

**MANHEIM TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
Wednesday  
April 20, 2011**

A meeting of the Manheim Township Planning Commission was held on Wednesday, April 20, 2011 at 6:30 p.m. The following members were present: Mr. Michel Gibeault; Mr. Cory Rathman; Mr. Jeffrey Sturla; Mr. Donald Reed; Mrs. Mary Ellen Hollinger and Mr. Michael Martin. Mrs. Stacie Reidenbaugh were absent. The following Township staff was present: Mrs. Lisa Douglas and Mrs. Shannon Sinopoli.

**Roll Call**

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

**Minutes**

Mr. Gibeault asked for a motion on the March 16, 2011 Planning Commission meeting minutes.

On a motion by Mr. Sturla, seconded by Mr. Rathman it was recommended to approve the March 16, 2011 meeting minutes.

Motion Approved 6-0.

**Subdivision/Land Development Plans**

**1. 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 and Mr. Barry Hogan, Hogan and Herr.

Mr. Strausser indicated that the plan consists of 73 lots to house single family dwelling units utilizing a “green” approach whereby providing various Best Management Practice (BMP) measures to include such features as vegetated filter strips, reduced paved street widths and road side swales.

Mr. Strausser indicated that since the December Planning Commission meeting, a staff meeting was held to discuss some of the items that were brought up by the Planning Commission members.

Mr. Strausser indicated that one of the items of concern by the planning members was the road side swales and the design of the driveway pipes.

Mr. Strausser indicated that the pipe designs have been revised per the planning members input.

Mr. Strausser indicated that, as a result of the staff meeting, it was suggested that the applicant reduce the right-of-way width from 50-feet to 34-feet in order to encase all sidewalk and stormwater swales/improvements in a private easement to be owned and maintained by the Homeowners Association versus being located within the Township right-of-way.

Mr. Strausser indicated that there are four street intersections where the level of service drops; three of which did not meet warrants for improvements and one of which, Oregon Pike/Valleybrook Drive, is proposed to be widened to provide two dedicated lanes on Valleybrook Drive entering onto Oregon Pike.

Mr. Strausser discussed the grading of the site and the stormwater flow concept. Mr. Strausser indicated that since the December Planning Commission meeting, all backyard areas were redesigned based on the planning members input.

Discussions took place regarding the proposed linear trail connections to the proposed development. Mr. Strausser indicated that there will be 3 connections; one connecting the Worthington development to the south; one connecting to the RLPS site to the east and one connecting to the Heritage Trail running parallel with Delp Road.

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

There were no further comments.

On a motion by Mr. Sturla, 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.**

**2. Lancaster Bible College – Southwest Residence Hall Addition – Preliminary/Final Land Development Plan – 901 Eden Road – Zoned Institutional.**

Present representing this Revised Final Phase 2A Land Development Plan was Mr. Dave Madary, Derck & Edson and Mr. John Yoder, Lancaster Bible College.

Mr. Madary indicated that the plan simply consists of linking 3 existing structures together with connecting corridors.

Mr. Madary advised that the plan proposes an overall reduction in impervious area in both directions. Mr. Madary indicated that a small parking area is also being removed, however the number of remaining parking spaces still meets the Township Zoning Ordinance requirement.

There were no comments from the Planning Commission.

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

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

**Motion Approved 6-0.**

### **Zoning Ordinance Update**

Ms. Jennifer Leister Reitz of Thomas Comitta and Associates was present to provide an overview of the status of the zoning ordinance updates which continue to be worked on and discussed with the Zoning Ordinance Committee.

Ms. Leister Reitz provided planning members and the audience with copies of the progress report for the comprehensive zoning ordinance update. Ms. Leister Reitz indicated that a completed draft should be available in July and it is hopeful that the public process will begin in the fall.

Ms. Leister Reitz indicated that although there have been small tweaks to the Zoning Map, the main intention is to leave the map as is, but place several overlays on it with T-Zone Overlay Districts which entail specific design guidelines.

Ms. Leister Reitz indicated that definitions will continue to be discussed and worked on with staff and the committee, however, one primary definition that needs to be thoroughly discussed is the term “redevelopment” and whether or not alteration/renovation should be included in the definition.

Ms. Leister Reitz indicated that at the last committee meeting there were discussions regarding the need for the Cluster provisions in the ordinance in light that the only big difference between the Cluster and the Planned Residential Development (PRD) is the commercial component. Ms. Leister Reitz suggested that it may make more sense to get rid of the Cluster provisions and add eligibility components to the PRD which would outline whether or not the commercial component would apply such as abutting a collector roadway, or abutting other non-residential users, etc.

Ms. Leister Reitz advised that the Comprehensive Plan repeatedly mentions mixed use, therefore discussions have taken place with the committee regarding the possibility of broadening the Planned Commercial Development (PCD) provisions to allow for a mixed use versus strictly commercial use.

Ms. Leister Reitz noted that the Zoning Ordinance Committee will be meeting again on April 21, 2011 at 3:00 p.m.

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

**Public Comment**

Mr. Matt Bellis, NAI Commercial Partners indicated that he has a client interested in developing the property located at 1590 Manheim Pike to house a hotel with a restaurant, however, the property is Zoned I-1 and hotel use is not permitted. Mr. Bellis questioned the process and timeline for obtaining an approval to rezone this property in order to permit a hotel at this location.

Planning members indicated that there is no fast approval process for a rezoning. Planning members advised that the present Zoning Ordinance updates are not meant to rezone properties, therefore a separate rezoning petition would need to be formally filed.

Mr. John Bitzer, 1978 Sterling Place questioned the water project that is taking place along Delp Road and wondered who's project it is and who's funding the project.

Planning members indicated that they are not involved in such process and directed Mr. Bitzer to call the Township Manager for clarification.

**Adjournment**

On a motion by Mr. Sturla, seconded by Mr. Reed, it was recommended to adjourn the meeting.

Motion approved 6-0 and the meeting adjourned at 8:00 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, May 18, 2011 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli