

MANHEIM TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
WEDNESDAY, APRIL 16, 2025

The meeting of the Manheim Township Planning Commission was held on Wednesday April 16, 2025, at 5:30 p.m. Members present were Michel Gibeault, John Shipman, 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, Dave Bednar, Zoning Officer/ Assistant Director of Planning and Zoning, Tania Aradas, and Declan Murphy, Communications Specialist. Nate Hardman, Township Engineer, from C.S. Davidson, was also present.

**1. Roll Call**

Mr. Gibeault called the meeting to order at 5:33 p.m.

**2. Minutes**

Motion was made by Mr. Hendrix and seconded by Mr. Shipman to approve the minutes of the March 19, 2025 meeting. Motion carried 5-0 with 1 abstention.

**3. Subdivision and Land Development Plans**

**A. Preliminary/Final Lot Add-On Plan for 301 Blossom Hill Drive – R-1 Residential Zoning District**

Steve Gergely from Harbor Engineering presented the plan on behalf of the applicant to adjust the lot line between two residential lots owned by the applicant where .987 acres from the property on Northview Dr will be added to the property at 301 Blossom Hill Dr. No new lots will be created. Although the existing lot on Northview Dr is non-conforming, the lot line adjustment does not make the non-conformity worse.

Motion was made by Mr. Shipman and seconded by Mr. Van Name to recommend approval of the plan and modifications conditioned on clean review letters. Motion carried 6-0.

**B. Preliminary/Final Land Development Plan for 538 East Millport Road – A Agricultural Zoning District**

Steve Gergely from Harbor Engineering presented the plan which proposes construction of an additional 1,800 SF dwelling unit on the parent property with 856 SF driveway and 86 SF front walk accessing an existing private driveway. As a second principal use, addition of the second dwelling requires land development approval although a subdivision is not currently proposed. The proposed stormwater management facility is located on the parent property and is capturing the stormwater runoff from an existing

barn, which is being used to offset the stormwater runoff from the proposed dwelling unit.

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 6-0.

C. Proposed ALDI Food Market Preliminary/Final Land Development Plan – Lancaster Airport, I-3 Industrial Zoning District and the D-A Airport Overlay Area

Derek Dissinger, attorney from Barley Snyder, and Matt Mazzola, engineer from Dynamic Engineering, presented the plan that proposes to develop 2.82 acres of the northwestern corner of the airport at the intersection of Lititz Pike and Millport Rd. A 20,450 SF ALDI Food Market with associated parking, asphalt pathway, grading, and stormwater management is proposed. The project requires improvements to the Lititz Pike/Millport Road intersection, including a dedicated southbound left turn lane from westbound Millport Road. Access to the site will be from Lititz Pike and Millport Rd.

There was some discussion of the proposed trail that will extend along the tract frontages on Millport Road and Lititz Pike. Mr. Mazzola stated that the current headwall on Lititz Pike will need to be extended to facilitate future path installation along Lititz Pike. Mr. Rohrbaugh mentioned that there may be some hoops to jump through to get FAA approval of this path as well.

The PennDOT permit for the intersection work and Lititz Pike access is still outstanding. The need for a construction easement along Millport Road from the neighbor was discussed; the two sides are currently negotiating.

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 6-0.

D. Preliminary/Final Subdivision and Land Development Plan for 511 Snyder Rd – R-1 Residential Zoning District (Briefing Only)

Alex Piehl from RGS Associates presented the plan on behalf of the applicant, Whit Buckwalter of Snyder Rd, LLC presented the plan which proposes 100 single-family detached dwelling units on 91.775 acres with associated streets, sidewalks, and stormwater management facilities. The property is at the northwest corner of the Snyder Road/Buckwalter Rd intersection directly across Snyder Road from Reidenbaugh Elementary School. The property is bisected by an unknown tributary to Bachman Run and its floodplain and is partially located in Warwick Township, southeast of Rohrer's Quarry.

The location of the sidewalks was discussed. Mr. Kime recommended sidewalks be placed along the south side of Snyder Rd rather than the north side due to accessibility to the surrounding neighborhoods and the close proximity of the tobacco barn to Snyder

Road. It was felt that crossings at Bluestone Dr and Buckwalter Rd would allow the development access to the Manheim Township Trail and the adjacent Reidenbaugh Elementary School.

A question arose about the configuration of the corners of the streets. Currently, these intersections have a 90-degree intersection rather than just proposing a curve around the exterior perimeter of the intersection. It was felt that the current configuration created maintenance issues for public works especially since it is more difficult to plow snow with this layout. Mr. Piehl stated that the current layout is more efficient and creates more lots but is also safer because the intersection causes cars from both directions to stop and then proceed rather than just going around a curve.

Mr. Piehl was asked about the existence of a floodplain and responded that a floodplain study was done and will be submitted.

Motion was made by Mr. Rohrbaugh and seconded by Mr. Van Name totable the plan. Motion carried 6-0.

#### **4. Petitions to Amend Zoning Ordinance and Zoning Map**

##### **A. Christian Hoke Petition to Amend Zoning Map**

Elizabeth Vanasse, attorney from Barley Snyder, presented the proposed Ordinance amendment on behalf of the petitioner, Christian (Ryan) Hoke. This petition proposes amendment of the Zoning Map to rezone the property at the corner of Valleybrook Drive and East Delp Road (Parcel ID No. 390-72479-0-0000) from B-1 Business Zoning District to R-2 Residential Zoning District and to remove it from the D-C Corridor Overlay Area. The property is divided by a utility easement and has a significant amount of flood plain.

The petitioner wants to develop this parcel for residential purposes, which is not a permitted use in the B-1 district unless it's a residential development combined with offices or other commercial uses. Based on existing developments of this kind, this configuration does not work. The need for higher density development in this area of the Township was discussed at length. In addition, there were some concerns about the effect that changing zoning districts would have on the existing Township paths that are on this property.

Motion was made by Mr. Kime and seconded by Mr. Shipman to recommend approval of the petition. No recommendation was made as the vote was 3-3.

##### **B. Calvary Fellowship Homes, Inc. Petition to Amend Ordinance**

Attorney Peter Wertz of McNees Wallace and Dale Weaver, a representative of the petitioner, Calvary Fellowship Homes, Inc., presented the proposed amendment of the

Zoning Ordinance to permit dormitories for colleges and universities located within Manheim Township as an accessory use to Continuing Care Retirement Communities in the IN Institutional Zoning District and the T-4 Urban Neighborhoods Overlay Area.

The petitioner would like to promote inter-generational living by allowing upper classmen (juniors and seniors) from Lancaster Bible College to live off campus in a building at the continuing care retirement community. This building was a former health care facility that is currently empty due to the restructuring of the CCRC's facilities to improve efficiency. It is projected that 25 students would be residing there and that it is considered a short-term solution to the current over-enrollment situation at the Lancaster Bible College. Mr. Weaver stated that the concept has the overwhelming support of the CCRC residents. It was noted that Franklin and Marshall may also benefit from this amendment. The petitioner chose to pursue a text amendment rather than go to the Zoning Hearing Board for a use variance.

Motion was made by Mr. Rohrbaugh and seconded by Mr. Van Name to recommend enactment of the proposed ordinance. Motion carried 6-0.

**5. Other Business**

None

**6. Public Comment for Non-Agenda Items**

None

**7. Adjournment**

Motion was made by Mr. Shipman and seconded by Mr. Kime to adjourn the meeting at 7:21 p.m. Motion carried 6-0.