

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES – as amended**

DATE & TIME: January 7, 2020 7:00 PM

ATTENDANCE:

Members: Linda Brown, Chairman
Fred Hammond, Secretary
Leroy Stoltzfus, Member

Staff: Jennifer Brady, Penn Township
Brent Lied, Penn Township

Others: Dwight Yoder, Gibbel, Kraybill and Hess
Jonathan Hollinger, Pleasant View
Alex Piehl, RGS Associates
Richard Landis, Supervisor
Tom Walsh, Supervisor

Jennifer Brady called the meeting to order and led the Pledge of Allegiance at 7:03 p.m.

Reorganization

Linda Brown was welcomed to the Planning Commission. She was appointed at the Board of Supervisors meeting on January 6, 2020 for another term.

Nominations were accepted for Chairman of the Planning Commission. Motion was made by Hammond to nominate Linda Brown and seconded by Stoltzfus. Motion passed unanimously.

Nominations were accepted for Vice Chairman. Motion was made by Stoltzfus to nominate Steve Engle and seconded by Hammond. Motion passed unanimously.

Nominations were accepted for Secretary. Motion was made by Brown to nominate Fred Hammond and seconded by Stoltzfus. Motion passed unanimously.

Brown led the remainder of the meeting.

Approval of Minutes – December 2, 2019

Motion was made by Brown and seconded by Hammond to approve the minutes of December 3, 2018 meeting as written. Motion passed unanimously.

Action Items

Chapter 27: Zoning Ordinance – revise regulations governing continuing care retirement communities

Attorney Dwight Yoder with Gibbel Kraybill and Hess presented the current Pleasant View Retirement Community main campus plan and expected developments that are included. Yoder explained that Pleasant View Retirement Community and Township staff have been working together for some time to arrive at the final document and it represents a mesh of what Penn Township officials and Pleasant View Retirement Community desire. Jonathan Hollinger, CEO of Pleasant View Retirement Community also spoke about the intergenerational benefits and community integration that will occur. Pleasant View is in discussion with Manheim Central Library, a dozen non-profits, swim teams and fitness, and various higher-level education entities for interns and college credits. Alex Piehl with RGS Associates spoke to the master plan his firm had created and how it represents a 20-year vision that can be altered or adjusted if appropriate.

Some discussion ensued regarding making sure there is a coordination within Pleasant View Retirement Community to ensure multiple, large events do not occur at the same time on the same day and create traffic concerns or other negative impacts. Hollinger spoke to this explaining there is a board that will help coordinate events. Additional discussion occurred about Hickory Road, as the current master plan shows the road moving and a 2nd access point. Concern was raised about dead-end streets and the space for EMS turnaround. It was confirmed by Pleasant View applicants that this was looked at and confirmed to be appropriate.

Hammond made a motion to recommend the zoning ordinance for approval to the Board of Supervisors, Stoltzfus seconded the motion and all were in favor.

New Business/Discussion Items

Brady gave an update on the zoning ordinance rewrite process and explained that three firms had submitted proposals and the Board of Supervisors would review them at their upcoming January 13, 2020 meeting.

Brown and Hammond both expressed interest in serving the Board of Supervisors on a steering committee and in a more involved manner.

Adjournment

Motion was made by Brown and seconded by Hammond to adjourn the meeting at approximately 7:57 p.m. Motion passed unanimously.

Respectfully Submitted, Jennifer Brady