

MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, JUNE 18, 2025

The meeting of the Manheim Township Planning Commission was held on Wednesday June 18, 2025, at 5:30 p.m. Members present were Michel Gibeault, John Shipman, Nathan Van Name, Sandy Kime, John Hendrix, Stacey Betts, and Alex Rohrbaugh. Township staff present were Sharyn Young, Director of Planning and Zoning, Jim Langenstein, Plan Review Administrator, Porter Stevens, Community Development Director, and Declan Murphy, Communications Specialist. Township Engineer Nate Hardman of 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 May 21, 2025, meeting. Motion carried 6-0 with one abstention.

3. Subdivision and Land Development Plans

A. Lot Add-On Plan for Amos S. & Malinda S. Glick and Calvin E. Zimmerman – 1400 East Oregon Rd and 1176 Creek Rd, B-2 Business Zoning District and T-5 Oregon Village Overlay Area

Jeff Bowlby of Trimble Surveyors, LLC presented the plan, which adjusts the lot line between 1400 East Oregon Rd and 1176 Creek Rd. .34 acres will be transferred from the parcel at 1400 East Oregon Rd to the parcel at 1176 Creek Rd.

Motion was made by Mr. Shipman and seconded by Mr. Kime to recommend approval of the plan and modifications conditioned upon satisfaction of Township engineer and staff review letters.. Motion carried 7-0.

B. Preliminary/Final Land Development Plan for Lancaster Airport Authority Hangar Building and Terminal Addition - I-3 Industrial Zoning District and D-A Airport Overlay Area

Chad Smith of Steckbeck Engineering, Inc presented the plan on behalf of the applicant, Lancaster Airport Authority, which proposes construction of a 9,000 SF airplane hangar and a 1,046 SF addition to the terminal building. There was extensive discussion regarding the creation of a 10' wide asphalt trail on Airport property along Lititz Pike that would connect the Sheetz on the south corner and the ALDI on the north corner. The Airport requested a modification from the SALDO Section 805.1 requirement to install a sidewalk along its Lititz Pike frontage and the Township has applied for a state grant to install the asphalt trail in

this location instead, with the Airport to contribute the required 15% funding match if the application is successful. Planning Commissioners were concerned about what would happen if the grant wasn't approved and who would construct the path. Ms. Young explained that a Developer's Agreement between the Township and the Airport Authority would be required as a condition of plan approval that would address this scenario.

Two motions were made. The first motion was made by Mr. Van Name and seconded by Mr. Rohrbaugh to recommend approval of the modification request from the requirements of Section 805.1 subject to execution by the Airport Authority of a Developer's Agreement. Motion carried 7-0.

The second motion was made by Mr. Rohrbaugh and seconded by Mr. Van Name to recommend approval of the plan and the remaining modifications conditioned upon satisfaction of the Township Engineer and staff review letters. Motion carried 7-0.

C. Final Land Development Plan for St. John Neumann Expansion – 601 East Delp Road, R-2 Residential Zoning District

Bill Swiernik of David Miller/ Associates presented the plan on behalf of the applicant; Father Dan Powell from St. John Neumann Church and Eric Monroe from Wohlsen Construction were also present. The plan proposes the construction of a new 10,040 SF gymnasium building in an existing parking lot adjacent to the school, along with associated grading, parking, and stormwater facilities. There was some discussion about the modification request to not install sidewalks along the parking compound, specifically the area between the proposed gym and parking lot. Due to steep grades, the sidewalk would be considered a ramp and would require the installation of a handrail negating the ability of pedestrians to access the walk from the parking lot except at the ends of the ramp. Staff supported the modification request based on the comments of Tim Stoltzfus, Director of Code Compliance.

Motion was made by Mr. Shipman and seconded by Mr. Hendrix to recommend approval of the plan and the associated modification requests. Motion carried 7-0.

D. Preliminary/Final Land Development Plan for 1450 Manheim Pike (Wawa) – 1450 Manheim Pike, B-4 Business Zoning District and D-R Retrofit Overlay Area

Brian Fincher and Ian Preston of KCI briefed the Commission on the plan on behalf of the applicant; Dave Gunia of Highview Commercial, LLC and Michael Spiegel, Wawa representative, were also present. The plan proposes construction of a 6,049 SF convenience store with associated fueling stations, parking, grading, and stormwater facilities at the intersection of Manheim Pike and Plaza Boulevard.

After Mr. Fincher described the plan, extensive discussion took place regarding the Plaza Boulevard access. Commissioners were concerned that the proposed design was confusing

and would create traffic problems for those entering or exiting the site. Mr. Preston explained that the island allowed for better sight lines from the left lane exiting the site and that this configuration had been successfully used elsewhere.

Motion was made by Mr. Shipman and seconded by Mr. Kime to table the plan. Motion carried 7-0.

E. Final Land Development and Lot Add-On Plan for Westminster Presbyterian Church Annex Building Addition – 2151 and 2159 Oregon Pike, B-1 Business and R-2 Residential Zoning District, D-C Corridor Overlay Area

Ryan Trees of RGS Associates briefed the Planning Commission on the plan on behalf of the applicant; Michael Ploutz, Westminster Presbyterian Church representative, was also present. The plan proposes construction of a 5,380 SF addition to the existing annex building at the corner of Oregon Pike and Suter Road, along with associated grading, parking, and sidewalks. The plan also proposes consolidation of the properties.

Motion was made by Mr. Rohrbaugh and seconded by Ms. Betts to table the plan. Motion carried 7-0.

F. Final Subdivision and Land Development Plan for Bent Creek Townhomes – West side of Fruitville Pike, south of Bent Creek Drive intersection, R-1 Residential Zoning District

Todd Vaughn of David Miller/ Associates briefed the Planning Commission on the plan on behalf of the applicants. The plan proposes development of 24 townhomes at the southwest corner of the intersection of Fruitville Pike and Bent Creek Drives. Development will occur on 4.57 acres and access will be from Bent Creek Drive. This plan represents the final phase of the Bent Creek Country Club preliminary plan, previously approved for 28 townhomes. The current layout is similar but includes stormwater facilities. Discussion of the project included the proposed sidewalk connection to the clubhouse and the proposed trail segment along Fruitville Pike connecting Bent Creek Drive and the adjacent Essex Court trail to the south.

Motion was made by Mr. Hendrix and seconded by Ms. Betts to table the plan. Motion carried 7-0.

4. Other Business – Lititz Pike Walking Trail Extension Grant Application

Mr. Hardman presented the Township's application for a Greenways, Trails and Recreation Program grant to construct a 10-foot-wide asphalt trail extending from the proposed ALDI at the intersection of Lititz Pike and Millport Road, south along Lititz Pike to Sheetz.

Motion was made by Mr. Kime and seconded by Mr. Van Name to support the application. Motion carried 7-0.

5. Presentation of the Draft 2025 Comprehensive Plan

Porter Stevens presented the Draft 2025 Comprehensive Plan. Discussion on the Future Character Map and Re-Investment Areas occurred. The Mixed-Use Corridor was the biggest change in the Future Character Map. Re-Investment Areas included: Urban Re-Investment Areas (Southern Area of Township), Suburban Re-Investment Areas (Areas Along Oregon and Fruitville Pike), Village Re-Investment Areas (Neffsville, Oregon Village), and Gateway Re-Investment Areas (Airport, Harrisburg Pike, Fruitville Pike and New Holland Pike).

6. Public Comment - None.

7. Adjournment - Motion was made by Mr. Kime and seconded by Mr. Rohrbaugh to adjourn at 8:20. Motion carried 7-0.

The next Planning Commission meeting is scheduled for Wednesday, July 16, 2025, at 5:30 p.m.