

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
September 19, 2007**

A meeting of the Manheim Township Planning Commission was held on Wednesday, September 19, 2007 at 6:30 p.m. The following members were present: Mr. Jeffrey Sturla; Mr. Steven Geisenberger; Mr. Robert Wolf; Mr. Michel Gibeault, Mr. Cory Rathman, Mr. Donald Reed and Mrs. Mary Ellen Hollinger. The following Township staff was present: Mrs. Shannon Sinopoli.

Roll Call

Mr. Sturla called the meeting to order at 6:30 p.m. and conducted roll call.

Nominations for Chairman and Vice-Chairman

Vice-Chairman Sturla turned the gavel over to Township Staff, Shannon Sinopoli.

Mrs. Sinopoli asked for nominations for Chairman and Vice-Chairman.

Mr. Rathman moved to appoint Mr. Sturla as Chairman of the Manheim Township Planning Commission and Mr. Gibeault as Vice Chairman of the Manheim Township Planning Commission. Seconded by Mr. Reed. Motion carried unanimously.

Mrs. Sinopoli turned the gavel over to Chairman Sturla.

Minutes

Mr. Sturla asked for a motion on the August 15, 2007 meeting minutes.

On a motion by Mr. Reed, seconded by Mr. Gibeault, it was recommended to approve the August 15, 2007 meeting minutes.

Motion Approved 7-0.

Old Business

A. Development Plans

1. Lancaster Brethren In Christ Church - Preliminary/Final Subdivision and Land Development Plan - 1865 Fruitville Pike - Zoned B-1 and R-1

Present representing this Preliminary/Final Subdivision and Land Development Plan was Mr. Sandy Kime, David Miller and Associates.

Mr. Kime indicated that since the August Planning Commission meeting, the majority of the outstanding comments have been addressed.

Mr. Kime indicated that, based on staff's recommendation, the applicants are now proposing sidewalk along Farmington Lane from the Harrington Drive intersection to the Fruitville Pike intersection which will connect with the existing sidewalk along Fruitville Pike.

Mr. Kime advised that, after meeting with Township staff on-site, it was determined that due to site constraints, such as a steep embankment along the church property and utility pole locations, it was recommended that the owners provide sidewalk part way down Farmington Lane along the church property and then provide a crosswalk across Farmington Lane connecting over to the south side of Farmington Lane where the walk would continue down along Farmington to Fruitville Pike.

Mr. Gibeault asked Mr. Kime why the sidewalk isn't proposed to all be located on just one side of the street.

Mr. Kime answered that there are two huge trees and a utility pole at the northeastern most portion of Farmington Lane.

Mr. Sturla asked for public comment. There was no response.

On a motion by Mr. Geisenberger, seconded by Mr. Gibeault, it was recommended to approve the plan and modifications conditioned upon the applicant providing sidewalk along Farmington Lane and contingent upon a clean review letter.

Motion Approved 7-0.

2. Christopher & Deborah Herr - Preliminary/Final Subdivision and Land Plan - 182 Buch Avenue - Zoned R-2

Present representing this Preliminary/Final Subdivision and Land Development Plan was Mr. James Sanchez, Sanchez Engineers.

Mr. Sanchez indicated that since the August Planning Commission meeting, staff review comments have been addressed and that only administrative comments remain.

Mr. Sanchez summarized the proposal for the planning members by indicating that this project consists of an existing 1.46 acre lot with an existing single-family dwelling and that the proposal is to subdivide one additional lot in order to also house a single-family dwelling.

Mr. Sanchez indicated that currently there is a large barn structure on the proposed lot, which will be razed and a single family dwelling constructed in its place.

There were no questions or comments from the Planning Commission.

Mr. Sturla asked for public comment. There was no response.

On a motion by Mr. Wolf, seconded by Mr. Gibeault, it was recommended to approve the plan and modifications contingent upon a clean review letter.

Motion Approved 7-0.

NEW BUSINESS

A. Development Plans

1. ALCOA - Preliminary/Final Lot Add-On Subdivision Plan - Manheim Pike - Zoned I-2

Present representing this Preliminary/Final Lot Add-On Subdivision Plan was Mr. Al Olah, Rettew Associates and Mr. Bob Radocy, representing ALCOA.

Mr. Olah indicated that this plan consists of nine existing lots being combined into a one 106 acre parcel.

Mr. Olah indicated that this plan proposal is the result of a condition of a stormwater plan that was before the township earlier in the year for the expansion of the railroad siding.

Mr. Olah indicated that one of the stipulations was that the applicant's follow through with the submission of a subdivision plan to combine all 9 lots.

Mr. Olah advised that this plan is just for the combining of lots and that no changes to any exterior property lines are proposed as well as no new buildings or drives are being proposed.

Mr. Sturla asked why ALCOA was pulling all of the lots together.

Mr. Olah indicated that during the initial review of the stormwater management plan for the railroad siding, township staff observed that the new construction was proposed to straddle over property lines, which is not permissible.

Mr. Olah also indicated that there were a number of existing buildings which are separated by different lot lines as a result of ALCOA adding on other properties over the decades of expansion, and since the condition of approving the stormwater plan was placed on the applicant, ALCOA decided to include all of the separate lots with this submission in order to clean up the property as well as for tax purposes.

Mr. Olah indicated that there are several modifications being requested, which are typical requests for a lot add-on plan.

Mr. Sturla asked for public comment. There was no response.

On a motion by Mr. Wolf, seconded by Mr. Gibeault, it was recommended to approve the plan and modifications contingent upon a clean review letter.

Motion Approved 7-0.

2. New Generation at Penn's Crossing - Preliminary/Final Lot Add-On Subdivision Plan - Bowyer Lane - Zoned R-1

Present representing this Preliminary/Final Lot Add-On Subdivision Plan was Mr. Gregory Strausser, Strausser Surveying & Engineering.

Mr. Strausser indicated that this plan consists of two existing .20+/- acre lots located on the corner of Bowyer Lane and Royal Hunt Way which were a part of Penn's Crossing, Phase III. The owners are proposing to combine these two vacant lots in order to create one .46 acre lot for the purposes of constructing a single family dwelling unit.

Mr. Gibeault asked if the proposed home would be located as such to straddle the existing property line.

Mr. Strausser answered yes.

Mr. Wolf asked if there were houses already constructed on the adjacent lots.

Mr. Strausser indicated that there was one house built on the adjacent property to the south of the subject parcels and that the remaining neighboring lots are vacant.

Mr. Sturla asked for public comment. There was no response.

On a motion by Mr. Geisenberger, seconded by Mr. Gibeault, it was recommended to approve the plan and modifications contingent upon a clean review letter.

Motion Approved 7-0.

3. It's A Grind Coffee Shop - Preliminary/Final Land Development Plan - Oregon Pike & East Roseville Road - Zoned B-2

Present representing this Preliminary/Final Land Development Plan was Mr. Al Olah, Rettew Associates.

Mr. Olah indicated that this project was first introduced to the Planning Commission in 2006 and that a number of Zoning issues were necessary and have since been resolved.

Mr. Olah indicated that when the plans were first reviewed by the Planning Commission there were some concerns raised in regards to the entrance along East Roseville Road when this access was proposed as full left and right turns and there were also concerns regarding curbing and sidewalk.

Mr. Olah advised that a meeting with staff took place and that after discussions, the applicant is now proposing a right turn in, right turn out on East Roseville Road and left out restricted and that the access along Oregon Pike is being proposed as a full access for ingress and egress.

Mr. Olah indicated that in order to be able to put a sidewalk along the property frontage, it was determined that the shoulder would need to be reduced whereby providing a 14 foot right turn lane out on East Roseville Road, which is currently approximately 17-18 feet in width. Mr. Olah indicated that new curbing will also be provided along East Roseville Road and Oregon Pike.

Mr. Olah stated that these proposed changes take care of the biggest concerns that the Planning Commission expressed last year.

Mr. Olah discussed the modifications being requested and indicated that the modifications were all the result of trying to rehabilitate this site the best they can.

Mr. Wolf asked if a drive-thru was being proposed.

Mr. Olah said that a drive thru was a consideration early on in the process, however, after speaking with staff, the idea was abandoned.

Mr. Wolf asked if a new PADOT Highway Occupancy Permit is necessary.

Mr. Olan answered yes and indicated that a new Highway Occupancy Permit will be required due to the work being proposed along Oregon Pike.

Mr. Reed asked if there were two building access doors being proposed.

Mr. Olah answered yes and indicated that there would be one access in the front of the building and another one in the rear of the building.

Mr. Gibeault asked why the applicants are not proposing to add sidewalk on the south side of the Oregon Pike access drive.

Mr. Olah indicated that if sidewalk were constructed, it would just consist of a ramp which would run right into the mailbox.

Mr. Olah indicated that when future changes are made on the adjoining property, the applicant will reconstruct their 8-inch curb and bring the sidewalk up to where it is needed at that time.

Mr. Gibeault asked what the possibility would be of adding a note to the plan indicating that when the adjoining properties propose improvements, the applicant will provide connecting sidewalk at that same time.

Mr. Rathman mentioned that this would also include the portion along East Roseville Road.

Mr. Olah indicated that he was in agreement that sidewalk will be put in at such time in conjunction with the adjoining properties .

Mr. Sturla questioned the site lighting due to his concern of dark spots.

Mr. Olah indicated that the property owner has not provided a lighting plan at this point but is aware that there are zoning and code requirements that will need to be met for any proposed lighting prior to permit issuance.

Mr. Sturla questioned the sizes of delivery trucks.

Mr. Olah indicated that there will be minimal deliveries and the deliveries would arrive early in the morning. Mr. Olah stated that the access drives are designed for a 30-foot box van.

Mr. Rathman questioned the existing underground stormwater system and indicated that he had concerns over the condition of the system and whether or not this system is clogged.

Mr. Olah indicated that, at the direction of staff, a note was added to the plan making it a requirement for the owner to contact the township when the site is opened in order for the township to conduct a site inspection to make sure that there was no damage done during the removal of the tanks and the pumps.

Mr. Rathman asked if the existing system in Oregon Pike is adequate.

Mr. Olah indicated that Oregon Pike is fine, and that they are not proposing any changes to the existing impervious site.

Mr. Sturla asked for public comment. There was no response.

On a motion by Mr. Rathman, seconded by Mr. Wolf, it was recommended to approve the plan and modifications contingent upon a clean review letter and conditioned upon the owner/applicant providing a note on the plan indicating that the portions of sidewalk along the south portion of Oregon Pike and the west portion of East Roseville Road will be constructed in conjunction when any future development of the adjoining properties takes place.

Motion Approved 7-0.

On a motion by Mr. Geisenberger, seconded by Mr. Wolf, it was recommended to adjourn the meeting.

The meeting was adjourned at 7:25 p.m.

Mr. Sturla reopened the meeting at 7:25 p.m. to accommodate a patron's request for public comment.

Patron: Ms. Patricia Hoberg, 1512 Clayton Road indicated that she was present to comment in regards to the Norfolk Southern Rail Yard.

Ms. Hoberg read from a statement that she had written expressing her concerns and the concerns of her neighbors over the potential problems with the impending relocation of the Norfolk Southern Rail Yard.

Ms. Hoberg provided staff with a copy of the statement for distribution amongst the planning members and Board of Commissioners.

Ms. Hoberg indicated that she will also be expressing her concerns to the Board of Commissioners at their meeting on Monday, September 24, 2007.

Ms. Hoberg asked that the township take a pro-active position on the Rail Yard issue and represent the issues of the neighbors so that everyone is aware of what is going on.

Ms. Hoberg indicated that she would like the township to obtain a copy of the pending feasibility study and have it scrutinized.

Planning members, along with staff and Scott Wails from Lancaster County Planning Commission indicated that, to date, the township and county have not received any plans, study or held any discussions involving Norfolk Southern.

Mr. Scott Wails, Lancaster County Planning Commission suggested that a Design Sherette be set up with Norfolk Southern to include all of the adjacent municipalities as well as Lancaster General and Franklin and Marshall College.

Planning members encouraged Ms. Hoberg to express her concerns with the Township Commissioners and to also have discussions with the County Commissioners.

Mrs. Hoberg thanked the planning members.

The planning members thanked Ms. Hoberg for sharing her concerns

On a motion by Mr. Rathman, seconded by Mr. Reed, it was recommended to adjourn the meeting.

The meeting was adjourned at 7:40 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, October 17, 2007 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli