

MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
Wednesday, February 21, 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, John Shipman, Jennifer Rule, and John Hendrix. 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 Mr. Shipman and seconded by Mr. Hendrix to approve the minutes of the January 17, 2024, Planning Commission meeting. Motion carried 4-0.

Subdivision and Land Development Plans

1. 1099 Fruitville Pike Land Development Plan (R-1 Residential Zoning District)

Steve Gergely of Harbor Engineering presented the plan on behalf of the applicants, Ryan and Laura Miller, which consists of conversion of an existing barn to create a second residence on the property. As a second principal use on the property, a land development plan is required. Mr. Gergely explained that no subdivision is proposed at this time, and that the owners plan to move into the new residence and use the existing house as a rental or for in-law quarters.

Motion was made by Ms. Rule and seconded by Mr. Shipman to recommend conditional approval of the plan and associated modifications; motion carried 4-0.

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

Craig Smith of RGS Associates presented the plan on behalf of the applicant, Landis Homes, which proposes construction of 87 new dwelling units in a mixture of apartments, duplexes, and single-family cottages, along with a new maintenance building and renovation of the existing barn. Mr. Smith addressed topics including access to the community from East Oregon Road, whether any of the new residences would be affordable housing (they will not), the joint access easement with neighboring Friendship Village, and that the PA DEP NPDES and PennDOT HOP permits are currently under review with those agencies. He also explained that stormwater management will be handled by the existing floodplain, which was the subject of an extensive restoration several years ago, and that water quality measures would be handled outside the floodplain.

Motion was made by Mr. Hendrix and seconded by Mr. Shipman to recommend conditional approval of the plan and associated modifications; motion carried 4-0.

3. Cellco/Verizon Conditional Use Application (Lancaster Country Club, R-1 Residential Zoning District)

Attorney Rich Williams and consultants Joe Ruiz and Todd Gannon presented the conditional use application on behalf of the applicant, Cellco/Verizon, which sought approval to install a 40'10" cell tower and associated apparatus on the property of the Lancaster Country Club for the upcoming LPGA tournament. A cell tower installed several years ago had been removed when a new building was constructed, necessitating installation of the new tower. Mr. Ruiz and Mr. Gannon explained that the cell tower, which will be a light pole and fixture with antenna apparatus at the top, needs to be placed at the location shown on the site plan. The consultants displayed an RF analysis plan and site plan and explained that the location is RF-driven. They also indicated that the installation will remain after the end of the tournament.

Motion was made by Ms. Rule and seconded by Mr. Hendrix to recommend approval of the Cellco/Verizon Conditional Use Application; motion carried 4-0.

4. National Wrestling and Performance Center Petition to Amend Zoning Ordinance

Jayne Katherman of Barley Snyder and Dave Madary of Madary Engineering & Design presented the petition to amend the Zoning Ordinance on behalf of the petitioner, the National Wrestling and Performance Center. The intent is to use the facility for wrestling meets, on-mat training, outdoor events, etc., and offices. The petition proposes amendment of Section 2530 of the Zoning Ordinance, which currently allows conversion of qualifying large, nonresidential buildings to expand up to 25% of the existing building footprint. The proposed amendment would include in the term "footprint" any existing outdoor gathering, event, and/or recreational spaces. Ms. Katherman and Mr. Madary answered questions from the Planning Commission pertaining to whether a PennDOT HOP will be required, whether individuals or just groups will be able to use the facility (it hasn't been decided yet), that peak traffic is anticipated to be at event times, during which as many as 600 people may attend, and that 300 parking spaces will be proposed. They explained that the details are still being worked out but the facility is envisioned as an elite wrestling center.

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, March 20, 2024, at 5:30 p.m.

Respectfully submitted,



Sharyn E. Young
Planning Commission Secretary