

MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, May 15, 2024

The meeting of the Manheim Township Planning Commission was held on Wednesday May 15, 2024, at 5:30 p.m. Members present were Stacey W. Betts, Michael Gibeault, John Hendrix, Sandy Kime, John Shipman, and Nate Van Name. Township staff present were Sharyn Young, Director of Planning and Zoning, Jeff Shue, Township Engineer – C.S. Davidson, Nate Hardman, Engineer - C.S. Davidson, and Declan Murphy, Communications Specialist.

Roll Call

Ms. Betts called the meeting to order at 5:30 p.m.

Minutes

A motion was made by Mr. Hendrix and seconded by Mr. Kime to approve the minutes of the April 17, 2024. Motion carried 6-0.

A. Subdivision/Land Development Plan

1. Preliminary Subdivision and Land Development Plan for Stonehenge Estates Tract 2 (Stonehenge Development, LLC)

In attendance: Mike Huxta (ELA group), Peter Alecxih (Greystone Construction)

Mr. Alecxih presented the plan, which proposes a total of 90 new residential dwelling units on a 23.26-acre tract located at the intersection of Buckwalter and Koser Roads. The property is in the R-2 Residential Zoning District and is currently in agricultural use.

A pedestrian connection to the nearby Reidenbaugh Elementary School was discussed. There are crosswalks at all intersections within the development and a proposed crosswalk at the intersection of Inverness Dr and Buckwalter Rd to allow pedestrians to cross the latter. The location of the crosswalk was coordinated with School District officials and staff.

The carbonate geology and drainage issues at other Stonehenge Estates properties was discussed as well as the concern for Karst issues on this site. The issues at the existing sites have been addressed, but there is on-going monitoring. Mr. Alecxih thought that the blasting of rock on the other sites may have contributed to the problem. No blasting will be done on this site. A modification is being requested for the time period required to de-water one of the basins.

Drainage issues were brought up by a resident who was concerned about how the stormwater would get to the proposed stormwater basins. Mr. Shue and Mr. Alecxih explained how the stormwater management system would work.

Traffic issues were also a concern of residents. Cut-through traffic through Old Field Development, congestion, perceived speeding was all mentioned. Mr. Huxta discussed the 2015 traffic study for the entire Stonehenge development. This study concluded that there would only be approximately a 2% increase in traffic because of the new development. The stacking of traffic at the school was a resident concern. The traffic counts that were part of the initial traffic study take some of these issues into account but the mismanagement of the drop off process at the school needs to be addressed by the School District. It was not an issue that the Planning Commission could address and the Planning Commission suggested the residents bring the issue to the attention of the School Board.

A motion was made by Mr. Shipman and seconded by Mr. Kime to recommend approval of the plan and associated modifications. Motion carried 6-0.

2. Lancaster Airport Authority – Venture Jets Hangar Addition

In attendance: Jeremy Hummel (Larson Design Group)

Mr. Hummel briefed the Planning Commission on the plan which proposes construction of a 19,200 SF hangar, along with other site amenities. The project will include grading, concrete replacement/installation, utility relocation, and stormwater management. The property is in the I-3 Industrial Zoning District and the D-A Airport Overlay Zone.

B. Public Comment for Non-Agenda Items - None

C. Adjournment – A motion was made by Mr. Shipman and seconded by Mr. Kime to adjourn the meeting. Motion carried 6-0. Meeting adjourned at 6:20 PM.