicated that the Village of Olde Hickory property is primarily zoned Residential R-3, with only a small portion zoned B-2 and B-3.

Ms. Yocom stated that the Village of Olde Hickory is primarily used for residential purposes consisting of townhouses and garden apartments along with a golf course, shops and corporate offices.

Ms. Yocom indicated that the property that is being requested for rezoning is currently vacant and contains some wetlands.

Ms. Yocom advised that there are no immediate plans for this tract, but for future plans, the Village of Olde Hickory wishes to have all of its residential land zoned R-3 in order to allow townhouses and/or garden apartments.

Mr. Martin asked if the 3.01 acres would be counted into their entire density calculations on the entire tract of land.

Mrs. Douglas indicated yes.

No further questions or concerns were raised from the planning members.

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

On a motion by Mr. Reed, seconded by Mr. Gibeault, it was recommended to approve this Rezoning Petition.

Motion Approved 6-0

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

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

The meeting was adjourned at 8:34 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, February 20, 2008 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli