

MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, OCTOBER 15, 2025

The meeting of the Manheim Township Planning Commission was held on Wednesday October 15, 2025, at 5:30 p.m. Members present were Michael Gibeault, John Shipman, Alex Rohrbaugh, Sandy Kime, and Nathan Van Name. Township staff present were Peter Caci, Planning Administrator. Township Engineer Nate Hardman of C.S. Davidson was also present.

1. Roll Call

Michael Gibeault called the meeting to order at 5:30 p.m.

2. Minutes

Motion was made by Sandy Kime and seconded by John Shipman to approve the minutes of the September 17, 2025 meeting. Motion carried 4-0 with one abstention.

3. Subdivision and Land Development Plans

- A. Preliminary/Final Subdivision Plan for Ashford Meadows – 2325 Lititz Pike, Lancaster, PA 17601 & 120 Kreider Ave., Lancaster, PA 17601, R-2 Residential Zoning District (Briefing & Action)

Todd Kurl of RGS Associates presented the plan which proposes the subdivision & lot addition of property to prepare land for Township dedication and PennDOT permitting, and proposed conversion of 5 existing parcels to 9 parcels for future Ashford Meadows development. The site is located at 2325 Lititz Pike, Lancaster, PA 17601 & 120 Kreider Ave., Lancaster, PA 17601.

Motion was made by Alex Rohrbaugh 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 5-0.

- B. Preliminary/Final Land Development Plan for 1450 Manheim Pike (Wawa #8250) – 1450 Manheim Pike, Lancaster, PA 17601, B-4 Business Zoning District and D-R Overlay (Action)

Derek Kissinger of KCI Technologies, Inc. presented the plan which proposes the construction of a Wawa convenience store with associated parking and fueling facilities on the property, as well as land development and alterations to existing pedestrian walkways and frontage conditions of the overall property. The site is located at 1450 Manheim Pike, Lancaster, PA 17601.

Motion was made by John Shipman and seconded by Alex Rohrbaugh to recommend approval of the plan and modifications conditioned upon satisfaction of Township Engineer and staff review letters, with the recommendation that dotted white lines are added across Plaza Boulevard connecting the westbound (left turning) lane out of the Wawa parking lot onto Plaza Boulevard. Motion carried 5-0.

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

Kevin Ember of Rettew Associates, Inc. presented the plan which proposes the expansion of the existing Porsche facility via the consolidation of 5 lots into 2, construction to expand the existing Porsche 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 Nathan Van Name to recommend approval of the plan and modifications conditioned upon satisfaction of Township Engineer and staff review letters. Motion carried 5-0.

4. Other Items

A. Delp Road Extension Cartway Width

Nate Hardman, Township Engineer presented the following proposal: As part of the Township Public Improvements project to extend Delp Rd from Lititz Pike to the existing E Delp Rd, we are proposing a modification to the Township standard requirement that a Collector roadway's minimum width be 38 ft for a collector road; Delp Rd is defined in the Township's Ordinance as a collector roadway. We are proposing a 34 ft wide cartway, which will allow for full-width travel lanes and remain consistent with the existing geometry of Delp Rd on either side of the roadway extension, and to limit vehicular speed in this stretch of roadway between residential developments. A 34 ft wide roadway is consistent with the Township's requirements for a local roadway.

Motion was made by Nathan Van Name and seconded by Sandy Kime to support the proposed 34 ft wide cartway for the Delp Road Extension. Motion carried 5-0.

5. Public Comment - None

6. Adjournment – Motion was made by John Shipman and seconded by Alex Rohrbaugh to adjourn the meeting at 6:18 PM

The next Planning Commission meeting is scheduled for Wednesday, November 19, 2025, at 5:30 p.m.