

**MINUTES OF THE ADMINISTRATIVE MEETING OF THE
MANHEIM TOWNSHIP BOARD OF COMMISSIONERS
MONDAY, JUNE 27, 2005 – 7:30 P.M.**

Roll Call: The administrative meeting of the Manheim Township Board of Commissioners was held at 7:30 p.m., Monday, June 27, 2005, in the Municipal Building. Members present were: Commissioners Ritter, Bledsoe, Downing, Flanagan and Simpson, and Manager-Secretary James M. Martin. President Ritter led the Pledge of Allegiance. There were 47 people in the audience.

President Ritter announced that there were two Public Hearings this evening:

Floodplain Ordinance

Separate minutes are kept for Public Hearings.

Ordinance 2005 – 17: Floodplain Ordinance

Commissioner Downing moved to adopt Ordinance 2005 – 17, an Ordinance amending the Manheim Township Floodplain Ordinance – 1998 to amend various sections to comply with the National Floodplain Insurance Program (NFIP) and PA Act 166 Requirements. Seconded by Mr. Flanagan. President Ritter asked if there were any comments or questions from the Board or the audience. There were none. Motion carried unanimously.

Granite Properties – Rezoning I-1 to B-4

Separate minutes are kept for Public Hearings.

Payment of Bills: Commissioner Bledsoe moved to approve the June 27th disbursements and to fund the appropriate accounts for the disbursements. He presented bills for the period ending June 27, 2005 from the General Fund in the amount of \$95,206.99, from the Sewer Fund in the amount of \$0.00, from the Capital Reserve Fund in the amount of \$590,395.41, from the Parks Capital Fund in the amount of \$106,064.71, and from the Golf Course Fund in the amount of \$9,245.60, for a total of \$800,912.71, and from the State Highway Aid Fund in the amount of \$10,183.82 for a grand total of \$811,096.53. Seconded by Mr. Downing. President Ritter asked if there were any questions or comments from the Board or the audience. There were none. Motion carried unanimously.

General:

Resolution 2005 – 25: Approving Financing through the East Hempfield Township Industrial Development Authority for the Benefit of Montessori Academy

Commissioner Flanagan moved to adopt Resolution 2005 – 25, a Resolution of the Board of Commissioners of Manheim Township, Lancaster County, Pennsylvania, approving the financing through the East Hempfield Township Industrial Development Authority of a

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certain project for the benefit of Montessori Academy of Lancaster, a Pennsylvania not-for-profit corporation; designating the Chairman of the Board of Commissioners or, in his absence, any other member as the “applicable elected representative” within the meaning of the Internal Revenue Code of 1986, as amended; authorizing such chairman or any such member of the Board of Commissioners to take certain actions on behalf of the Board as such “applicable elected representative”; and authorizing other necessary and appropriate action. Seconded by Mr. Downing. President Ritter asked if there were any comments or questions from the Board or the audience. Commissioner Flanagan explained that this is simply a formality. The Montessori Academy, a non-profit at 2750 Weaver Road, is seeking financing through the East Hempfield Township Industrial Development Authority in order to pay off some of their bonds, to make some improvements to their road and some miscellaneous capital improvements at the school. Since the Montessori Academy is physically located in Manheim Township, it is necessary that the Manheim Township Commissioners approve this – they would be taking on no responsibilities or liabilities in connection with this. President Ritter asked if there were any other questions. There were none. Motion carried unanimously.

Access Driveway through Landis Woods

Phil Wolgemuth of 2419 Lititz Pike was present and discussed the safety enhancement at Lititz Pike and the access driveway through Landis Woods. Doug Plank of ELA Group also spoke about this presentation. They discussed super-elevating the curve in the road on Lititz Pike and closing the Wolgemuth’s two driveways, then allowing them to create a driveway that would enter and exit through Landis Woods Park. Commissioner Simpson asked who would be responsible for snow removal and maintenance of this new driveway. Mr. Wolgemuth said as part of the agreement, the property owner of 2419 Lititz Pike would be responsible for their own snow removal. Commissioner Simpson asked how delivery and emergency personnel will find them. Mr. Wolgemuth said he supposed they would have an address on Meadow Lane at that point. He cited a similar house off the access drive at the Lancaster Country Club. Commissioner Simpson said if such a document was agreed to, was it transferable? Mr. Wolgemuth said he thought it could be done in such a way that it runs with the land; he wouldn’t want it to be something that has to come to this Board time and time again. Commissioner Bledsoe asked what kind of elevation PennDOT would be looking at. Mr. Plank said they really haven’t looked at a design yet but estimated probably eight inches maximum. Commissioner Downing asked what the next step would be. President Ritter said they will get back to Mr. Wolgemuth.

Planning and Zoning:

Golden Triangle Apartments – Preliminary Land Development Plan, Roosevelt Boulevard, Zoned R-3

Commissioner Simpson moved to remove the Golden Triangle Apartments – Preliminary Land Development Plan, Roosevelt Boulevard, Zoned R-3 from the table. Seconded by Mr. Flanagan. President Ritter asked if there were any comments or questions from the Board or the audience. Pete Bedrosian of 62 Roosevelt Boulevard said that last time they talked about this they talked about more than one driveway, and he asked if any consideration had been given to this. President Ritter said first they had to take the motion

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off the table. There were no other questions. Motion carried unanimously. Commissioner Downing abstained.

Commissioner Simpson moved to approve the Golden Triangle Apartments, Preliminary/Final Land Development Plan and grant the requested modifications in accordance with Section 203 of the Subdivision and Land Development Ordinance of 1998. The approval is contingent upon the owner/applicant's written acceptance of the conditions outlined in the Township Review Letter, dated June 13, 2005, and subject to the submission of information meeting those conditions. Seconded by Mr. Bledsoe. President Ritter asked if there were any comments or questions from the Board or the audience.

Commissioner Simpson read a statement called "Commissioners' Statement Regarding Golden Triangle Apartments" into the record. She said it was from all of the Commissioners except Commissioner Downing who because of a Board membership has recused himself from any discussions or deliberations on this manner:

"The Manheim Township Board of Commissioners would like to assure the residents of the Glen Moore Circle area that we understand your feelings about this development in your neighborhood. This land has been vacant for many years and has become, in many cases, part of your personal 'backyards'. We all know the construction of these apartments will, to some extent, change the character of your neighborhood as you now know it. However, the development is a legal use of this land as it is zoned. We cannot prevent the project from moving forward.

Many of you have come to public meetings, or have spoken to us in person, to relay to us your fears about increased traffic on your streets. Some of you have suggested creative approaches to mitigating the impact of the increased traffic on your local roads. We have listened to you, we understand your concerns and we investigated every option that you brought forward – as well as some we considered ourselves.

Last week, representing the entire Board of Commissioners, excepting Commissioner Downing, Commissioner Flanagan and I met with Sean Molchany and Lisa Greaves, from our Planning and Zoning Department, and Jim Martin, Township Manager, to review once again the site plans for the development. Our focus was to investigate the possibility of another access in and/or out of the complex in addition to the single point now planned on Roosevelt Blvd. I regret to tell you that another reasonable option simply does not exist.

I'm going to briefly summarize the reasons we cannot use either Orchard Dr. or Glen Moore Circle as access points. We can if you are interested provide you with much greater detail and we would be glad to meet with you and provide that information.

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All access drives (what we think of as streets) must comply with the standards set forth in our Subdivision and Land Development Ordinance regardless of whether they are one or two way streets. Some folks had asked us to consider a one way option. Neither of the potential additional access drives are in compliance with our standards due to the requirement to coincide with the intersection of existing streets; in neither case can the clear sight triangle of 75' be realized; and there are stormwater management issues at both locations. In addition, at Glen Moore Circle there is a 20' wide storm drainage easement and a 30' wide sanitary sewer easement that exists in the strip where the drive would be located. This precludes the use of this strip as an entrance.

In order to overcome the obstacles we would have to re-align already existing streets and roadways. To do that we would have to take some properties, in total, by eminent domain and take significant portions of other properties. Needless to say, this would have a devastating effect on those homeowners. We just do not feel that the relatively minimal relief that this would provide justifies the costs to those property owners.

Another suggestion was to close Orchard Lane to through traffic. This was eliminated immediately when we realized the impact that would have on the Southern MT Fire Department response times.

We do, however, concur that it is time, once again, to look at the intersection of Glen Moore Circle, Roosevelt Blvd. and the Lititz Pike. We will begin this analysis immediately."

President Ritter asked if there were any other questions. Don Reed of 76 Glen Moore Circle thanked Commissioner Simpson for her comments. He asked about the development plan review report and the modifications. Todd Vaughn from David Miller/Associates discussed each modification. Mr. Molchany added that staff recommended that the developer request some of the modifications. Mr. Reed discussed the traffic impact study.

Pete Bedrosian of 62 Roosevelt Boulevard thanked the Commissioners for investigating their concerns from the last meeting; he also thanked Mr. Molchany. He expressed hope that they could do something about the intersection of Roosevelt Boulevard, Glen Moore Circle and Lititz Pike. The Commissioners said they will look at that intersection.

There were no other questions. Motion carried unanimously. Commissioner Downing abstained.

KeepSafe2 – Preliminary/Final Land Development Plan, Marble Drive, Zoned I-1

This will be on the July 11, 2005 agenda.

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Chili's Restaurant – Preliminary/Final Land Development Plan, Granite Run Drive, Zoned B-4

This will be on the July 11, 2005 agenda.

Safety:

Ordinance 2005 – 18: Traffic Ordinance

Commissioner Bledsoe moved to adopt Ordinance 2005 – 18 providing for an addition to Appendix I-A (Maximum Speed Limits on Streets), which is contained in the Township Code of Ordinances and is referred to in Part 7, Chapter 1, Article B, Section 7-1021, and providing for the posting of designated signs on Fellowship Drive. Seconded by Mrs. Simpson. President Ritter asked if there were any comments or questions from the Board or the audience. There were none. Motion carried unanimously.

President Ritter announced that the Commissioners have had some questions about restricting **brake retarders** in the Township. He said staff will look at that to see if an Ordinance should be developed. They are currently restricted in many of the adjoining areas.

Resolution 2005 – 24: Manheim Township Emergency Operations

Commissioner Downing moved to adopt Resolution 2005 – 24 placing the 1971 International Bus no longer required by Emergency Management as an emergency Command Unit out of service indefinitely. Seconded by Mr. Bledsoe. President Ritter asked if there were any comments or questions from the Board or the audience. There were none. Motion carried unanimously.

General Comments:

President Ritter announced that Community Day will be Saturday, September 10th.

Commissioner Simpson announced that additional tours of the Overlook Community Campus will be conducted on Saturday, July 16th at 4:00 p.m. and on Tuesday, July 26th at 6:00 p.m. She said more information will be coming in the mail, and she encouraged people to come out and take these tours.

Patti McClune thanked Mr. Martin for taking care of the parking situation over at the Campus. Mr. Martin thanked her for mentioning it. She explained that during the swim meets, people were parking on the walking trails so that people couldn't walk around the cars. She said that the trails are being used a lot. Ms. McClune asked if the Township made or lost money on Flag Day. Commissioner Simpson said it was not budgeted to make a profit, but the final numbers were not yet available. Ms. McClune suggested next year doing something for the Fourth of July including booths selling ethnic foods. Commissioner Downing said there will be something different next year, but it probably won't be over the Fourth of July because of the conflict with Long's Park and Lititz. Ms. McClune suggested they start working on it now. Commissioner Downing said they've

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already begun. They're looking at June 10th; they don't want to conflict with the Neffsville Fire Company event.

Ed McClune asked how the miniature golf course is doing now that we've had fine weather for some time. The Commissioners didn't have the figures available. Commissioner Flanagan said he was pleasantly surprised when he drove through the campus recently and there were quite a few people playing. Mr. McClune complained that the first several hours that it's open every day there is no one playing. He suggested opening it later in the day. Commissioner Downing said eventually there will be other amenities open in the campus.

Joan Sheehan of 2166 Coventry Road, the other end of where the hotel was being discussed, said her back yard faces the Egghead building and asked when they will discuss the water problems. President Ritter explained that they will address those concerns regarding the hotel during the land development process. They will discuss those concerns regarding the KeepSafe2 project at the next meeting. Mr. Molchany said they could stop in the office at any time to review that plan.

Adjournment:

Commissioner Downing moved to adjourn the meeting at 9:23 p.m. Seconded by Commissioner Bledsoe. Motion carried unanimously.

Respectfully submitted,

James M. Martin
Manager-Secretary