

MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, MAY 21, 2025

The meeting of the Manheim Township Planning Commission was held on Wednesday May 21, 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, Andy Bowman, Assistant Township Manager, Porter Stevens, Community Development Director, 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 5:30 p.m.

2. Minutes

Motion was made by Mr. Shipman and seconded by Mr. Van Name to approve the minutes of the April 16, 2025, meeting. Motion carried 6-0.

3. Presentation of the Draft 2025 Comprehensive Plan

Andy Bowman, Assistant Township Manager, provided an opening statement and introduced Porter Stevens, Community Development Director, who gave an introduction of the process involved in creating the Comprehensive Plan and presented the draft. The Commission will review the Goals, Actions, and Strategies sections of the Plan during their first review session, at the June 18 meeting.

4. Subdivision and Land Development Plans

A. Amended Preliminary/Final Land Development Plans for Posh Hospitality No. 4 Flory Mills LLC Hotel and Auto-Body Repair Development - 840 Flory Mill Road, I-2 Industrial Zoning District and D-R Retrofit Overlay Area

Justin Klee from Bohler Engineering, Jason Posh from Posh Hospitality, and Keith Ebersole from Speedwell Construction presented the plan, which revises the previously approved and recorded plan including a hotel and self-storage facility with a hotel and 20,130 SF auto-body repair shop. As described by Mr. Klee, the plan involves revisions to the site grading, parking, landscaping, and stormwater management system, as well as a fence at the rear of the building to screen the rear vehicle parking area. An addendum to the traffic study will be performed to assess peak trip generation and the amount of the traffic impact fee. No changes will be made to the hotel portion of the development.

Motion was made by Mr. Shipman and seconded by Mr. Hendrix to recommend approval of the plan and modifications conditioned on satisfaction of Township engineer and staff review letters. Motion carried 6-0.

B. Preliminary/Final Land Development Plan for Lancaster Airport Hangar Complex

TJ Acosta from Lancaster Civil Engineering briefed the Planning Commission on the plan, which proposes construction of two new hangars and an office building along with the associated grading, parking, 190,707 SF concrete aviation apron, and modifications to the existing stormwater management system.

Motion was made by Mr. Shipman and seconded by Mr. Kime to recommend tabling the plan. Motion carried 6-0.

5. Petition to Amend Zoning Ordinance

A. SN Lombardo Capital Zoning Ordinance Amendment

Attorney Mike Davis of Barley Snyder presented the proposed amendment on behalf of the petitioner, SN Lombardo Capital III, LLC. The petitioner proposes to amend Section 2409.2C(15) of the Township Zoning Ordinance by removing the I-3 District limitation to allow Conference/Event Centers in the entirety of the D-A Airport Overlay Area. The petitioner owns property located at 208 Bucky Drive in the I-1 Industrial Zoning District and D-A Airport Overlay Area. The petitioner seeks to develop a small conference/event center (5,600 SF) at 208 Bucky Drive that would offer catering but would have no kitchen. The existing building also has a 10,000 SF warehouse. Occupancy for the small conference/event center is expected to be approximately 50 people. There are currently 60 parking spaces of which 10 are currently used for the warehouse. A parking study would be conducted to determine the amount of parking needed.

Motion was made by Mr. Rohrbach and seconded by Mr. Kime to recommend approval of the Ordinance amendment. Motion carried 6-0.

6. Other Business

None

7. Public Comment on Non-Agenda Items

None

8. Adjournment

Motion was made by Mr. Hendrix and seconded by Mr. Shipman to adjourn the meeting at 6:55 p.m. Motion carried 6-0.