

MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, SEPTEMBER 17, 2025

The meeting of the Manheim Township Planning Commission was held on Wednesday September 17, 2025, at 5:30 p.m. Members present were Michael Gibeault, John Shipman, Stacey Betts, Sandy Kime, Nathan Van Name, and John Hendrix. Township staff present were Peter Caci, Planning Administrator, and Tania Aradas, Assistant Zoning Officer. 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. Minutes

Motion was made by John Shipman and seconded by John Hendrix to approve the minutes of the August 20, 2025, meeting. Motion carried 3-0 with three abstentions.

1. Subdivision and Land Development Plans

- A. Final Subdivision Plan for Bent Creek Townhouses – Intersection of Fruitville Pike and Bent Creek Drive (West of Fruitville Pike and South of Bent Creek Drive), R-1 Residential Zoning District (Action)

Todd Vaughn from David Miller Associates presented the plan which proposes the subdivision and land development of 24 new lots for the purpose of constructing single family townhouses. The site is located along the south side of Bent Creek Drive near the entrance to Bent Creek and backs up to the west side of Fruitville Pike.

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

- B. Final Land Development Plan for 1515 Lititz Pike – 1515 Lititz Pike, Lancaster, PA 17601, B-4 Business Zoning District and D-R Overlay (Action)

Doug Matthews from David Miller Associates presented the plan which proposes the construction of a bank in the northwest corner of the property, as well as land development and alterations to existing parking areas, pedestrian walkways, and frontage conditions of the overall property. The site is located at 1515 Lititz Pike, Lancaster, PA 17601.

Motion was made by John Shipman and seconded by Sandy Kime to recommend approval of the plan and modifications conditioned upon satisfaction of Township Engineer and staff review letters. Motion carried 6-0.

Nathan Van Name comment – pedestrian and vehicle traffic for this project have been heavily discussed.

C. Revised Final Land Development Plan for Landis Homes Retirement Community East Expansion – 1001 East Oregon Rd., Lititz, PA 17543, I-N Institutional Zoning District (Action)

Aislyn Herbst from RGS Associates presented the plan which proposes to obtain approval for the revisions to the previously approved Final Land Development Plan. These revisions include the demolition of the existing barn to allow for the construction of a new structure with associated site improvements, redesign of the maintenance and groundskeeping area, and the incorporation of construction changes made in the Creekside Villas area. The site is located at 1001 East Oregon Rd., Lititz, PA 17543.

Motion was made by John Shipman and seconded by Nathan Van Name to recommend approval of the plan and modifications conditioned upon satisfaction of Township Engineer and staff review letters. Motion carried 6-0.

D. Preliminary/Final Subdivision and Land Development Plan for 511 Snyder Rd – North of Snyder Rd. and West of Buckwalter Rd., Lititz, PA 17543, R-1 Residential Zoning District (Action)

Alex Piehl from RGS Associates presented the plan which proposes 100 single-family detached dwelling units on 91.775 acres with associated streets, sidewalks, and stormwater management facilities. The property is located on the other side of Snyder Rd. from Reidenbaugh Elementary School. The property is bisected by an unknown tributary to Bachman Run and its floodplain is partially located in Warwick Township. This project will include a Developer's Agreement (details to be finalized) between the Developer and Township for the purpose of providing improvements to the current stormwater culvert and associated road improvements along Snyder Rd. in the southwest area of the site.

Motion was made by Sandy Kime and seconded by John Shipman to recommend approval of the plan and modifications conditioned upon satisfaction of Township Engineer and staff review letters, and to highlight the importance to extend sidewalks along the south side of Snyder Road to the existing sidewalk to the west of the stream, either by the developer or the Township. Motion carried 6-0.

Nathan Van Name comment - Lancaster County is actively encouraging high density residential developments, however, future stormwater issues for property owners seeking to add stormwater improvements could arise due to the high lot density of this project.

E. Final Land Development Plan for Autohaus Expansion – 1373 Manheim Pike, Lancaster, PA 17601, B-4 Business Zoning District and D-R Overlay (Briefing)

Kevin Ember from Rettew presented the plan which proposes the expansion of the existing Porshe facility via the consolidation of 5 lots into 2, construction to expand the existing Porshe building and parking lot, and new stormwater BMP. The site is located at 1373 Manheim Pike, Lancaster, PA 17601.

Motion was made by John Shipman and seconded by John Hendrix to table the plan. Motion carried 6-0.

4. Public Comment – None

5. Adjournment – Motion was made by Nathan Van Name and seconded by John Shipman to adjourn the meeting at 6:30 pm.

The next Planning Commission meeting is scheduled for Wednesday, October 15, 2025, at 5:30 p.m.