

**MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
Wednesday, December 20, 2023**

The meeting of the Manheim Township Planning Commission was held on Wednesday, December 20, 2023, at 5:30 p.m. Members present were Roy Baldwin, Stacey Betts, Michel Gibeault, John Shipman, and Jeff Swinehart. Township staff present were 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 Ms. Betts and seconded by Mr. Shipman to approve the minutes of the November 15, 2023, Planning Commission meeting. Motion carried 5-0.

Subdivision and Land Development Plans

1. Wetherburn Town Center Conditional Use Application (605 Richmond Drive, R-3 Residential Zoning District)

Attorney Claudia Shank of McNees Wallace presented details of the conditional use application on behalf of the applicant, Wetherburn Town Center. Ciro's Italian Bistro in Wetherburn seeks to expand the existing 4,993 square foot restaurant by 940 square feet. Inasmuch as Wetherburn was approved as a Planning Residential Development, the conditional use approval is necessary to permit the restaurant to exceed the 5,000 square foot limitation on individual uses within the development.

Motion was made by Mr. Swinehart and seconded by Ms. Betts to recommend conditional approval of the plan; motion carried 5-0.

Other Business/Briefing

1. Landis Homes East Expansion Preliminary Land Development Plan (1001 East Oregon Road, Institutional Zoning District)

Engineer Craig Smith of RGS Associates briefed the Planning Commission on the proposed expansion, which would consist of construction of 87 new dwelling units contained within apartments, duplexes, and single-family cottages, a new maintenance building, and renovation of an existing barn. The project will include removal of 4 existing cottages, new parking areas and access drives, and stormwater management facilities. Mr. Smith discussed requested modifications of the Subdivision and Land Development and Stormwater Management ordinances, the access drive onto Oregon Road, and potential use of the renovated barn. In response to questions from Planning Commission members, Mr. Smith also explained that there could be barbeque grills outside the barn but that residents would continue to eat meals in either the dining facilities or their

own homes, how vehicular access over the floodplain would be handled, and that some retaining walls would be necessary to accommodate the slopes on the site.

Public Comment for Non-Agenda Items

None.

Adjournment

The meeting was adjourned at 6:05 p.m.

The next Planning Commission meeting is scheduled for Wednesday, January 17, 2024, at 5:30 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Sharyn E. Young', with a long, sweeping horizontal line extending to the right.

Sharyn E. Young
Planning Commission Secretary