

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

The meeting of the Manheim Township Planning Commission was held on Wednesday July 16, 2025, at 5:30 p.m. Members present were Michel Gibeault, John Shipman, Nathan Van Name, Sandy Kime, and Stacey Betts. Township staff present were Peter Caci, Planning Administrator, Porter Stevens, Community Development Director, Dave Bednar, Zoning Officer, 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 5:30 p.m.

2. Appointment of Planning Commission Secretary

Motion was made by Mr. Shipman and seconded by Mr. Kime to appoint Peter Caci as Planning Commission Secretary. Motion carried 5-0.

3. Minutes

Motion was made by Mr. Kime and seconded by Mr. Van Name to approve the minutes of the June 18, 2025, meeting. Motion carried 5-0.

4. Subdivision and Land Development Plans

A. 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 from RGS Associates and Michael Poultz from Westminster Presbyterian Church presented the plan, which proposes the construction of a 5,380 SF addition to the existing Annex building at 2159 Oregon Pike, on the corner of Oregon Pike and Royer Drive, along with associated grading, parking, and sidewalks. This parcel will be joined with the main Church property with the approval of the Lot Add-On Plan. Since the previous Planning Commission meeting, the Lancaster County Planning Commission has completed their subdivision/land development review of the plan. This was the final plan review the Planning Commission had requested to review before any action to recommend approval of the plan and modifications would be voted on.

Motion was made by Mr. Shipman and seconded by Mr. Van Name to recommend approval of the plan and modifications conditioned upon satisfaction of Township engineer and staff review letters. Motion carried 5-0.

B. Preliminary/Final Land Development Plan for 1360 Manheim Pike - 1360 Manheim Pike, B-4 Business District, D-R Retrofit Overlay Area (Briefing)

Bill Swiernik from David Miller/ Associates Inc. presented the plan on behalf of the applicant, Lancaster County Motors, Inc., which proposes the construction of a 33,678 SF car dealership with offices, motor vehicle service stations, and motor vehicle sales at 1360 Manheim Pike, along with associated grading, parking, sidewalks, and stormwater facilities. Mr. Swiernik briefly explained some of the intricacies associated with the site which included discussions with the Planning Commissioners regarding existing conditions of the site; the drive/accessways entering and exiting the property; the impact of the traffic volume, traffic flow direction, and traffic signaling onto Manheim Pike; stormwater facilities management; landscaping along the property's frontage; pedestrian walkways/crossings along the property's frontage; and, the plan modifications being requested.

Motion was made by Mr. Shipman and seconded by Mr. Van Name to table the plan. Motion carried 5-0.

C. Preliminary/Final Land Development Plan for 1515 Lititz Pike - 1515 Lititz Pike, B-4 Business, D-R Retrofit Overlay Area (Briefing)

Bill Swiernik from David Miller/ Associates Inc. and applicant, Kevin Lapp, presented the plan, which proposes the construction of a 3,395 SF bank building in the northwest corner of the property, along with associated parking, driveway, and sidewalk improvements along Lititz Pike and Oregon Pike. Mr. Swiernik briefly explained some of the intricacies associated with the site which included discussions with the Planning Commissioners regarding pedestrian walkways and their connectivity throughout the property; the location of the ATM machine within the proposed bank along with potential parking hindrances to the west side of the proposed building; the proposed elimination of one driveway accessing Oregon Pike, the proposed elimination of two driveways accessing Lititz Pike, and the new proposed entranceway accessing Lititz Pike. Bill Swiernik stated they were in the process of obtaining HOP approval from PennDOT. Kevin Lapp asserted he would not be removing the concrete walls that span the perimeter of the property and run along Lititz and Oregon Pikes as he believes they are crucial for pedestrian safety.

Motion was made by Mr. Shipman and seconded by Mr. Kime to table the plan. Motion carried 5-0.

5. Other Business – Planning Commission Letter of Support – Delp Rd Extension DCED Multimodal Transportation Fund (MTF) Grant Application

Mr. Hardman presented the Township's application for Delp Road Extension DCED Multimodal Transportation Fund (MTF) grant to construct and connect Delp Rd. from its current intersection at Lititz Pike, eastward to the current dead-end at East Delp Rd., and extending southward to Carlton Place. The application includes the construction of a 10-foot-wide asphalt trail with trees to accommodate multimodal uses within the same area.

Motion was made by Mr. Shipman and seconded by Mr. Kime to support the application. Motion carried 5-0.

6. Presentation of the Draft 2025 Comprehensive Plan

Porter Stevens presented the Draft 2025 Comprehensive Plan. Discussion on the four future goals of the Comprehensive Plan and the eight action strategies occurred. The goals of the Comprehensive Plan discussed included: Securing Our Fiscal Sustainability, Housing We Can Afford, A Transportation Network That Works, and Land Use Regulations That Support Our Goals. Discussion occurred regarding the Township's current and future needs for housing that is affordable to Township residents, and, what the best strategies would be to achieve those needs.

- 7. Public Comment** - Comments were made with regards to the Comprehensive Plan by the public who wanted to ensure that members of the Planning Commission understood that the specifications within the appendix of the Comprehensive Plan were part of the plan and will be implemented accordingly.
- 8. Adjournment** - Motion was made by Mr. Shipman and seconded by Mr. Kime to adjourn at 7:50. Motion carried 5-0.

The next Planning Commission meeting is scheduled for Wednesday, August 20, 2025, at 5:30 p.m.