

MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, NOVEMBER 19, 2025

The meeting of the Manheim Township Planning Commission was held on Wednesday November 19, 2025, at 5:30 p.m. Members present were Michael Gibeault, John Shipman, Alex Rohrbaugh, Sandy Kime, John Hendrix, and Stacey W. Betts. Township staff present were Peter Caci, Planning Administrator, and Declan Murphy, Communications Specialist. 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 October 15, 2025 meeting. Motion carried 4-0 with 2 abstentions.

3. Conditional Use Applications

A. Brooklawn Phase II – Bonnie Drive Bridge – Floodplain Ordinance, R-2 Residential Zoning District

Attorney Melvin Newcomer of Kluxen, Newcomer, & Dreisbach presented the plan which proposes the construction of a Bridge along Bonnie Drive that connects Phase I and Phase II of the Brooklawn project. A public hearing has been authorized by the Board of Commissioners to take place on December 8, 2025 at the Township offices to discuss this proposed plan. The site is located south of East Delp Road and North of Trena Avenue in Lancaster, PA 17601.

Motion was made by John Shipman and seconded by Alex Rohrbaugh to recommend approval of the Conditional Use Application for the Bonnie Drive Bridge conditioned upon satisfaction of Township Engineer and staff review letters. Motion carried 6-0.

4. Street Dedications

A. Willow Bend Estates

Jim Boyer of David Miller Associates Inc. presented the plan which proposes that as part of the Subdivision and Land Development Plan Willow Bend Estates, Cheltenham Court from Fruitville Pike to the limit of the cul-de-sac (approximately 802.4 feet long with a cartway width of 34.00 feet and a 50.00-foot right-of-way) is proposed to be dedicated to the Township.

Motion was made by John Shipman and seconded by John Hendrix to recommend approval of the proposed street dedication for Willow Bend Estates conditioned upon satisfaction of Township Engineer and staff review letters. Motion carried 6-0.

5. Other Items

A. Zoning Ordinance Rewrite - Porter Stevens, Director of Community Development to present an update for the Zoning Ordinance Rewrite

Motion was made by Sandy Kime and seconded by John Shipman to support the proposed Zoning Ordinance Rewrite and expand the Advisory Board from a 7-person to a 9-person committee to include more representatives from Township residents. Motion carried 6-0.

B. Update to Manheim Township Construction and Materials Specifications Manual

1. Ordinance 2025-15 (SALDO) - Acknowledgement & Recommendation to Board of Commissioners - To be considered by the Board of Commissioners December 8th (Materials and Specs Manual) - Materials and Specs name change only

Motion was made by John Shipman and seconded by Alex Rohrbaugh to acknowledge and recommend approval of the proposed SALDO Ordinance update. Motion carried 6-0.

2. Ordinance 2025-16 (Stormwater) - Acknowledgement & Recommendation to Board of Commissioners - To be considered by the Board of Commissioners December 8th (Materials and Specs Manual) - Materials and Specs name change only

Motion was made by John Shipman and seconded by Alex Rohrbaugh to acknowledge and recommend approval of the proposed Stormwater Ordinance update. Motion carried 6-0.

3. Ordinance 2025-17 (Streets and Sidewalks) - Acknowledgement & Recommendation to Board of Commissioners - To be considered by the Board of Commissioners December 8th (Materials and Specs Manual) - Materials and Specs name change only

Motion was made by John Shipman and seconded by Alex Rohrbaugh to acknowledge and recommend approval of the proposed Streets and Sidewalks Ordinance update. Motion carried 6-0.

C. Manheim Township Codified Ordinance Updates

1. MT Chapter 268 Floodplain Management Codified Ordinance DRAFT - Acknowledgement & Recommendation to the Board of Commissioners

Motion was made by John Hendrix and seconded by Sandy Kime to acknowledge and recommend approval of the proposed Floodplain Management Codified Ordinance Draft. Motion carried 6-0.

2. MT Chapter 432 Stormwater Management Codified Ordinance DRAFT - Acknowledgement & Recommendation to the Board of Commissioners

Motion was made by John Hendrix and seconded by Sandy Kime to acknowledge and recommend approval of the proposed Stormwater Management Codified Ordinance Draft. Motion carried 6-0.

3. MT Chapter 440 SALDO Codified Ordinance DRAFT - Acknowledgement & Recommendation to the Board of Commissioners

Motion was made by John Hendrix and seconded by Sandy Kime to acknowledge and recommend approval of the proposed SALDO Codified Ordinance Draft. Motion carried 6-0.

4. MT Chapter 500 Zoning Codified Ordinance DRAFT - Acknowledgement & Recommendation to the Board of Commissioners

Motion was made by John Hendrix and seconded by Sandy Kime to acknowledge and recommend approval of the proposed Zoning Codified Ordinance Draft. Motion carried 6-0.

5. Public Comment -

None.

6. Adjournment - Motion was made by Alex Rohrbaugh and seconded by John Shipman to adjourn the meeting at 6:10 PM. Motion carried 6-0.

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