

MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, FEBRUARY 19, 2025

The meeting of the Manheim Township Planning Commission was held on Wednesday February 19, at 5:30 p.m. Members present were Michel Gibeault, John Shipman, Stacey Betts, John Hendrix, Nathan Van Name, Sandy Kime, and Alex Rohrbaugh. 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 5:35 p.m.

2. Minutes

Motion was made by Mr. Kime and seconded by Mr. Hendrix to approve the minutes of the January 15, 2025, meeting. Motion carried 5-0 with 2 abstentions.

3. Subdivision/Land Development Plans

- A. Preliminary/Final Subdivision and Land Development Plan for Overlook North – East side of Basset Drive, near the intersection of Basset Drive and Delp Road, north of Overlook Park, R-2 Residential Zoning District

Todd Vaughn of David Miller/ Associates presented the plan for David Costello. Subdivision of 13.15 acres to create 35 lots for single-family detached dwelling units with internal streets, sidewalks, and stormwater management facilities adjacent to Overlook Park. In addition, a 20-foot access easement with a 10' asphalt path between the development and the park is proposed.

There was a question about the requested modification regarding the reconstruction of the road frontage. This modification request will be withdrawn since the developer has agreed to mill and resurface the road along their frontage. Another question was regarding street parking. The applicant replied that turning templates were run and coordinated with the public works department. "No parking" signs will be posted predominately near the intersections to allow truck movement.

Motion was made by Mr. Shipman and seconded by Mr. Kime to recommend approval of the plan and modifications conditioned on clean review letters. Motion carried 7-0.

- B. Phase 3 Final Land Development Plan Planned Residential Development for Village of Olde Hickory – 600 Olde Hickory Road, R-3 Residential Zoning District, B-2 Business Zoning District, B-3 Business Zoning District, T-1 Overlay Area, and D-C Overlay Area.

Chris Venarchick from RGS Associates presented the plan on behalf of the applicant Judi Rineer from Boyd Wilson.

This third phase of redevelopment includes demolition of seven (7) apartment buildings, parking, walks and interior streets for construction of four (4) new apartment buildings, a central green space and recreation area, parking, sidewalks, stormwater facilities, and floodplain restoration. Phase 3 includes reconfiguration of Olde Hickory Road to add an internal traffic circle. The proposed stop signs on the latter traffic circle will be replaced with yield signs to provide better traffic flow.

A question was asked regarding the relocation of existing residents. Ms. Rineer stated that the affected residents were notified about a year ago and received periodic notifications. Some residents relocated within the complex while others moved out.

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 7-0.

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

Subdivision of a 15.389-acre property to create 66 lots for single-family semi-detached dwelling units with internal streets, sidewalks, walking path, recreation and open space, stormwater management facilities, and access drives onto Hess Boulevard and Belmont Avenue.

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

Mr. Piehl clarified the issues regarding the recreation areas that were to be provided. He stated that the plans provide 1.93 acres of recreation/open space of the required 2.64 acres. The remaining .71 acres will utilize a fee in lieu of dedication to make up the difference.

Mr. Schick addressed the comments from the last meeting 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. He confirmed that small differences in the traffic patterns on the days that they were observed accounted for the different conclusions. He also presented the revised concept plan to prevent northbound left turns from Hess Boulevard and Belmont Ave onto Lititz Pike using “pork chops” mountable concrete islands. These improvements would improve these intersections from an E rating (as per PennDOT criteria) to a D rating and would

be less expensive than the previous center median option. In addition, the ability to turn left on to Belmont Ave will reduce the overall traffic on Hess Blvd.

Residents commented on the need to have better communication regarding the pork chops, requiring no left turns on Murry Hill Dr, requested renderings and elevations of the buildings, and the use of single-family homes instead of semi-detached dwelling units. None of the above issues fall under the purview of the Planning Commission.

Motion was made by Mr. Shipman and seconded by Mr. Rohrbaugh to recommend approval of the plan and modifications conditioned on clean review letters. Motion carried 6-1.

4. Public Comment for Non-Agenda Items – None

- 5. Adjournment** - Motion was made by Mr. Shipman and seconded by Ms. Betts to adjourn the meeting. Motion carried 7-0. Meeting adjourned at 6:35.