

MANHEIM TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
WEDNESDAY, DECEMBER 18, 2024

The meeting of the Manheim Township Planning Commission was held on Wednesday December 18, 2024, at 5:30 p.m. Members present were Michel Gibeault, John Shipman, Alex Rohrbaugh, and Nathan Van Name. Township staff present were 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**

Motion was made by Mr. Shipman and seconded by Mr. Van Name to approve the minutes of the November 20, 2024, meeting. Motion carried 4-0.

**3. Subdivision/Land Development Plans**

**A. Preliminary/Final Lot Add-On Plan for Perrone Beverage, LLC (2506 Lititz Pike, B-2 Business Zoning District, and T-5 Neffsville Village Overlay Area)**

Greg Strausser of Gordon L. Brown & Associates, Inc. presented the plan on behalf of the applicant, Eric Perrone.

Mr. Strausser explained that the plan proposed to consolidate two existing tracts that are on the same deed into one lot by eliminating their common boundary line. No development activity was proposed.

Motion was made by Mr. Rohrbaugh and seconded by Mr. Shipman to recommend approval of the plan and modifications conditioned on clean review letters. Motion carried 4-0.

**B. Preliminary/Final Land Development Plan for Landis Homes Retirement Community Health Suite Expansion and Pickleball Courts (1001 East Oregon Road, IN Institutional Zoning District)**

Aislynn Herbst of RGS Associates presented the plan on behalf of the applicant, Landis Homes; Darrin Horst of Landis Homes and Craig Smith of RGS were also present.

Ms. Herbst explained that the plan proposed 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 was being added as part of the barn renovations of the East

Campus to accommodate mulch storage and various maintenance needs. A Planning Commission member asked if Landis Homes had considered alternative locations for the pickleball court. Ms. Herbst responded that other locations had been considered, but that the proposed location was the best option.

Motion was made by Mr. Stillman and seconded by Mr. Rohrbaugh to recommend approval of the plan and modifications conditioned on clean review letters. Motion carried 4-0.

#### **4. Proposed Zoning Ordinance Amendments**

##### **A. Oaktree Outdoor Advertising**

Attorney Claudia Shank of McNees Wallace & Nurick, LLC and Devon Wagner of Oaktree Outdoor Advertising briefly presented the petition to amend billboard and outdoor signage requirements in the Zoning Ordinance. The Commission members had reviewed and discussed the petition in detail at prior meetings and had opted to address requested amendments of each individual section rather than the petition as a whole.

Motion was made by Mr. Rohrbaugh and seconded by Mr. Shipman to recommend approval of Sections 1, 3A, 3C, 3H, 6, and 7 of the proposed amendment, and recommend denial of Sections 2, 4, and 5. Motion carried 4-0.

##### **B. Posh Hospitality No. 4, Flory Mill LLC**

Attorney Peter Wertz of McNees Wallace & Nurick, LLC presented the proposed amendment on behalf of the petitioner, Posh Hospitality No. 4, Flory Mill LLC; Joe Posh of Posh Hospitality, Matt Chartrand of Bohler Engineering, and Keith Ebersole of Speedwell Construction were also present.

Mr. Wertz explained that the petitioner seeks to amend the Zoning Ordinance to permit autobody shops/collision centers by right in the I-2 Industrial Zoning District. There was discussion regarding other paths to approval, such as getting a use variance. It was acknowledged that this would be difficult to achieve since there would be no hardship.

Motion was made by Mr. Shipman and seconded by Mr. Van Name to recommend approval of the petition. Motion carried 3-1.

#### **5. Public Comment for Non-Agenda Items - None**

#### **6. Adjournment - Motion was made by Mr. Shipman and seconded by Mr. Rohrbaugh to adjourn the meeting. Motion carried 4-0. Meeting adjourned at 6:30.**

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