

**MANHEIM TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
WEDNESDAY, JANUARY 15, 2025**

The meeting of the Manheim Township Planning Commission was held on Wednesday January 15, at 5:30 p.m. Members present were Michel Gibeault, John Shipman, Stacey Betts, John Hendrix, Nathan Van Name, and Sandy Kime. Township staff present were Sharyn Young, Director of Planning and Zoning, Jim Langenstein, Plan Review Administrator, and Declan Murphy, Communications Specialist. Jeff Shue, Township Engineer, and Nate Hardman from C.S. Davidson were also present.

**1. Roll Call**

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

**2. Minutes**

Motion was made by Mr. Hendrix and seconded by Mr. Shipman to approve the minutes of the December 18, 2024, meeting. Motion carried 4-0. Mr. Kime and Ms. Betts abstained.

**3. Subdivision/Land Development Plans**

A. Preliminary/Final Subdivision Plan for Belmont Crossing – Hess Boulevard, northwest of Rt 30 and Lititz Pike Interchange, R-2 Residential Zoning District

Alex Piehl of RGS Associates presented the plan on behalf of the applicant, Hess Road Development, LLC; Kent Martin of Hess Road Development, LLC, Attorney Claudia Shank of McNees Wallace & Nurick, LLC, John Schick of Rettew Associates, and Ben Morton and Derrick Jensen of RGS were also present.

Mr. Piehl reviewed the plan that proposes 66 semi-detached, single-family dwelling units on 15.39 acres. Changes in the plan to address the recreation areas and traffic as per the Township reviews were discussed. The applicant is proposing a walking trail and a “village green” as part of the open active and passive recreation space. The remainder of the land that is required, but not provided on site, will be satisfied by the payment of a fee in lieu of land dedication.

Mr. Piehl and Mr. Schick presented the concept plan to prevent northbound left turns from Hess Boulevard onto Lititz Pike through the use of a “pork chop” mountable concrete island, and to install a center median on Lititz Pike at Belmont Avenue to block left turns into and out of Belmont Ave. These improvements would improve these intersections from an F rating (as per PennDOT criteria) to a C rating. A lengthy discussion regarding the proposed traffic occurred. Many residents commented about the impact of the proposed traffic on their community. There were some questions as to

why the traffic study for this development contradicts the study for the Mary Francis Bachmann School under development at the northwest corner of Hess Boulevard and Lititz Pike. Mr. Schick explained that small variances in traffic counts could determine different conclusions for the different studies. In addition, different peak hours for the school and the residential community could also affect the counts.

Mr. Kime commented that property use, and density were by right, that there were no setback variances, and that each dwelling unit had sufficient parking as per the Township ordinances. Mr. Van Name commented that the developer has the right to develop the site but questioned whether there was a better way to address the traffic issue rather than preventing left turns from Hess Boulevard onto Lititz Pike. Mr. Schick mentioned that “no left turn” signage is an option, but it becomes an enforcement issue and is ultimately not effective. Mr. Gibeault said that the plan has followed the Township ordinances, and that the developer does not have to do the proposed off-site improvements but is working with the Township to improve the safety of the intersections at Hess and Lititz and Belmont and Lititz.

Motion was made by Mr. Stillman and seconded by Mr. Van Name to table the plan to the next meeting. Motion carried 6-0.

4. **Public Comment for Non-Agenda Items** – None

5. **Adjournment** - Motion was made by Mr. Van Name and seconded by Mr. Shipman to adjourn the meeting. Motion carried 6-0. Meeting adjourned at 8:20.