

**MANHEIM TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
Wednesday  
March 21, 2012**

A meeting of the Manheim Township Planning Commission was held on Wednesday, March 21, 2012 at 6:30 p.m. The following members were present: Mr. Michel Gibeault; Mr. Cory Rathman; Mr. Jeffrey Sturla; Mr. Donald Reed; Mrs. Stacie Reidenbaugh and Mrs. Anita Blumenstock. Mr. Ian Hodge was 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.

**Reorganization - Nominations for Chairman and Vice-Chairman**

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

Mrs. Douglas asked for nominations for the 2012 Planning Commission Chairman.

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

Mrs. Douglas turned the gavel over to Chairman Gibeault.

Chairman Gibeault asked for nominations for the 2012 Planning Commission Vice-Chairman.

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

**Minutes**

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

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

**Motion Approved 6-0.**

### **Subdivision/Land Development Plans**

1. **Brooklawn** - Final, Phase I Subdivision/Land Development Plan - Delp Road, Bonnie Drive and Dolly Drive - Zoned R-2.

Present representing this Final Phase I Subdivision and Land Development Plan was Mr. Greg Strausser, Strausser Surveying and Engineering.

Mr. Strausser indicated that this Final Phase I plan represents 27 of the 73 total single family dwelling units proposed for the Brooklawn Development.

Mr. Strausser indicated that Delp Road will be extended approximately 1,800 feet west from the existing stub and that Valleybrook Drive will be widened and signal timing modifications will occur at the Valleybrook Drive/Oregon Pike intersection.

Mr. Strausser indicated that the project will consist of 4 detention basins as well as a vegetative filter strip which will consist of native plants, trees and grasses along the stormwater drainage channel. Mr. Strausser indicated that such filter strip will address the water quality requirement by filtering the stormwater runoff.

Mr. Strausser advised that in light of all the technical issues being addressed during the preliminary planning process, the only comments outstanding are all administrative with the exception of the approval of the joint permit from the DEP and approval from PPL for working in their easement. Mr. Strausser indicated that he expects both approvals shortly.

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

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

**Motion Approved 6-0.**

**2. Carrington, Lot 11 - Preliminary/Final Subdivision and Land Development Plan - 2791 Southwick Drive - Zoned R-2.**

Present representing this Preliminary/Final Subdivision and Land Development Plan was Mr. Steve Gergely, Harbor Engineering and Mr. Jon Warner, Jon Warner Homes.

Mr. Gergely indicated a few years back there was a 12 lot subdivision approved for the Carrington Development and that one of the lots, Lot 11 housed an existing farmhouse on a 1.5 acre piece of ground.

Mr. Gergely stated that this plan is a very simple plan which consists of the further subdivision of Lot 11 to create 2 lots to house single family detached dwellings. Mr. Gergely indicated that the existing farmhouse will be demolished as a part of this subdivision plan as well.

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

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

**Motion Approved 6-0.**

**Acknowledgements**

**1. Catholic Charities**

As a member of the school board, Planning Commission member Mr. Reed abstained from participation in discussions and/or recommendations.

Mrs. Douglas indicated that the Manheim Township School District is anticipating leasing approximately 19,000 square feet of space at the Neff 6<sup>th</sup> grade school building to Catholic Charities upon the relocation of the 6<sup>th</sup> grade into the new Landis Run Intermediate School.

Mrs. Douglas advised that Catholic Charities intends to utilize the space for a special education day treatment program designed to serve children ages 9 through 15.

Mrs. Douglas indicated that per the PA Municipalities Planning Code, any proposals by a public school district, including the lease of any school district structure or land, requires the school district to submit plans to the municipality as well as the county planning agencies for review and recommendation. In the review by the municipal planning agency, the focus is whether or not such proposal falls in line with the Municipal Comprehensive Plan.

Mrs. Douglas explained that the proposed use is already permitted and outlined how the proposal is consistent with the Manheim Township Comprehensive Plan.

Mr. Gibeault stated that this proposal is just for the reuse of an existing building and that no building addition or additional stormwater measures are proposed.

Mr. Sturla stated that this acknowledge and recommendation by the Planning Commission is simply to understand that the use is consistent with the Comprehensive Plan.

Mrs. Douglas indicated that is correct and that no land development would be associated with such proposal.

Mr. Gibeault asked for public comment.

Mr. John Armitage, 2953 Brookfield Road stated that he understands that the use is permitted, however, questioned whether or not there were any restrictions to such uses similar to some current restrictions such as possessing drugs or guns within a certain distance of a school.

Mrs. Douglas indicated that the Comprehensive Plan is merely a future planning tool and does not get into such use restrictions or specifics.

Mr. Sturla stated that the Planning Commission doesn't deal with such use restrictions and that planning members just have to determine whether or not a use is consistent with the Comprehensive Plan.

On a motion by Mr. Rathman, seconded by Mrs. Reidenbaugh it was recommended that the Planning Commission acknowledge the proposed lease between the Manheim Township School District and Catholic Charities and to recommend approval of the

reuse and lease of the building by Catholic Charities in light of such proposal being consistent with the Manheim Township Comprehensive Plan.

**Motion Approved 5-0** (with Mr. Reed abstaining).

## **2. PPL Letter of Notification**

Mrs. Douglas indicated that PPL Electric Utility Corporation has submitted a Letter of Notification which is required through Chapter 57, Subchapter G of the PA Code which provides municipalities, DEP, PADOT, the Historic and Museum Commission and other local, state and federal agencies the opportunity to comment and/or intervene.

Mrs. Douglas advised that PPL is seeking approvals to reinsulated the South Akron - Prince #1 & #2 138kV Transmission line; replace the existing steel overhead shield wire with optical shield wire and replace 15 existing poles with new steel poles. In addition, steel lattice towers will be reinforced by the replacement or addition of members.

There was no comment or discussion.

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

On a motion by Mr. Sturla, seconded by Mr. Reed it was recommended that the Planning Commission acknowledge receipt of the Letter of Notification submitted by PPL for the proposed improvements to PPL's Electric Transmission system at the South Akron-Prince #1 & #2 kV Transmission Line as required by Chapter 57, Subchapter G of the Pennsylvania Code and note that if anyone has any interest in viewing the document they can do by stopping in at the Township office during normal business hours.

**Motion Approved 6-0.**

## **Public Comment**

There was no public comment.

## **Adjournment**

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

Motion approved 6-0 and the meeting adjourned at 7:00 p.m.

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The next Regular Planning Commission meeting is scheduled for Wednesday, April 18, 2012 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli