

MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
Wednesday, January 17, 2024

The meeting of the Manheim Township Planning Commission was held on Wednesday, January 17, 2024, at 5:30 p.m. Members present were Roy Baldwin, Stacey Betts, Michel Gibeault, John Shipman, and Jennifer Rule. Township staff present were Lisa Douglas, Director of Planning & Zoning, Sharyn Young, Assistant Director of Planning & Zoning/Plan Review Administrator, Anthony Vallone, Community Development Manager, 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. Rule and seconded by Mr. Shipman to approve the minutes of the December 20, 2023, Planning Commission meeting. Motion carried 6-0.

Subdivision and Land Development Plans

1. Erb/Brook Lawn Sketch Plan (2325 Lititz Pike/120 Kreider Avenue, R-2 Residential Zoning District)

Todd Kurl of RGS Associates presented an overview of the sketch plan on behalf of the applicant, Ultimate Gift II, LLC. Also present on behalf of the applicant were Bill Briegel and Sarah Young of Keystone Custom Homes and Rob Lewis of Kaplan Stewart. The plan depicts development of the 69.25-acre tract with 102 single-family detached dwellings and 3 open space lots totaling approximately 21 acres. A significant portion of the open space contains a floodplain. The property currently contains a farmhouse, outbuilding, and farm market. All but one of the SFD lots will be 15,000 square feet in size; the remaining lot will contain the existing farmhouse and outbuilding. The farm market on Lititz Pike will be removed.

The sketch plan depicts new streets connecting to Carlton Place and Rachael Drive to the south of the floodplain, and Delp Road and Kreider Avenue north of the floodplain. The plan also includes an emergency connection between Kreider Avenue and Delp Road, but does not propose a permanent connection to Kreider. As shown on the plan, there would be no connector road between Delp Road and Lititz Pike; this was the primary topic of discussion at the meeting. Planning Commission members emphasized that the connector is shown on the Township's Official Map, which requires the developer to develop a design that includes sufficient right-of-way for the eventual construction of a collector road. The collector road would provide a much-needed east-west connection to help reduce heavy traffic on other east-west roads, as well as provide better access for emergency services in the proposed development and surrounding neighborhoods. Mr. Lewis stated that the development can be built without this connector, and that construction of the connector is the Township's responsibility. The developer is willing to work with the Township on a plan that accommodates the right-of-way and to dedicate the right-of-way to the Township.

Members of the public – owners of property on Kreider Avenue – expressed concerns about the sketch plan, primarily relating to traffic on Kreider Avenue and impact of the development on their neighborhood.

At the conclusion of the discussion, the Planning Commission recommended that the developer meet with staff to discuss accommodation of the Lititz Pike-Delp Road connector.

Public Comment for Non-Agenda Items

None.

Adjournment

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

The next Planning Commission meeting is scheduled for Wednesday, February 21, 2024, at 5:30 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "SECY".

Sharyn E. Young
Planning Commission Secretary