

MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, OCTOBER 16, 2024

The meeting of the Manheim Township Planning Commission was held on Wednesday October 16, 2024, at 5:30 p.m. Members present were Michel Gibeault, John Shipman, John Hendrix, Sandy Kime, Alex Rohrbaugh, Stacey W. Betts, and Nathan Van Name. Township staff present were Sharyn Young, Director of Planning and Zoning, Jim Langenstein, Plan Review Administrator, and Declan Murphy, Communications Specialist. Nate Hardman, Township Engineer, was also present.

1. Roll Call

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

2. Minutes

Minutes of the August 21, 2024, meeting - Mr. Shipman motioned to approve; seconded by Mr. Kime. Motion carried 5-0 with 2 abstaining.

Minutes of the September 18, 2024, meeting - Mr. Kime motioned to approve with changes to the KIRPA Estates, stating that it was a briefing, and no decision was to be made; seconded by Mr. Shipman. Motion carried 4-0 with 3 abstaining.

3. Subdivision/Land Development Plans

A. Overlook North Preliminary/Final Subdivision and Land Development Plan (BRIEFING) (East side of Basset Drive; north of Overlook Park and south of Delp Rd; R-2 Residential Zoning District)

Todd Vaughn of David Miller/Associates presented the plan on behalf of the applicant, David Costello.

Mr. Vaughn presented the proposed development of a 35-lot subdivision for single-family detached dwellings on 13.15 acres off Basset Drive, immediately adjacent to Overlook Park. 34 lots are to be for residential development and one (1) lot to be for stormwater management. TDR's will be used. A trail is proposed that will connect the development to the park. Five (5) lots will have driveways in dedicated right of ways in lieu of having stub streets that may or may not be expanded in the future. No action was taken at this time.

B. Proposed ALDI Food Market Preliminary/Final Land Development Plan (BRIEFING) (Corner of Lititz Pike and Millport Rd; I-3 Industrial Zoning District/D-A Airport Overlay)

Derrick Dissinger from Barley Snyder, Matt Mazzella of Dynamic Engineering, and Cory Chase from Dynamic Traffic presented the plan on behalf of ALDI and the Lancaster Airport Authority.

Mr. Dissinger and Mr. Mazzella presented the proposed development of a 20,450 SF ALDI Food Market and associated parking areas, sidewalks, and stormwater management at the intersection of Lititz Pike and Millport Road. The property is owned by the Lancaster Airport Authority. Access will be provided along Lititz Pike and Millport Road. The stormwater management will be in conjunction with the basin expansion proposed as part of the Venture Jets hangar addition. Approximately 18,000 CF of fill is projected to be needed to raise the site. Half of this amount will be from the Venture Jets project. Water and sewer will be extended through the airport to service this project.

The plan proposes sidewalk along Millport Road connecting to the corner of Lititz Pike. No sidewalk was proposed for the frontage along Lititz Pike. Applicant raised concerns regarding grades and creating a sidewalk to nowhere. Staff is in favor of installing sidewalks along both Millport Road and Lititz Pike. Mr. Chase discussed the road improvements to Millport Road and Lititz Pike. No action was taken.

4. Floodplain Ordinance Conditional Use Application

A. Lancaster Airport Floodplain Ordinance Conditional Use Application (Airport Road; I-3 Industrial Zoning District/D-A Airport Overlay)

Craig Smith of RGS Associates presented the plan on behalf of the Lancaster Airport Authority.

Mr. Smith reviewed the application for conditional use approval, required under Section 304.3.L. of the Floodplain Ordinance to construct new stormwater management facilities along Kissel Hill Road. The new facilities will replace an existing stormwater basin that was created at the time of the Penn Cinema development and must be removed as it is no longer compliant with PA DEP regulations. Because the proposed stormwater facilities will create a “floodplain” as defined by the Floodplain Ordinance, modification of regulations contained in the Ordinance is necessary to enable its construction.

Motion was made by Mr. Shipman to recommend approval of the Conditional Use application and seconded by Mr. Kime; motion carried 7-0.

5. Proposed Zoning Ordinance Amendment

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

Bernadette Hohenadel of Nikolaus & Hohenadel and Joel Young of Rettew Associates presented a revised petition to amend the Zoning Ordinance and Zoning Map on behalf of the petitioner, KIRPA Estates.

Ms. Hohenadel and Mr. Young explained that the revised petition still proposes to rezone 20.52 acres of the 26.77-acre site from the B-3 Business Zoning District to the R-3 Residential Zoning District, increase the maximum permitted building height for buildings in the B-3 Business Zoning District to 55 feet, and permit houses of worship under 20,000 SF by right in the R-3 Residential Zoning District. It has been revised to request a reduction of the minimum required area per multi-family dwelling unit from 5,000 SF to 3,500 SF with the purchase of TDRs. The proposed petition would no longer eliminate any requirements to purchase TDRs. Although the potential number of apartment units decreased, the total number won't be determined until the plan is developed.

Extensive discussion followed the presentation of the plan, with numerous members of the public commenting about the revised amendment, expressing opposition to the development itself. Their concerns primarily focused on water supply, incorrect zoning designation of parcel across the street from the development site, increased traffic, the nature of the development, the effect on Manheim Township schools, and the density of the residential portion.

The applicant responded that they have been in touch with the City of Lancaster Water Department and that water is available. The apartment units will be one to three-bedroom market rate units and have elevators. Mr. Rohrbaugh commented that studies conducted by the Lancaster County Planning Commission determined that school population growth has remained flat in Manheim Township. In addition, they determined that apartments contributed less pressure on school population growth than single-family detached home developments.

Motion was made by Mr. Shipman to recommend approval of the proposed amendment to the Zoning Ordinance and seconded by Mr. Rohrbaugh; motion carried 7-0.

6. Public Comment for Non-Agenda Items

None

7. Adjournment

Motion was made by Ms. Betts to adjourn the meeting and seconded by Mr. Rohrbaugh; motion carried 7-0. Meeting adjourned at 7:40.

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