

**BOARD OF SUPERVISORS MEETING
MAY 15, 2025**

CALL TO ORDER

THE PLEDGE OF ALLEGIANCE

APPROVAL OF THE MINUTES OF MAY 1, 2025 MEETING

POLICE REPORT

FIRE DEPARTMENT REPORT- Manheim Fire Department

CONTINUATION OF THE CONDITIONAL USE HEARING 2025-53 for Philip D. and Darlene N. Nolt, 185 Oak Tree Road for an ATV sales and repair shop as an Agricultural Related Business.

PUBLIC COMMENTS

LaTrobe Barnitz, New Executive Director, Manheim Community Library

CHAIRMAN'S COMMENTS

PLANNING

BRIEFING ITEM:

PA Renaissance Faire Theatre Expansion

2773/2775 Lebanon Road

Sketch Plan and Modification RT# 25-471

Harbor Engineering

On behalf of our client, the Pennsylvania Renaissance Faire (the Faire), we are submitting a Waiver of Land Development Plan request for a new theater addition to the mansion. The Faire operates on two properties located at 2775 and 2773 Lebanon Road. The Faire currently operates a dinner theater in the mansion. As shown on the attached plan, the Faire is proposing to construct an addition on the north side of the mansion to accommodate a new theater, which will replace the current one. The theater will have the same capacity as the existing theater. The existing theater within the mansion will be renovated and restored to its historic style and will still be utilized for the Faire.

The addition will be constructed over a gravel parking area that is proposed to be removed, resulting in a decrease in impervious area. As noted on the plan, the gravel area to be removed outside of the addition footprint will be replaced with topsoil and will be returned to a vegetated condition. The property is served with a private sewage treatment plant and on-lot wells. Because the theater use is not utilized when the Faire is operating, the parking, water, and sewer demands are far less than when the Faire is fully operational. Because there will be a decrease in impervious area, and because the water, sewer, and parking demands are significantly lower than when the Faire is operational, and because the theater will simply replace the existing one in the mansion, we submit that waiving land development is appropriate for this project. Applicant is seeking a Modification of Section 295-305, 295-306 – Preliminary and Final Land Development Plan Processing

ACTION ITEM: Consider PA Renaissance Faire Theatre Expansion RT 25-471 as an action item or defer action until a future meeting.

BRIEFING ITEM

Cornerstone Business Park Lot W-4

Cornerstone Road and Willow Creek Drive

Preliminary/ Final/Modification RT# 25-472

KCI Technologies, Inc.

On behalf of our Client, KW Cornerstone W-4 LLC, we are hereby formally submitting the Land Development Plans for the development of Lot W-4 in the Cornerstone Business Park. KW Cornerstone W-4, LLC desires to develop the vacant lot with a new warehouse with loading docks and associated site improvements. The property is currently owned by KW Cornerstone W-4, LLC.

The project involves the construction of a new ±92,880 sf warehouse building with 17 loading docks and associated site improvements. Access to the site will be from Cornerstone Drive via two new driveways, one for truck traffic and the other for passenger vehicles. Additional site improvements include paved parking and access drives, utility laterals, landscaping, and stormwater management facilities. As part of the project, excess earthwork from Lot W-4 will be placed and graded on the adjacent Lot 5. The applicant is seeking the following SALDO Modification: Section 305 –modification of the Preliminary Land Development Plan.

ACTION ITEM:

Bryan and Heather Zeamer

1000 Old Line Road

Stormwater Management Plan Modification – RT#25-473

Harbor Engineering

The applicant is seeking approval of their Stormwater Management Plan and a Modification of SWM Section 286-14.B.4 - Minor Land Disturbance Requirements.

OLD BUSINESS

NEW BUSINESS

Consider approval of the monitoring agreement with 3T security for the Public Works Building.

Consider approval of updated capacity request with MAWSA for the Route 72 Turnpike Interchange future service area.

Consider the hiring of Rodney Fidler for a part-time seasonal field prep position.

CORRESPONDENCE

Letter of Thank You for generous donation to the Chiques Creek Watershed Alliance

Letter from concerned citizens in reference to Grant Application for ball field lights

Manheim Community Library Newsletter

APPROVAL OF THE DISBURSEMENT LIST