

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
January 19, 2011**

A meeting of the Manheim Township Planning Commission was held on Wednesday, January 19, 2011 at 6:30 p.m. The following members were present: Mr. Jeffrey Sturla; Mr. Michel Gibeault; Mr. Donald Reed; Mr. Michael Martin; Mrs. Mary Ellen Hollinger and Mrs. Stacie Reidenbaugh. Mr. Cory Rathman 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.

Reorganization - Nominations for Chairman and Vice-Chairman

Chairman Sturla turned the gavel over to Township Staff, Lisa Douglas.

Mrs. Douglas asked for nominations for the 2011 Planning Commission Chairman.

Mr. Reed moved to appoint Mr. Gibeault as Chairman of the Manheim Township Planning Commission, seconded by Mr. Martin. Nominations were closed and motion carried unanimously.

Mrs. Douglas turned the gavel over to Chairman Gibeault.

Chairman Gibeault asked for nominations for the 2011 Planning Commission Vice-Chairman.

Mr. Sturla moved to appoint Mr. Rathman as Vice Chairman of the Manheim Township Planning Commission. Seconded by Mr. Reed. Nominations were closed and motion carried unanimously.

Minutes

Mr. Gibeault asked for a motion on the December 15, 2010 Planning Commission meeting minutes.

On a motion by Mr. Reed, seconded by Mr. Sturla it was recommended to approve the December 15, 2010 meeting minutes.

Motion Approved 6-0.

Subdivision/Land Development Plans

1. Long Community at Highland – Final Phase II Land Development Plan – 600 East Roseville Road – Zoned Institutional.

Mr. Sturla abstained from plan discussions.

Present representing this Final Phase II Land Development Plan was Mr. Jason Best, ELA Group.

Mr. Best indicated that this is the Final Phase II plan for the Long Community at Highland project which received technical review during the preliminary plan stage.

Mr. Gibeault asked if the Township Engineer has been satisfied with the stormwater revision to the plan in conjunction with Phase III.

Mr. Best indicated that the engineer's comment has been addressed.

There was no further planning commission discussion.

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

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

Motion Approved 5-0, with Mr. Sturla abstaining.

2. Carrington Lot Add-On – Preliminary/Final Lot Add-On Subdivision Plan – 2782 & 2786 Southwick Drive – Zoned R-2.

Present representing this Preliminary/Final Lot Add-On Subdivision Plan was Mr. Jon Warner, Jon Warner Home Builders.

Mr. Warner indicated that the plan consisted of a simple land swap between Lot 2 & 3 in the Carrington Development. Mr. Warner stated that the owners of Lot #2 desired to add additional land from vacant Lot #3. A total of 7,192 square feet is being removed from Lot #3 and being joined in common with Lot #2. Mr. Warner indicated that the plans do not propose any improvements.

There was no planning commission discussion.

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

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

Motion Approved 6-0.

3. **Quarry Run Farms Holdings LP – Preliminary/Final Lot Add-On Subdivision Plan – 752 & 756 Honey Farm Road and 914 Meadowbreeze Lane – Zoned R-1.**

Present representing this Preliminary/Final Lot Add-On Subdivision Plan was Mr. Greg Strausser, Strausser Surveying and Engineering.

Mr. Strausser indicated that this lot add-on plan consist of a land swap between 4 existing lots. Mr. Strausser indicated that 14 ½ acres of remaining ground exists from the original subdivision of the farm for the Farm On Quarry Road Development, and that the owners of the remaining parent parcel desired to add more space between their existing residence and the new construction associated with the other 3 parcels.

There was no planning commission discussion.

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

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

Motion Approved 6-0.

Other/Rezoning/Text Amendment/Conditional Use Reviews

1. **Cedar-Oregon Pike LLC - Rezoning Petition – 1611 Oregon Pike - Request to change zoning of property from B-2 Zone to B-3 Zone.**

Present representing this Rezoning Petition request was Mr. Matthew Creme, Nikolaus & Hohenadel; Mr. Sandy Kime, David Miller/Associates and Mr. Dale Pears, Cedar Centers.

Mr. Creme indicated that at the November Planning Commission meeting, the applicant(s) stated that they planned on voluntarily imposing land use restrictions on the subject property which would be a recorded declaration and would guarantee specific uses which would be permitted on the property.

Mr. Crème indicated that it is the applicants desire to limit the use of this property to strictly office and retail use and that the retail use would only be permitted on the eastern half (abutting Oregon Pike) of the property and that the western part of the property would be restricted to Office use only. Mr. Crème advised that they also planned on limiting the maximum floor area for all uses/buildings to 18,000 square feet and limit all access and connections to Oregon Pike and Crown Avenue.

Mr. Gibeault stated that the request is to go from a B-2 Zone to a B-3 Zone and questioned what, in the proposal, is permitted under B-3 Zoning that is not permitted under B-2 Zone.

Mr. Kime indicated that primarily the request is due to the square footage restriction for office users of 4,000 square feet per office. Mr. Kime indicated that the site is 11+ acres and a 4,000 square foot restriction is too harsh for a property of this size. Mr. Kime indicated that the submitted sketch plan is showing 10-15,000 square foot office users.

Brief discussions took place in regards to the applicant's proposal for the land use restrictions. Mr. Gibeault indicated that regardless of the restrictions that the owners are voluntarily proposing to place on the property, the Planning Commission has to base this rezoning request and its recommendation on sound land use planning only. However, Mr. Gibeault suggested that if the applicants move forward with drafting any land use restrictions, the applicants should submit such to the Township for review.

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

On a motion by Mr. Reed, seconded by Mrs. Hollinger it was recommended to table this rezoning petition request.

Motion Approved 6-0.

The Public Hearing has been rescheduled for February 28, 2011.

Public Comment

Mrs. Lisa Douglas provided an update to the Zoning Ordinance revisions and indicated that the work group met on December 16, 2010 and discussed definitions in terms of definitions that need to be added and/or revised. The consultants are also providing before and after sketches so that the work group can visualize what could occur with improved design standards.

Mrs. Douglas indicated that the work group will be meeting again on Thursday, January 27, 2011 here at the municipal office beginning at 3:00pm.

Mrs. Douglas pointed out that the February Planning Commission Briefing meeting to be held on February 9, 2011 will be open for public discussion as it relates to the Zoning Ordinance update and that the consultant will be in attendance for discussion.

Mrs. Douglas advised that staff continues to include articles in the Manheim Township newsletter to keep the residents informed of the process and that, to date, most of the information has been related to meeting dates. Mrs. Douglas advised that the Township website has been updated and that there are links to the Work Group Schedule, Meeting Agenda, Meeting Minutes and eventually draft sections of the Zoning Ordinance will be included.

There was no further public comment.

Adjournment

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

Motion approved 6-0 and the meeting adjourned at 7:10 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, February 16, 2011 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli