

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
September 19, 2012**

A meeting of the Manheim Township Planning Commission was held on Wednesday, September 19, 2012 at 6:30 p.m. The following members were present: Mrs. Stacie Reidenbaugh; Mr. Donald Reed; Mrs. Anita Blumenstock and Mr. Ian Hodge. Chairman Mr. Michel Gibeault and Mr. Jeffrey Sturla were absent. The following Township staff was present: Mrs. Lisa Douglas and Mrs. Shannon Sinopoli.

Roll Call

Mrs. Reidenbaugh (Acting Chairman) called the meeting to order at 6:30 p.m. and conducted roll call.

Nomination for Vice-Chairman

Mrs. Reidenbaugh announced and acknowledged the resignation of Vice Chairman Cory Rathman and that a new Vice Chairman needs to be appointed.

Mrs. Reidenbaugh turned the gavel over to Township Staff, Lisa Douglas.

Mrs. Douglas asked for nominations to fill the vacant vice chairman position.

Mr. Reed motioned to appoint Mrs. Reidenbaugh as Vice Chairman of the Manheim Township Planning Commission, seconded by Mr. Hodge. Nominations were closed and motion carried unanimously.

Minutes

Mrs. Reidenbaugh asked for a motion on the August 15, 2012 Planning Commission meeting minutes.

On a motion by Mr. Reed, seconded by Mrs. Blumenstock it was recommended to approve the August 15, 2012 meeting minutes.

Motion Approved 4-0.

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. Greg Strausser, Strausser Surveying & Engineering.

Mr. Strausser indicated that all technical comments have been addressed and that the latest review letter are merely administrative items.

Mr. Reed questioned whether or not the temporary construction easement has been secured yet.

Mr. Strausser indicated yes.

There were no further discussions.

Mrs. Reidenbaugh asked for public comment. There was no response.

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

Motion Approved 4-0.

Conditional Use Application

1. **Worthington Planned Residential Development** - Revised Conditional Use Request - Residential Garage Modification - Oregon Pike - Zoned R-2.

Mr. Greg Hill and Mr. Michael Klapis, Keystone Custom Homes were present representing this revised conditional use request.

Mr. Hill indicated that since the August Planning Commission meeting, where the request was to completely eliminate the original conditional use condition that no more than three of any one kind of garage could be in a row, they have revised their request and are now proposing various architectural changes as well as layout changes and how the homes are massed at the street. Mr. Hill advised that additional landscaping as well as corner lot definitions are also proposed to break up the streetscape and eliminate any continuance look and a restriction that no three houses in a row can be of the same model or color next to each other or across the street in an effort to avoid any repetition.

Mr. Hill indicated that they are also proposing a new model style that mimics the design of the side load garage model, but instead of being a side load "garage", it would be a side load "porch", which would function visually the same as the side load garage.

Mr. Hill indicated that they could request that instead of no more than 3 side load garages in a row, no more than 5 in a row, but they would like to try and avoid any restriction and would like to utilize the side load porch design more so than the side load garage design.

Mrs. Reidenbaugh indicated that the applicants have taken the Planning Commission off guard because the latest conditional use request clearly states that the proposal is to provide a side load garage home after every 5 front load garage homes.

Mr. Hill indicated that yes, that is what they requested, but would really prefer more flexibility for what the buyers want.

Mr. Hodge questioned whether or not the applicants would consider keeping the original condition of no more than 3 in a row with this new side load porch model.

Mr. Hill indicated no and that 1 in every 5 would still be more flexible.

Mr. Reidenbaugh asked if the depth of the backyard with the side load porch design is the same as the depth of the side load garage design.

Mr. Klapis indicated that they did not take a look at that.

Mr. Reed advised that the Planning Commission will need more time to take a look at this latest proposal since this is the first they've seen it.

Mrs. Reidenbaugh asked for public comment. There was no response.

On a motion by Mr. Hodge, seconded by Mr. Reed, it was recommended to table this revised conditional use request.

Motion Approved 4-0.

The public hearing has been rescheduled for November 12, 2012.

Text Amendment

1. Manheim Township - Subdivision and Land Development Ordinance - Park and Recreation Regulations (Section 809) and Definitions (Section 301).

Mrs. Douglas indicated that the need for the proposed text amendments to the Subdivision and Land Development stem from the recent revisions to the Park and Recreation Plan as well as the Township Comprehensive Plan and LIMC Regional Parks and Open Space Plan in order to mirror the park and recreation plan definitions as well as bringing Section 809 into compliance with the park and recreation ordinance.

Mrs. Douglas indicated that the definition changes relate to items such as bike path, greenways, linear trail, non-motorized path, riparian buffers and walkways.

Mrs. Douglas advised that some of the more highlighted changes to Section 809 would be revisions to the purpose which is being reformatting and defined to include protection of environmentally sensitive areas, greater opportunity for community activity and socializing, recognizing the importance of interconnectivity, when the provisions should apply and addressing residential and mixed use subdivisions and land development.

Mrs. Douglas indicated that additional changes include expanding on the characteristics including accessibility to utilities, location in relation to undeveloped land, pedestrian connections and compliance with ADA regulations as well as cleaning up the ownership and maintenance section.

Mrs. Douglas indicated that one notable change is that the Township has always taken a fee-in-lieu of dedication of land versus actual land dedication; however, acquiring additional land for parks or open space is now being embraced when residential developments are proposed.

Mrs. Douglas indicated that another goal is to conserve natural resources and connect our community through a system of greenways and trails with the objectives being to promote the protection of conservation of open space and green resources and to plan and develop a comprehensive network of greenways and trails throughout the Township to link residential, schools, parkland and other community destinations.

Mrs. Douglas indicated that the non-residential component is being completely removed in light that the PA Municipality Code clearly indicates that the dedication of land or fees shall benefit inhabitants of proposed development, which would be residential development versus non-residential.

Mrs. Reidenbaugh thanked Mrs. Douglas for the presentation.

Mrs. Reidenbaugh asked for public comment. There was no response.

There were no further discussions.

On a motion by Mr. Reed, seconded by Mr. Hodge, it was recommended to table this text amendment proposal.

Motion Approved 4-0.

The public hearing has been rescheduled for November 12, 2012.

Acknowledgements

1. PPL Letter of Notification

Mrs. Douglas advised that PPL Electric 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 indicated that PPL seeks to rebuild approximately one mile of the existing South Akron-Dillerville #1 and #2, 138 kV line from a double circuit line into two separate double circuit lines (four circuits in total). The top circuit of each line will be designed for and operated at 138 kV, and the bottom circuit of each line will be designed for and operated at 69 kV.

Mrs. Douglas indicated that the project is required to improve reliability and operating flexibility and converting the existing 69 kV facilities to 138 kV operation along this corridor is part of PPLs long term plan for providing reliable service to the heavily loaded core service area of the Lancaster Region.

Mrs. Douglas advised that the total estimated cost of this portion of the project is \$3.7 million and construction of this portion of the project is scheduled to begin in February 2013 with an in-service date of November 2013.

There was no comment or discussion.

Mrs. Reidenbaugh asked for public comment. There was no response.

On a motion by Mr. Hodge, seconded by Mr. Reed it was recommended that the Planning Commission acknowledge receipt of the Letter of Notification submitted by PPL for the proposed rebuild of the existing South Akron-Dillerville #1 and #2, 138 kV Transmission Lines 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 4-0.

Public Comment

A member of the audience requested a copy of the proposed text amendment to the Subdivision and Land Development Ordinance.

Mr. Reed provided the audience member with his copy of the proposed amendments.

Adjournment

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

Motion approved 4-0 and the meeting adjourned at 7.15 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, October 17, 2012 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli