

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

The meeting of the Manheim Township Planning Commission was held on Wednesday November 20, 2024, at 5:30 p.m. Members present were Michel Gibeault, John Hendrix, Sandy Kime, Alex Rohrbaugh, 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 October 16, 2024, meeting – Mr. Hendrix motioned to approve; seconded by Mr. Kime. Motion carried 5-0.

3. Subdivision/Land Development Plans

A. 1826 New Holland Pike Lot Add-On Plan 1826 New Holland Pike, and surrounding properties, R-1 Residential Zoning District, R-3 Residential Zoning District

Brent Detter of David Miller/Associates presented the plan on behalf of the applicant, John Bear.

Mr. Detter presented the lot add-on plan that proposes to combine three lots owned by Mr. Bear into one lot, exchange various pieces of land to create more logical property lines, and clean-up existing encroachments. Four of the lots are currently developed as single-family residences and are located along the south side of New Holland Pike in the R-1 Residential Zoning District, and two are currently vacant and are located along the north side of Eden Road in the R-3 Residential Zoning District. No new development is being proposed.

Motion was made by Mr. Kime to recommend approval of the plan, conditioned on clean review letters, and the addition of a submittal of a modification request for SALDO Section 808.5 – Double Frontage Lots. Motion seconded by Mr. Van Name; motion carried 5-0.

Preliminary/Final Land Development Plan for Landis Homes Retirement Community Health Suite Expansion and Pickleball Courts – 1001 East Oregon Road, Institutional Zoning District

Aislynn Herbst of RGS Associates presented the plan on behalf of the applicant, Landis Homes; Darin Horst of Landis Homes was present.

Ms. Herbst presented the plan that proposes an 830 SF expansion of an existing health suite, re-alignment of the walks and parking around the health suite, and the development of pickleball courts at the end of the Amaryllis Lane cul-de-sac. In addition, a small, paved area is being added as part of the barn renovations of the East Campus to accommodate mulch storage and various maintenance needs.

A resident from Landis Homes was opposed to the location of the pickleball court due to its intrusion into a wildlife area/green space and the amount of noise that it will make. The courts are approximately 150 feet away from residential units. Another Township resident also mentioned the noise issue. Mr. Van Name brought up that the latter issues were an internal Landis Homes issue and that the Planning Commission did not have the jurisdiction to deny this plan provided they meet the Township ordinances. No vote was taken.

4. Proposed Zoning Ordinance Amendment

A. Oaktree Outdoor Advertising

Claudia Shank of McNees Wallace, & Nurick, LLC and Devon Wagner of Oaktree Outdoor Advertising presented the proposed amendment.

Mr. Wagner presented several exhibits to illustrate some of the proposed changes to the Zoning Ordinance pertaining to billboards including increasing the maximum permitted size and height, and the frequency with which the display changes. Additional changes are proposed to electronic variable message signs (EVMS). After a lengthy discussion, the applicant was asked to revise their petition and present their final revision at next month's meeting.

No vote was taken.

5. Public Comment for Non-Agenda Items

None

6. Adjournment

Motion was made by Mr. Gibeault to adjourn the meeting; motion carried 5-0. Meeting adjourned at 7:40 p.m.