

**MANHEIM TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
Wednesday  
December 15, 2010**

A meeting of the Manheim Township Planning Commission was held on Wednesday, December 15, 2010 at 6:30 p.m. The following members were present: Mr. Jeffrey Sturla; Mr. Michel Gibeault; Mr. Cory Rathman; Mr. Donald Reed; Mr. Michael Martin and Mrs. Stacie Reidenbaugh. Mrs. Mary Ellen Hollinger was absent. The following Township staff was present: Mrs. Lisa Douglas and Mrs. Shannon Sinopoli.

**Roll Call**

Mr. Sturla called the meeting to order at 6:30 p.m. and conducted roll call.

**Minutes**

Mr. Sturla asked for a motion on the November 17, 2010 Planning Commission meeting minutes.

On a motion by Mr. Reed, seconded by Mrs. Reidenbaugh it was recommended to approve the November 17, 2010 meeting minutes.

**Motion Approved 6-0.**

**Subdivision/Land Development Plans**

1. **Donald & Geraldine Vandegrift – Preliminary/Final Lot Add-On Subdivision Plan – 1786 Eden Road – Zoned R-3.**

Present representing this Preliminary/Final Lot Add-On Subdivision Plan was Mr. Donald Vandegrift, property owner.

Mr. Vandegrift indicated that in 1979 he subdivided a lot off of his property located at 1786 Eden Road, however, the lot sat vacant and no improvements were ever made. Mr. Vandegrift stated that he now wishes to convert back to the larger tract by reattaching the previously severed lot. Mr. Vandegrift indicated that there are no proposals or improvements associated with this lot add-on subdivision plan.

There was no comment from the Planning Commission.

Mr. Sturla asked for public comment. There was no response.

On a motion by Mr. Reed, seconded by Mr. Gibeault it was recommended to approve this plan and modifications contingent upon a clean review letter.

**Motion Approved 6-0.**

**2. Brooklawn – Preliminary Subdivision/Land Development Plan – Delp Road, Bonnie Drive and Dolly Drive – Zoned R-2 w/ TDR Option.**

Present representing this Preliminary Subdivision/Land Development Plan was Mr. Greg Strausser, Strausser Surveying & Engineering; Mr. Mark Henise, ELA Group and Mr. Barry Hogan, Hogan and Herr.

Mr. Strausser indicated that the plan consists of a 77 acre tract, 40 acres of which are planned to be developed with 73 lots to house single family dwelling units. Mr. Strausser indicated that the property is located at the north end of Bonnie Drive, east end of Dolly Drive and adjacent to the Reese Lower Patrick & Scott site to the east and the Worthington site to the south. Mr. Strausser indicated that the developer will be purchasing 3 Transferable Development Rights for this project. Mr. Strausser indicated that there would also be two open lots consisting of floodplain areas and stormwater management.

Mr. Strausser indicated that the development would occur in two phases. Phase I would consist of 27 dwelling units and Phase II would consist of 46 dwelling units. Mr. Strausser indicated that the bridge construction to connect Bonnie Drive to Delp Road would occur with Phase II.

Mr. Strausser advised that Delp Road and Bonnie Drive would be extended and Dolly Drive would form a loop. Mr. Strausser indicated that both Delp Road and Bonnie Drive would be stubbed for future development to the north and west.

Mr. Strausser advised that they are taking a unique and green approach with the design of this development as the developer felt that this site was a golden opportunity to do something neat that will work. Mr. Strausser indicated that the proposal includes street stormwater swales, backyard stormwater swales, narrower paved roadways, and an overall decrease in impervious areas while utilizing Best Management Practice (BMP) requirements.

Mr. Hogan indicated that while looking at the site he started thinking green and expanding the use of BMP's with trees, grasses, level spreaders etc. in an effort to create the first green development in the county. Mr. Hogan indicated that the idea evolved by taking a look at the floodplain and in speaking with Bill Ebel. Mr. Hogan stated that there would be a Home Owners Association (HOA) created to maintain the floodplain areas and open swales which would be encased in easements.

Mr. Strausser indicated that the roadways would be 28-feet wide (versus the 34-foot required width) with parking on one side only; open swales would run parallel with the streets and then 5-foot sidewalks would be located outside of the right-of-way, encased in a pedestrian easement.

Mr. Sturla indicated that past practice has been to encase a sidewalk within a 10-foot wide easement in order to provide for a 2.5-foot flat fall zone on either

side of the sidewalk. Mr. Sturla raised concerns regarding the location of the road side swales and the safety of pedestrians and vehicles.

Mr. Rathman questioned whether or not a planting schedule has been determined for the basins.

Mr. Strausser indicated no.

Mr. Rathman wondered how an HOA will maintain the areas and continue to keep the systems functioning 10 years down the road if they are not familiar with the design and maintenance needs of the new design.

Mr. Hogan indicated that there will be a professionally developed maintenance schedule and that a knowledgeable contractor would be designated to take care of it. Mr. Hogan suggested that the BMP regulations could be placed right into the language of the HOA documents.

Mr. Rathman questioned whether or not consideration was given to development under the cluster provisions of the ordinance.

Mr. Hogan indicated that the development is site driven. Mr. Hogan stated that he actually sketched it out as a cluster early on, however, cluster design did not work for this site.

Mr. Henise proceeded to discuss traffic related items. Mr. Henise indicated that a traffic study was conducted and 5 specific intersections were identified to be included in the study.

Mr. Henise indicated that those 5 intersections consisted of: Oregon Pike/Ruth Ridge Drive; Oregon Pike/Valleybrook Drive – Old Hickory Road; Oregon Pike/Landis Valley Road; Landis Valley Road/Delp Road and Delp/Valleybrook Drive.

Mr. Henise indicated that the study was reviewed by the township traffic engineer and at this point, all technical comments have been addressed, however, there are modification requests of the Level of Service requirement for 4 of these intersections, the Delp Road and Valleybrook Drive being the only exempt intersection.

Discussions took place about widening the rest of Delp Road to the Valleybrook Drive intersection and the possibility of widening in the area of the existing culvert which presently chokes down Delp Road in that vicinity.

In regards to the current study which is based on the proposed development, Mr. Rathman questioned about future development of the rest of the farm to the north and west and the possible need for additional traffic improvements. Mr. Rathman wondered if there was a way to address both proposed and future traffic coherently without sticking the last developer with all of the traffic improvements.

Mr. Strausser indicated that there's really no other way other than through the use of traffic impact fees in order to mitigate an accumulating problem.

Mr. Sturla asked for public comment.

Patron 1: Dwayne Ludwig, 2019 Carlton Place. Mr. Ludwig stated that it will be beneficial for the Bloomingdale development to have the additional egress out onto Landis Valley Road with the extension of Bonnie Drive and Delp Road. Mr. Ludwig asked that the possible creation of a turn-around or round-about instead of a cul-de-sac be considered.

Patron 2: Robert Bovie, 1957 Geraldson Drive. Mr. Bovie indicated that he was concerned for a current resident on Dolly Drive about the possibility of additional stormwater on the Dolly Drive property.

Mr. Strausser indicated that he knew of the resident that Mr. Bovie was referring to and that the resident brought up concerns during the specific permission process regarding the elevations of proposed homes. Mr. Strausser indicated that the floor elevations for the proposed homes will be the same as the existing homes.

Mr. Bovie questioned whether it will make the resident's problem better.

Mr. Strausser indicated that it will ease it

Mr. Bovie indicated that the entire Bloomingdale development presently suffers from flooding yards and basements.

Mr. Strausser indicated that the Bloomingdale development has always had high water tables throughout the site and that no additional stormwater or flooding conditions will come from this development and it will not worsen the situation as this development is down grade from the existing Bloomingdale development.

Mr. Bovie questioned the long range plan and wondered when Phase I would start and when Phase I would be submitted.

Mr. Strausser indicated as soon as plans are approved.

Mr. Bovie indicated that the traffic study did not talk about the existing neighborhood and the potential for cut-thru traffic. Mr. Bovie questioned whether or not there are other HOA's in the township.

Mr. Strausser indicated that HOA's are very common and the one that comes to his mind particularly is the Kissel Hill Commons development which is well maintained.

There were no further comments.

On a motion by Mr. Reed, seconded by Mr. Rathman it was recommended to table this plan and modifications until all outstanding comments can be adequately addressed.

**Motion Approved 6-0.**

**Public Comment**

Mrs. Lisa Douglas provided an update regarding the work group sessions which are taking place involving the updates to the Zoning Ordinance.

Mrs. Douglas indicated that the next work group meeting would take place Thursday, December 16, 2010 from 3:00pm-5:00pm which will include discussions concerning the finalizing of the work group meeting dates, which generally meet the third Thursday of each month, however, the meetings in January, February and May of 2011 will be held on a different Thursday due to scheduling conflicts. Mrs. Douglas stated that all of the work group meeting dates can be found in the township newsletter, website or by calling the township office.

Mrs. Douglas indicated that discussions for the next meeting will include before and after sketches, the purpose of which to show current development versus what could have occurred; definition revisions and design standard topics.

Mrs. Douglas indicated that the first public meeting will be held at the February 9, 2011 Planning Commission briefing meeting.

There was no further public comment.

**Adjournment**

On a motion by Mr. Gibeault, seconded by Mrs. Reidenbaugh, it was recommended to adjourn the meeting.

Motion approved 6-0 and the meeting adjourned at 8:30 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, January 19, 2011 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli