

**PENN TOWNSHIP
PLANNING COMMISSION
MINUTES**

DATE & TIME: January 3, 2018 7:00 PM

ATTENDANCE:

Members: Joseph Lyons, Chairman
Linda Brown, Vice Chairman
Stephen Engle, Secretary
Mark Compton, Member
Leroy Stoltzfus, Member
Rich Whitehouse, Alternate

Others: Sharyn Young, Penn Township
Barbara Grable, Penn Township
Brent Lied, Becker Engineering
Alex Piehl, RGS Associates
Aaron Repucci, Catalyst Commercial
Ron Hosler, resident
Jodi Gochnauer, resident

Sharyn Young called the meeting to order and led the Pledge of Allegiance at 7:00 p.m.

Reorganization

It was noted that Rich Whitehouse is not able to attend all meetings so he has been appointed as alternate. Leroy Stoltzfus accepted the position of full member on the Planning Commission. Mr. Stoltzfus and Mr. Whitehouse were appointed at the Board of Supervisors meeting on January 2, 2018.

Nominations were accepted for Chairman of the Planning Commission. Motion was made by Compton to nominate Joseph Lyons and seconded by Engle. Motion passed unanimously.

Lyons led the remainder of the meeting.

Nominations were accepted for Vice Chairman. Motion was made by Compton nominate Linda Brown and seconded by Stoltzfus. Motion passed unanimously.

Nominations were accepted for Secretary. Motion was made by Lyons to nominate Stephen Engle and seconded by Stoltzfus. Motion passed unanimously.

Approval of Minutes – October 2, 2017

On motion by Brown and seconded by Engle, the minutes of October 2, 2017 meeting as written. Motion passed unanimously.

Briefing Items

Manheim Commons Preliminary Land Development Plan, Project No. 17-009 – Development of a 23-acre tract along Lancaster Road as a Multifamily Mixed Use development consisting of 190 apartments and 23,000 square feet of commercial space.

Alex Piehl gave overview of the project. He and Aaron Repucci answered questions from the Planning Commission.

Overview: The proposed development will consist of two lots. Lot 1 would contain the commercial buildings and Lot 2 would contain the apartments. Commercial uses or potential businesses have not yet been named. Traffic impact study is underway. Commercial buildings will be one story structures to allow for the most flexibility in use.

Phase 1 will be the residential housing and curbs, sidewalks and road access at both Lancaster Road/Route 72 and Bucknoll Rd. Sidewalks would tie into existing sidewalks at the Sweetbriar Development and at McDonalds. Construction of the land development cannot start until a PennDOT Highway Occupancy Permit is issued (along with other necessary permits and approvals.)

All apartments closest to the Sweetbriar Development will be a maximum of two story structures. Remaining apartments will be two and three story structures depending on topography. A fence and vegetation will be erected between Manheim Commons and the Sweetbriar Development.

The residential lot will be owned by builder Randy Hess and a management company that will build, own and manage all apartments. Randy owns several other apartment complexes in the area and is very familiar with the industry. Apartments will likely be 1 and 2 bedrooms with some 3 bedroom units in size and each apartment will be rented out at market rate. The commercial lot will be owned by Catalyst Commercial Development.

The traffic plans have been reviewed by PennDOT and the Township Traffic Engineer. Improvements may be made to Lancaster Road, Bucknoll Road and the Sunhill Road intersections.

Concern was expressed regarding the commercial space especially considering that Penn Towne Center is still largely vacant.

Preliminary requests for sewer and water connections seem to be okay. Sewer connections will consist of two sections. The lower portion of the property along Bucknoll Road would have a small pump station (which would remain private after construction) and be connected along Bucknoll Road. The remaining portion would be gravity fed to public sewer lines along Lancaster Road/Route 72. Water connections would be made via MAWSA at the Sweetbriar Development.

The Lancaster County Planning Commission and the Lancaster County Conservation District are also currently reviewing the plan.

Timeline for the project is as soon as possible. Township staff and consultants expect to have plan reviews done in the next week or so, and RGS hopes to submit revised plans in time for the Planning Commission to review and take action at the March PC meeting.

Other Items for Discussion

- 1) Zoning Hearing Board Meeting Agenda item for January 10 – variance application of T&D Excavating, 1940 E. Mount Hope Road.

Sharyn gave brief overview of the ZHB agenda item. Ron Hosler stated that the ZHB denial in 1997 was for a new building that T&D Excavating wished to erect not a denial to work as a business.

Guests Ron Hosler and Jodi Gochnauer were greeted and asked if they had any comments. Both were there in support of T&D.

This was a briefing item only unless the Planning Commission had strong opinions. PC had no comment at this time.

- 2) Upcoming Land Development Plan Waiver Request/Stormwater Management Plan for construction of three poultry houses at 1043 Mountain Road (parcel on the south side of the road)

Sharyn gave a brief introduction to the plan. Linda Brown expressed concern regarding the manure management and the development of prime farm land.

Adjournment

Lyons made a motion to adjourn the meeting at approximately 8:17 p.m. Brown seconded the motion and it passed unanimously.

Respectfully Submitted,
Barbara Grable