

MANHEIM TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
WEDNESDAY, June 19, 2024

The meeting of the Manheim Township Planning Commission was held on Wednesday June 19, 2024, at 5:30 p.m. Members present were Michael Gibeault, John Hendrix, Sandy Kime, John Shipman, and Nate Van Name. Township staff present were Sharyn Young, Director of Planning and Zoning, Jim Langenstein, Plan Review Administrator, Jeff Shue, Township Engineer – C.S. Davidson, and Declan Murphy, Communications Specialist.

**Roll Call**

Mr. Gibeault called the meeting to order at 5:30 p.m.

**Minutes**

A motion was made by Mr. Shipman and seconded by Mr. Kime to approve the minutes of the May 15, 2024. Motion carried 5-0.

**Subdivision/Land Development Plan**

1. Final Land Development Plan for Landis Homes Retirement Community – East Expansion

Craig Smith of RGS Associates presented the plan on behalf of the applicant, Landis Homes Retirement Community, which consists of development of the eastern portion of the Retirement Community located at 1001 East Oregon. 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.

87 new units are proposed, seven (7) existing ones are to be demolished for a net increase of 80 new units. Site improvements will be implemented on both the eastern and western sides of the existing flood plain. Hybrid apartments, six-unit apartment buildings, semi-detached units, and single-family cottages are proposed. Other improvements include a new maintenance building, the renovation of the existing barn, community green spaces, resident gardens, sidewalks, access drives, parking, and utility infrastructure. The highway occupancy permit is still in process and is awaiting the final approval of the access agreement with the Friendship School. The existing shared access driveway for the school and Landis Homes is being expanded to become Lilac Drive and adjusted so that it aligns with the driveway on the other side of the road.

Mr. Shipman made the motion to recommend approval of the plan and Mr. Hendrix seconded the motion; motion carried 5-0.

**Petition to Amend Zoning Ordinance and Zoning Map**

1. KIRPA ESTATES (3001 Oregon Pike – B-3 Business Zoning District/T-5 Oregon Village Overlay)

Matt Creme of Nikolaus & Hohenadel and Joel Young of Rettew Associates presented the Zoning Ordinance amendment petition on behalf of the petitioner, KIRPA Estates. Bernadette Hohenadel of Nikolaus & Hohenadel, Kevin Ember of Rettew Associates, and Dwight Wagner of U.S. Commercial Realty were also present. The applicant, KIRPA Estates, proposes amendment of the Zoning Ordinance and Zoning Map to rezone 20.52 acres of the 26.77-acre site from B-3 Business to R-3 Residential, increase the maximum permitted building height for multi-family buildings in the R-3 and hotels in the B-3 Zoning Districts, increase maximum density for multi-family dwellings, and permit houses of worship under 20,000 SF or 200 seats by right. Mr. Creme and Mr. Young displayed a concept plan of a mixed-use development consisting of a 256 -unit apartment community, house of worship, hotel, bank, and restaurant. The Zoning Ordinance amendment petition would enable development of the concept plan.

Lengthy discussion ensued between the Planning Commissioners, Ms. Young, and the petitioner's representatives regarding the proposed amendments. The petitioner does not want to develop under the T-5 Oregon Village Overlay requirements, necessitating the partial rezoning in order to build apartments. 50-foot apartment buildings are already permitted in the R-3 and T-5 OVO zones, but the petitioner seeks to remove the TDR requirements to achieve that building height. Additionally, the petition proposes a significant increase in density to a minimum of 3,000 SF per multi-family dwelling unit in the R-3, where 6,000 SF (or 5,000 SF with the purchase of TDRs) is the minimum. The petition further proposes an increase in non-residential buildings in the B-3 Zoning District from 35 feet to 55 feet. Some concern was expressed about the applicability of the proposed height increases, and Ms. Young explained that apartment buildings are already permitted to be 50 feet high in areas with R-3 zoning as long as TDRs are purchased.

The petition also seeks to allow houses of worship to be permitted by right rather than by special exception. Ms. Young objected to this change because many houses of worship being built today are very large and have a significant impact on the community around them. She suggested that the petition be revised to add a new use distinguishing between smaller and larger houses of worship, and that she would support the smaller ones being permitted by right.

A motion was made by Mr. Kime and seconded by Mr. Shipman to table action until the July 17 meeting; motion carried 5-0.

#### **Subdivision/Land Development Plan (Briefing)**

##### **1. Parkside Reserve Phase 4 Final Plan (Millpond Drive, R-1 Residential Zoning District)**

Josh Boulbee of Pioneer Management and Douglas Parkins of Petersburg Road Associates briefly presented the plan on behalf of the applicant, Petersburg Road Associates. The plan proposes development of the final phase of the five-phase Parkside Reserve residential development. Thirty-four (34) single-family detached homes are proposed adjacent to Manheim Township Community Park, with an access path connecting the development to the park. Mr. Boulbee explained that sanitary sewer will be extended to the park via an easement that coincides with the access path. He also confirmed that the final phase will offer the same selection of house models as the previous phases.

**Public Comment for Non-Agenda Items**

None.

**Adjournment**

Motion was made by Mr. Hendrix and seconded by Mr. Van Name to adjourn the meeting at 6:32 p.m.; motion carried 5-0.