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NORTH MANHEIM TOWNSHIP

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PLANNING COMMISSION MEETING  
303 MANHEIM ROAD, POTTSVILLE PA 17901  
AGENDA \ MINUTES

SEPTEMBER 19, 2024

1. Meeting Start Time: 6:00PM

2. Call to Order

3. Pledge the flag

4. Roll Call:

	<u>Present</u>	<u>Absent</u>
Bob Panchari	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Joe O'Neill	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bill O'Neill, Jr.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dan Murphy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Deb Gogno	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. Consultant Present: Steve Moyer, SDE

6. Approval of Meeting Minutes August 15, 2024

- Motion by: Bill O'Neill, Jr
- Second by: Dan Murphy
- All in Favor: All

7. Subdivision Status Checklist

8. Plans:

a) Sheetz Rebuild

Discuss plan review letter dated 9/19/24.

Motion to: No action taken

- Motion by: \_\_\_\_\_
- Second by: \_\_\_\_\_
- All in Favor: \_\_\_\_\_

b) **Red Horse Solar**

Discuss plan review letter dated 9/19/24.

Motion to: Recommend waiver for Section 6.23 curbs

- Motion by: Bill O'Neill Jr
- Second by: Don Murphy
- All in Favor: All

Motion to: Recommend waiver of Section 6.28 monuments (concrete)

- Motion by: Deb Cosno
- Second by: Don Murphy
- All in Favor: All

Motion to: Recommend waiver of Section 5.342 + 5.344  
Driveway slope due to minimal use.

- Motion by: Bill O'Neill Jr
- Second by: Don Murphy
- All in Favor: Deb Cosno voted "No"

c) **Gwen Gentile Estate Annexation**

Discuss plan review letter dated 9/19/24.

Motion to: Recommend waiver of preliminary plan contingent upon  
a written request

- Motion by: Bill O'Neill Jr
- Second by: Don Murphy
- All in Favor: All

Motion to: recommend waiver of Section 6.23 - curbs, contingent upon written request.

- Motion by: Deb Goggin
- Second by: Bill O'Neill, Jr
- All in Favor: All

Motion to: recommend waiver of Section 6.281 - concrete monuments contingent upon written request

- Motion by: Don Murphy
  - Second by: Bill O'Neill, Jr
  - All in Favor: All
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9. Other:

a) **MBC Carlisle, LP / River Inn Development Variance Review**

PC reviewed application which was presented by PJ Melachock and Christy Zilli of Miller Bros. PC did not oppose variance request to exceed lot coverage requirement.

b) **MBC Carlisle, LP / River Inn Development Traffic Impact Study Review**

PC reviewed with Miller Bros. representatives PC recommended intersection at Berger King and Long Tank Silvers (Cresson Hill Road) be considered for TIS.

c) **Draft Revisions to Chapter 6, Part B of Codification (Fireworks Displays)**

PC reviewed and discussed draft revisions. SOE to check with Solicitor to determine if proposed

regulations can exceed state regulations.

**10. Public Comment:**

None

**11. Adjournment Time:** 8:00pm

- Motion by: Bill O'Neill, Jr
- Second by: Deb Gano
- All in Favor: All