

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
July 18, 2012**

A meeting of the Manheim Township Planning Commission was held on Wednesday, July 18, 2012 at 6:30 p.m. The following members were present: Mr. Michel Gibeault (Chairman); Mr. Jeffrey Sturla; Mr. Donald Reed; Mrs. Stacie Reidenbaugh; Mrs. Anita Blumenstock and Mr. Ian Hodge. Mr. Cory Rathman (Vice-Chairman) 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.

Minutes

Mr. Gibeault asked for a motion on the June 20, 2012 Planning Commission meeting minutes.

On a motion by Mr. Sturla, seconded by Mr. Reed it was recommended to approve the June 20, 2012 meeting minutes.

Motion Approved 6-0.

Subdivision/Land Development Plans

1. **Stone House Place** - Preliminary/Final Subdivision and Land Development Plan - 833 Lititz Road - Zone R-1.

Present representing this subdivision and land development plan was Mr. David Costello.

Mr. Costello indicated that this plan proposes a 5-lot subdivision of an existing 12.9 acre lot at the northwest corner of the Bent Creek Development.

Mr. Costello advised that there is an existing farm house on the parent parcel which is to remain as Lot #1 and would consist of 5.8 acres. Mr. Costello advised that there are numerous other structures and/or outbuildings on site that would be removed as part of this development.

Mr. Costello indicated that access would be provided by means of a private drive extending off of Gooseneck Drive which will be owned and maintained by the Bent

Creek Homeowners Association.

Mr. Costello indicated that with the removal of the numerous structures there is approximately 30,000 square feet of stormwater credits associated with this project

Mr. Costello stated that there will be a large stormwater basin constructed on Lot #1 to address stormwater above the credit amounts.

Mr. Costello indicated that in response to staff's concern regarding the design of a hammerhead versus cul-de-sac at the terminus of Stone House Lane, and at the suggestion of staff, the applicants are now proposing a tear drop design versus a full blown compliant cul-de-sac design.

Mr. Sturla questioned how the 30,000 square feet of impervious coverage credit will be applied.

Mr. Costello indicated that the majority of the credits will be applied to Lots 2, 3 and 4.

Mr. Sturla questioned whether the Bent Creek Homeowners Association would also be responsible for the large stormwater basin on Lot #1 or if the property owner would be the sole responsible party for ownership and maintenance thereof.

Mr. Costello indicated that the property owner of Lot #1 would be the responsible party.

There were no further discussions.

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

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

Motion Approved 6-0.

Conditional Use Application

1. **Caryl Brown** - Conditional Use Request - Brighton Planned Residential Development - 1225 Brighton Avenue - R-1 Residential District.

Mrs. Brown indicated that this request is to permit an accessory dwelling unit for her mother and that in order to provide such there are three modifications that are needed in order for her to move forward.

Mrs. Brown indicated that the first modification request is for the requirement to

provide an additional parking space. Mrs. Brown indicated that her mother has only one car and she and her husband have only one car and both cars fit easily into their 2-car garage, however, if need be, the Brighton Development does permit on-street parking.

Mrs. Brown indicated that the second necessary modification is for the size of the accessory dwelling unit. Mrs. Brown noted that the requirement is that an accessory dwelling unit shall not exceed 1,000 square feet in size nor can it exceed 40% of the principal dwelling.

Mrs. Brown advised that her present living space is 1,900 square feet and the plans for the accessory dwelling unit is 1,040 square feet, which means that they would be exceeding the 1,000 square foot requirement by 40 square feet and would exceed the 40% requirement by 260 square feet. Mrs. Brown stated that she has a rather large unfinished basement.

Mrs. Brown indicated that the last modification request is in regards to accessory dwelling units not being permitted in a basement space. Mrs. Brown stated that her basement is a full walk-out basement which meets all ingress/egress requirements and that only a small portion of the basement's foundation is actually underground due to the grading of the property.

Planning members took no opposition to this conditional use request and there were no further discussions.

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

The public hearing is scheduled for September 10, 2012.

On a motion by Mr. Reed, seconded by Mr. Hodge it was recommended to approve this conditional use request to permit modifications of the regulations for an accessory dwelling unit as required by Sections 1920.1.A, 1915.5 of the Planned Residential Development Ordinance and Sections 2514.1.K; 2514.1.F and 2514.1.I of the Performance Regulations for Accessory Dwelling Units as outlined in the Manheim Township Zoning Ordinance.

Motion Approved 6-0.

Acknowledgements

1. **Warwick Township** - Amending the Lititz/Warwick Joint Strategic Comprehensive Plan.

Mrs. Douglas indicated that in accordance with the requirements of Section 302 of the Pennsylvania Municipalities Planning Code, which requires the governing body to consider comments from the county, contiguous municipalities and the

school district when the governing body is seeking to amend its comprehensive plan, the Warwick Township Manager has forwarded a copy of the Resolution to revise the Future Land Use Map to designate a tract of land containing 95.5 acres, located at 36 West Newport Road as Campus Industrial and a tract of land containing 8.019 acres, located to the rear of 133 Rothsville Station Road as Neighborhood Support and to revise the Developable Land Use Analysis Map to include the tract in the urban growth area.

Mrs. Douglas indicated that the 36 West Newport Road tract is situated in the northwest portion of Warwick Township (north of Lititz Borough) and the 133 Rothsville Station Road (rear) is situated north of Newport Road in the eastern portion of Warwick Township.

Mrs. Douglas advised that Warwick Township is following the procedure to amend their Joint Strategic Comprehensive Plan, specifically the Future Land Use Map and

the Developable Land Analysis, as a result of proposals to rezone the subject tracts of land.

Mrs. Reidenbaugh stated that the Planning Commission acknowledges and appreciates the opportunity to review and comment on the proposed Joint Strategic Comprehensive Plan amendments to revise the Future Land Use Map designation from agriculture to Campus Industrial for the property situated at 36 West Newport Road, to Neighborhood Support for the property situated at 133 Rothsville Station Road (rear) and to revise the Development Land Analysis in Warwick Township. Mrs. Reidenbaugh indicated that the request appears consistent with the planning efforts in Warwick Township.

On a motion by Mrs. Reidenbaugh, seconded by Mr. Reed, it was recommended that the request be forwarded onto the Board of Commissioners without further comment or delay.

Motion Approved 6-0.

Appointments

1. Morgan, Hallgren, Crosswell & Kane, P.C.

On a motion by Mr. Hodge, seconded by Mr. Sturla, it was recommended that the Manheim Township Planning Commission appoint the law firm of Morgan, Hallgren, Crosswell & Kane, P.C., to represent the Manheim Township Planning Commission and the Manheim Township Department of Planning and Zoning in connection with the Conditional Use Application for Belmont.

Motion Approved 6-0.

2. Planning Commission Secretary

On a motion by Mrs. Blumenstock, seconded by Mrs. Reidenbaugh, it was recommended that the Manheim Township Planning Commission ratify, confirm and, to the extent necessary, appoint Shannon L. Sinopoli as the Secretary of the Manheim Township Planning Commission and the custodian of its records.

Motion Approved 6-0.

Public Comment

There was no public comment.

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 7:00 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, August 15, 2012 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli