

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
November 14, 2012**

A meeting of the Manheim Township Planning Commission was held on Wednesday, November 14, 2012 at 6:30 p.m. The following members were present: Vice Chairman Mrs. Stacie Reidenbaugh; Mr. Jeffrey Sturla; Mr. Donald Reed; Mrs. Anita Blumenstock; Mr. Ian Hodge and Mr. Walter Lee. Chairman Mr. Michel Gibeault was absent. The following Township staff was present: Mrs. Lisa Douglas and Mrs. Shannon Sinopoli.

Roll Call

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

Minutes

Mrs. Reidenbaugh asked for a motion on the October 17, 2012 Planning Commission meeting minutes.

On a motion by Mr. Hodge, seconded by Mr. Reed it was recommended to approve the October 17, 2012 meeting minutes.

Motion Approved 6-0.

Subdivision/Land Development Plans

1. **Overlook Town Center** - Preliminary Subdivision and Land Development Plan - 2055 & 2065 Fruitville Pike - Zoned B-3.

Present representing this Preliminary Subdivision and Land Development Plan was Mr. Bill Swiernik, David Miller/Associates; Mr. James Thomas, Blakinger, Byler and Thomas; Mr. Jay States, Grove Miller and Mr. Kevin Lapp, land owner.

Mrs. Blumenstock announced that she would be abstaining from discussions on this plan.

Mr. Swiernik indicated that there were a few items the applicant wished to discuss this evening, primarily the right-in/right-out access along Fruitville Pike; the modification requests and the detention basin.

With regards to the right-in/right-out access, Mr. Swiernik indicated that this access is

proposed in order to provide two points of access specifically for the Lot 2 block of structures off of Fruitville Pike. Mr. Swiernik indicated that there is a safety concern with having only one point of access to Fruitville Pike for that area with regards to accessibility for emergency services.

Mr. Swiernik indicated that after discussions with Mr. Rick Kane, Manheim Township's Fire Chief/Emergency Management Coordinator, Mr. Kane was supportive of having this additional access for emergency vehicles.

Mr. Sturla stated that he has concerns about cars exiting the site via the right-out and having to weave across traffic in order to get out of the designated right turn into the Overlook Campus. Mr. Sturla questioned the distance between the right-out and the right turn lane into the campus.

Mr. Swiernik indicated 120-feet and stated that PennDOT did not have any concerns about traffic cross weaving.

Mr. Sturla indicated that specifically between the hours of 3pm-5pm, traffic backs up from signal to signal and it is very congested through that area and adding an additional, "non-signalized" right-in/right-out is only going to add to unsafe conditions on Fruitville Pike and he still doesn't understand why the need for this access.

Mr. States indicated that the same issue will exist making a right turn from the traffic signal. Mr. States indicated that the reasons include site circulation and emergency safety concerns.

Mr. Sturla indicated that there are other ways to address the safety issue with removable bollards, etc. Mr. Sturla questioned if this access was desirable more so for truck deliveries for the future tenants.

Mr. Sturla stated that this development already has the luxury of having two existing signalized intersections and adding a third in such close proximity does not make safe sense.

Mr. Hodge indicated that the third access is not necessary and creates more problems than it would solve.

Mrs. Reidenbaugh indicated that the planning members are less opposed to the right-in, but the right-out is a problem and is not being supported.

With regards to the detention basin, Mr. Swiernik indicated that the basin bottom which consists of low maintenance vegetated plant materials versus grass and that shade trees will be provided along the entire Granite Run Drive corridor in an effort to provide a sufficient enough deterrent to limit the potential for any usage by the public.

Mr. Sturla questioned if screening was being provided between the residential zones and the business district zone to meet the zoning ordinance requirements.

Mr. Swiernik advised that there is existing vegetated screening along the north side

of the proposed detention basin, but he will look into it further to see if additional landscaping is required, or desirable by staff.

With regards to the requested modifications, Mr. Swiernik advised that they just made a resubmission which includes additional modification requests, but wanted to discuss the previous requests with the planning members to address any existing concerns.

Mrs. Reidenbaugh indicated that at this point, the applicant should have discussions with staff with regards to all of the modification requests.

Mr. Sturla questioned if the development was going to be controlled by the land owner with ground leases to the tenants or is there potential for these lots to be sold in the future. Mr. Sturla expressed that he has concerns with regards to the ownership and continuing maintenance of the detention basin.

Mr. Swiernik indicated that the land will be owned and maintained by the property owner, SKL Properties and that, in addition to the mandatory Township Stormwater Management Agreement, there will also be a land owner agreement put into place.

Mr. Sturla questioned whether or not the Levels of Service D for the two signalized intersections are meeting the ordinance.

Mr. States explained the proposed roadway improvements.

Mrs. Reidenbaugh questioned if the Level of Service D grade is with or without the improvements.

Mr. States indicated that the overall level of service in 2023 with the proposed improvements at the Granite Run Drive and Fruitville Pike intersection will operate at a Level of Service C which is meeting the ordinance.

Mr. Sturla questioned if there is any way to prevent traffic from blocking intersections.

Mr. States advised that signal timing improvements will help with the queuing.

Mr. Reidenbaugh asked for public comment.

A patron from the audience spoke with concern regarding developments with large parking lots and the runoff associated with these parking lots. The patron questioned if any consideration has been given as to what type of vegetative species will be planted on the site and in the basin, and whether the plants will be native or invasive.

Mr. Swiernik indicated that by ordinance, a minimum of 50% must be native species, however, the proposal for this site and basin is to provide 75% or more native species and absolutely no invasive species will be planted.

The patron wondered if traditional macadam was going to be used on this site for the parking areas and streets.

Mr. Swiernik advised that because the underlying geology does not permit infiltration, pervious pavement is not being proposed.

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

Motion Approved 5-0 (with Mrs. Blumenstock abstaining).

Public Comment

There was no public comment.

Adjournment

On a motion by Mr. Hodge, seconded by Mr. Sturla, 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, December 19, 2012 at 6:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli