

MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, MARCH 20, 2024

The meeting of the Manheim Township Planning Commission was held on Wednesday March 20, 2024, at 5:30 p.m. Members present were Stacey W. Betts, Michael Gibeault, John Hendrix, Sandy Kime, John Shipman, and Nate VanName. Township staff present were Sharyn Young, Director of Planning and Zoning, Jim Langenstein, Plan Review Coordinator, and Declan Murphy, Communications Specialist.

Roll Call

Ms. Betts 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 February 21, 2024, meeting.

A. Subdivision/Land Development Plan

1. Preliminary/Final Subdivision Plan for Horst Group, Inc. (320 Granite Run Drive, I-1 Industrial Zoning District/ D-R Retrofit Overlay)

This plan subdivides an 8.549-acre parcel from the existing 13.74-acre parent tract, to convey the newly created lot (Lot 2) to Manheim Township. The new lot is the existing pedestrian walkway. Sharyn Young, Director of Planning and Zoning, presented the plan.

Mr. Hendrix made the motion to recommend approval, which was seconded by Mr. Gibeault. Motion was carried 6-0.

B. Conditional Use Applications

1. Oregon Dairy Agritourism Conditional Use Application (2870 Oregon Pike, A Agricultural Zoning District, T-5 Oregon Village Overlay)

John Williamson from Team Ag and Maria Forry from Oregon Dairy Farm presented the application for an agritourism operation, to be developed in phases over multiple years, on three parcels totaling approximately 115 acres south of Jake Landis Road. The existing manure composting facility along Oregon Pike will be phased out by 2026 and the Creek Rd agritourism operation will be moved to this location and activities will be expanded. Phase 1 will not involve any additional construction but will involve converting the existing composting buildings for agritourism use.

Mr. Kime made the motion to recommend approval of the conditional use, which was seconded by Mr. Gibeault. Motion was carried 6-0.

2. Conditional Use Application for Revised Tentative Plan of Village of Olde Hickory Planned Residential Development (600 Olde Hickory Road, R-1, B-2, B-3 Zoning Districts/D-C Corridor Overlay)

Chris Venarchick from RGS Associates and Judi Rineer, from Boyd/Wilson presented the proposed revised tentative plans for the Village of Olde Hickory. The plan proposes four (4) apartment buildings to replace older existing buildings. A previous plan had been approved showing two (2) larger apartment buildings. They stated that the buildings' re-configuration was necessary due to changing market conditions that arose since the Covid pandemic and to maximize the views of the planned Landis Creek flood plain restoration..

Their revised plan requires modifications from Zoning Ordinance Sections 1913.2, 1919.6.D(1), 1920.2.A, 1920.2.C, and 1924.3 of the Planned Residential Development requirements. The proposed layout has 3 of the 4 buildings set back from the build-to-line further than the PRD ordinance allows. A 3-4' wall and landscaping were proposed along the build-to-line to compensate. This treatment is mentioned in the PRD ordinance as an alternative method of meeting the build-to-line. In addition, approximately 34% of the proposed parking would be in the front of the buildings. As per 1920.2.A and 1920.2.C, parking is not permitted between the street line and the primary façade and is to be located in the side or rear of the buildings. The wall and plantings are proposed to screen this parking. Building types and configuration were discussed as well as increasing the building height to reduce the building footprint. A time extension for commencing the conditional use hearing was asked for by a Commission member so that other buildings and layouts could be explored. The applicant responded that numerous options had already been explored and that they did not believe that more time would be productive; the request for an extension was therefore denied.

Mr. Gibeault made a motion to recommend denial of this application, which was seconded by Mr. Kime. The Commission voted 3-3 to recommend denial of this application. Mr. Gibeault made a motion to recommend approval of this application, which was seconded by Mr. Shipman. The Commission voted 3-3 to recommend approval of the application. The result was that no recommendation would be made by the Planning Commission to the Board of Commissioners.

C. Proposed Zoning Map Amendment

1. John Snader, President and CEO of Brethren Village, attorney Matt Creme from Nikolaus & Hohenadel, LLP, and James Wenger from Derck and Edson presented the petition to rezone the subject 52.05-acre parcel (495 East Oregon Road) from I-3 Industrial to IN Institutional, to allow expansion of the Brethren Village Community. The plans presented with the petition showed a mix of residential and commercial uses. The residential uses included cottages and multistory apartments. The cottages were proposed closest to the existing Brethren Village development and the multi-story apartments located towards the center of the property. The commercial buildings would be accessed from Oregon Pike and are envisioned to be single story. A landscape buffer was proposed to screen this development from the existing residential properties. Brethren Village will continue to own all the buildings and to rent the individual apartments and tenant spaces.

Taxes were discussed since the change in zoning could have a significant impact on the amount of taxes collected for this property. It was stated that Brethren Village currently provides a payment in lieu of taxes and would continue this practice. It was proposed that the cottages and six (6) apartment buildings would be non-taxable. The remaining market rate apartments and commercial buildings would be taxable.

Mr. Hendrix made a motion to recommend approval of the rezoning petition, which was seconded by Mr. Gibeault. The motion carried 6-0.

D. Public Comment for Non-Agenda Items

None

E. Adjournment

Meeting was adjourned at 7:40 PM.