

Planning Commission Meeting Minutes

Wednesday, March 12, 2025

7:00 p.m.

Chairman Pam Shellenberger called the meeting to order on Wednesday, March 12, 2025 at 7:00 p.m. Chairman Pam Shellenberger led those in attendance in the Pledge of Allegiance to the Flag and introduced the Board.

Members Present: Pam Shellenberger, Keith Hoover, Dan Fisher, Martin Peak, Josh Wenzel, Joe Hrapchak

Members Absent: Jarred Texter

Staff Present: Nate Taggart, Adrienne Kautz, Ryan Strohecker

Visitors Present: See Attached Sign In Sheet

Approve the Meeting Minutes from the February 10, 2025 – Chairman Pam Shellenberger entertained a motion to approve the February 10, 2025 Planning Commission meeting minutes. Martin Peak made a motion to approve, Dan Fisher seconded the motion and it carried unanimously.

Old Business

Briefing Item – 24-009 – Final Minor Subdivision Plan for the Diehl Property at 456 Walnut Hill Road – The purpose of this plan is to subdivide 456 Walnut Hill Road into two lots.

Keith Erb of Weber Surveyors was present to present the plan. They are proposing to subdivide a 2 acre parcel from the existing 25-acre farm. Rettew’s comments from the review letter have all been addressed. The waiver requests have all been justified and recommended for approval by Rettew. This is the Final Subdivision right for this property.

Martin Peak recommended a motion to move the Final Minor Subdivision Plan for 456 Walnut Hill Road from a Briefing Item to an Action Item. Joe Hrapchak seconded the motion and it passed unanimously.

Martin Peak made a motion to recommend to the Board of Supervisors to conditionally approve the requested modifications for the Final Minor Subdivision Plan for 456 Walnut Hill Road based on the justifications and alternatives provided and subject to Rettew’s review letter dated March 6, 2025 being fully addressed. Josh Wenzel seconded the motion and it passed unanimously.

Martin Peak made a motion to recommend to the Board of Supervisors to conditionally approve the Final Minor Subdivision Plan for the Diehl Property at 456 Walnut Hill Road subject to the Rettew review letter dated March 6, 2025. Dan Fisher seconded the motion and it passed unanimously.

Briefing Item – Kready Farm LLC – Petition to Amend the Manor Township Zoning Ordinance and Zoning Map – High Properties/Kready Farm LLC (“Petitioner”). The Petitioner is the record owner of ten (10) parcels of real property comprising approximately 476.5 contiguous acres located east of South Centerville Road, North of Charlestown Road, and west of Millersville Road in Manor Township, Lancaster County, Pennsylvania (“Property”). To facility the comprehensive redevelopment of the Property with a mix of residential, commercial, institutional, recreational, and industrial uses, the Petitioner desires to, among other things, to i) amend the Township Zoning Map to rezone portions of the Property to the Mixed Residential/Commercial Zone; and ii) to amend the Manor Township Zoning Ordinance to establish a new overlay zoning district known as the Mixed-Use Campus Zone.

Jason Hess, the Township solicitor, provided a brief summary of the petition and the process that this petition must go through before a final vote by the Board of Supervisors.

Claudia Shank, McNees Wallace and Nurick, was present on behalf of the applicant Kready Farm LLC, an affiliate of High Properties. Ms. Shank introduced the members of the project team (Ken Hornback, Mike Lorelli, and Rob Fluehr). Also, present is Eric Brinser, with Rettew Associates, who is the Civil Engineer for the project, Justin Spangler, with Land Studies, who is the Flood Plain Restoration Consultant, and finally Eric Maus, with Traffic Planning and Design, who is the project Traffic Consultant.

The property that we are here to discuss this evening is 476.5 continuous acres of Industrial Zoned Land. Its located East of South Centerville Road, West of Millersville Road, and North of Charlestown Road. High entered into an agreement to purchase the property from Armstrong World Industries in 2023 and acquired the property from Armstrong in December 2024. As soon as the property was under agreement High began having conversations with a variety of stakeholders including Township Staff and representatives about the development of the property. On February 14, they submitted the petition that Mr. Hess referenced to the Township asking the Board of Supervisors to do two things. The first thing was to rezone approximately 390 acres of the property from Industrial to Mixed Residential Commercial, the second was to Amend the Zoning Ordinance to create a Mixed-Use Campus overlay that would apply to certain tracts of land within the Mixed Residential Commercial Zoning District. On March 3, 2025 the Board accepted our petition and sent it to the Township and County Planning Commissions for review.

This evening is our first complete presentation of the petition in a Public Meeting. We are not asking for any action from the Planning Commission this evening. The purpose of this meeting is to introduce you to the project and the petition and to provide an overview of our request. This presentation is not going to include a site plan for the proposal development, they did share a tentative site plan with the community which was available for viewing, discussion and feedback at two open house meetings that were held on September 30 and October 8 of last year. That concept plan is available on High's website. The Township website has a link to the plan as well.

Ken Hornbeck, Senior Vice-President of Development for High Real Estate Group, provided a brief overview of the High Real Estate Group and the High Foundation.

As Ms. Shank stated they are proposing a text amendment that would allow them to think differently about 400 of the acres that they purchased from Armstrong. They want to make sure there is a robust connection of green ways that connect all sides of this property to everything around it. Mr. Hornbeck stated that they want to make sure that the project enriches the quality of life for Manor Township. This includes integrating a mix of uses and connectivity. Mr. Hornbeck stated that it is currently zoned Industrial and undeveloped except for three historical farmsteads on this property. There are also two unnamed tributaries to the Little Conestoga Creek which bisect the site.

Mr. Hornbeck stated that there are improvements that would happen before building begins. There will be a massive floodplain restoration project along the unnamed tributaries and a linear park will be created along that corridor. In addition to that 24 acres of land will be dedicated to Manor Township for a future park. There will also be pocket parks throughout the development over time including a Community Club to be used by residents. High will also be offering two to three acres of land available for a future fire house along Charlestown Road. Mr. Hornbeck also stated that they intend to extend Stone Mill Road across the middle of the site with a roundabout located around the area of the current

Hershey Farmstead. High is aware of the traffic problems that occur on Route 741 and they intend to attack them and help solve them.

Eric Maus, with Traffic Planning and Design, stated that they are at the very infancy of the Traffic Planning for this project. He believes that the extension of Stone Mill Road is going to work hand in hand with some of the roadway improvements. The construction of Stone Mill Road would happen in Phase 1 of this proposed project. This development will be a phased development that will be built out over a long period of time, approximately 20+ years. Traffic improvements will be phased just like the development.

Ms. Shank discussed the two elements of the petition: the rezoning/map amendment and the text amendment to the Zoning Ordinance. They are proposing to rezone the majority of the property, approximately 390 acres, from Industrial to Mixed Residential Commercial (MRC). The Mixed Residential Commercial (MRC) Zone is an existing Zoning District within the Township. Then, 84 acres, Northeast of the intersection of South Centerville Road and Charlestown Road, would remain Industrially Zoned.

In terms of the Text Amendment, they are also proposing several changes to the Zoning Ordinance in connection with the rezoning. The significant change would be the creation of a Mixed-Use Campus Overlay. For a property to qualify to use this overlay, it needs to be zoned MRC and contain a minimum of 250 continuous acres. The MRC overlay will allow for a wide range of Commercial and Residential uses. Some key features of the MRC include a Master Plan requirement. Before any permits are issued or land development plans are submitted to the Township, High would be required to submit a Master Plan to the Township Board of Supervisors. This master plan would depict the full build out of the property and demonstrate the property meets the qualifying criteria in the ordinance. The Board would be given an opportunity to review and comment on that plan before any land developments are approved or zoning permits are given. Other features of the Mixed-Use Campus would include modifying design standards for development. In addition, they are proposing several amendments to the ordinance that will apply more generally.

With regards to the proposed amendments consistency with the Zoning Ordinance, Comprehensive Plan, and the County Plan, there are several points of consistency. The Township Comprehensive Plan designates this both as an Urban Growth area and Growth Opportunity area. This area is underdeveloped, has sewer and water service access and is near major roads. Ms. Shank completed her presentation of the project and turned it over to the Planning Commission for questions.

Mr. Wenzel asked how many acres of the tract will remain in the Industrial Zone. Ms. Shank stated that the acreage is about 84 acres. There is limited industrial land available and they did not want to rezone the entire tract and take away the opportunity for some Industrial development.

Ms. Shellenberger stated that she has a concern regarding moving medical/residential campus and nursing/rest/retirement homes within the Industrial Zone when there is such limited industrial land available.

Mr. Hrapchak stated that he would like the developer to consider light, noise and recreational impact with this project. Ms. Shank stated they are addressed through the land development plan process.

Mr. Peak asked how traffic impact will be managed as each phase of the project is completed. Mr. Hornback stated that they anticipate an all-encompassing master traffic plan to be developed.

Ms. Shellenberger asked how the 70% lot coverage works and how that will be managed. Ms. Shank stated that each individual lot has coverage that will be allocated to it. Every home within that community would be able to build up to the percentage that the Stormwater is designed for.

Mr. Peak has heard various concerns throughout the community about enrollment in schools with a new and larger development coming into the Township. Mr. Peak asked Ms. Shank if they had been in touch with the School Board to discuss the potential growth and capacity. Mr. Hornback stated that they have had two conversations with Dr. Gale, of Penn Manor School District, and they intend to present to the School Board in the near future.

Mr. Peak asked for some data from Penn Manor on current enrollment/capacity and projected growth. Mr. Strohecker stated the Township meets with the school on a regular basis to discuss these proposed developments. The Township has no control over the schools and how they are planned. The Township's job is to keep them informed.

Ms. Shellenberger asked for clarification on the various definitions of senior housing facilities that are being proposed.

Ms. Shellenberger inquired about the proposed Farmer's Market use and suggested adding criteria in the proposal.

Ms. Shellenberger asked for clarification in the proposal on where dumpsters are permitted.

Mr. Hoover asked if there is a local example of a development like this. Mr. Hornback stated that Greenfield is a very good example of what we are trying to accomplish. Greenfield has changed a lot over the years. It has evolved with industrial, commercial, and residential uses. High worked with East Lampeter Township over that time in a similar fashion to what is being proposed here in Manor Township.

Mr. Hess stated that a Master Plan will be submitted for Township review at the outset prior to any land development plans. The review process that is proposed is equivalent to a sketch plan. The Board of Supervisors will review and make comments on the Master Plan, but it is not subject to approval. The developer has an obligation to update it every five years. If there are no updates, they have to notify the Township that there aren't any.

Mr. Hain stated that there needs to be flexibility with a project that takes 20+ years to build. The Master Plan is key to this project. It's a tool often utilized when developing large parcels of land.

Ms. Shellenberger asked if the Planning Commission will be involved in the Master Plan review. Mr. Hess stated that the proposal does state that the Master Plan would be submitted to the Planning Commission for review.

Mr. Fisher suggests that the Township require more from a planning phase early on regarding traffic and stormwater studies. Mr. Hornback stated that the Master Plan is the initial high level road map. After that, the Preliminary Plan would focus on the detailed planning phases of the development.

Mr. Strohecker mentioned that the PRD is currently allowed on this site and has been proposed several times in the past. Armstrong has been looking to sell the land for quite some time parcel by parcel. The Township has been looking for a Master Plan so we can see how the entire site will be developed. This is the first plan that the Township has seen that proposes a master plan. Ms. Shellenberger agreed with Mr. Strohecker that the Master Plan from High is the best plan for the Township.

Mr. Hoover did state that he supports the Agricultural Zone. Ms. Shank stated that they do too, but this is an Urban Growth area and developing this property is what protects agricultural land elsewhere.

Missy Phelan, of 741 Letort Road, inquired about the proposed density and maximum lot coverage of the property. Ms. Phelan also discussed affordable housing.

Becky Reeve, of 120 Stonewyck Drive, expressed concerns with the number of residential units being proposed and asked if the High Foundation would consider building a school for Penn Manor School District.

James Stauffer, of 365 Weaver Road, expressed concerns about the proposed overlay district, the impact that this development will have on our school systems, about the amount of land being requested for a new fire station.

Public comment:

No Public Comment

Adjourn

With no further business to discuss, Martin Peak motioned to adjourn the meeting. The meeting adjourned at 9:00 p.m.

Respectfully Submitted,

Keith Hoover
Secretary

Recording Secretary, Adrienne Kautz