

MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, AUGUST 20, 2025

The meeting of the Manheim Township Planning Commission was held on Wednesday August 20, 2025, at 5:30 p.m. Members present were John Shipman, Sandy Kime, John Hendrix, and Alex Rohrbaugh. 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. Shipman called the meeting to order at 5:30 p.m.

2. Minutes

Motion was made by Mr. Kime and seconded by Mr. Shipman to approve the minutes of the July 16, 2025, meeting. Motion carried 3-0 with one abstention.

3. Subdivision and Land Development Plans

A. Preliminary/Final Land Development Plan for Lancaster Airport Hangar Complex – 500 Airport Road, I-3 Industrial Zoning District, D-A Overlay (Action)

TJ Acosta from Lancaster Civil Engineering Co. presented the plan, which proposes the construction of two new aircraft hangars (24,446 SF & 30,200 SF) and one two-story office building (9,533 SF), along with associated grading, parking, sidewalks, and stormwater facilities at Lancaster Airport. The site is located at 500 Airport Road, just south of Milport Rd. and east of Lititz Pike.

Motion was made by Mr. Kime and seconded by Mr. Rohrbaugh to recommend approval of the plan and modifications conditioned upon satisfaction of Township engineer and staff review letters. Motion carried 4-0.

4. Presentation of the Final 2025 Comprehensive Plan

Porter Stevens presented the Final 2025 Comprehensive Plan. Mr. Stevens gave an overview of the Final 2025 Comprehensive Plan which included explanations of how and why the Comprehensive Plan was created in addition to the goals and action strategies it outlines for the Township over a ten-year period.

Motion was made by Mr. Rohrbaugh and seconded by Mr. Kime to recommend approval of the Final 2025 Comprehensive Plan.

5. Subdivision and Land Development Plans

A. Final Land Development Plan for Sterling Center – 38 East Roseville Road, B-1 Business Zoning District (Action)

Bill Swiernik of David Miller Associates presented the plan, which proposes the construction of a 5,000 SF office building along with associated grading, parking, sidewalks, and stormwater facilities. This site is located at approximately 38 East Roseville Road, south of East Roseville Rd., west/north of Beverly Drive, and East of Santa Barbara Drive.

Motion was made by Mr. Kime and seconded by Mr. Rohrbaugh to recommend approval of the plan and modifications conditioned upon satisfaction of Township engineer and staff review letters. Motion carried 4-0.

4. Public Comment – Comments were made by the public who wanted to know how the Comprehensive Plan and future housing/land developments would impact their property, the flow of traffic, and the school system. Mr. Stevens explained the intentions of the Comprehensive Plan while reiterating that the Township does not develop land but rather provides ordinances for land developers to adhere to. Additionally, Commissioner Carol Gifford commented that she will not be acting to approve the adoption of the Final 2025 Comprehensive Plan until after the Board of Commissioners election in November.

5. Adjournment - Motion was made by Mr. Rohrbaugh and seconded by Mr. Kime to adjourn the meeting at 6:02 p.m. Motion carried 4-0.

The next Planning Commission meeting is scheduled for Wednesday, September 17, 2025, at 5:30 p.m.