

MINUTES
WEST MANHEIM TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
THURSDAY, APRIL 17, 2008

ITEM NO. 1 Meeting Called to Order

The regular meeting of the West Manheim Township Planning Commission was called to order at 6:00 p.m., by Chairman Darrell Raubenstine, followed by the Pledge of Allegiance.

ITEM NO. 2 Roll Call

The roll was called, and the following Commission Members were present: Chairman Darrell Raubenstine, Keith Fralic, Jim Myers, Ed Allison, Frank Morrison and Andrew Hoffman. The following Commission members were absent: Scott Barnhart. Also present were Andy Richardson, Township Manager; and Mike Knouse, C.S. Davidson.

ITEM NO. 3 Approval of Minutes

Andy Hoffman made a motion to approve the minutes from the March 20, 2008 Planning Commission meeting, seconded by Ed Allison. ***The motion carried.***

ITEM NO. 4 Correspondence

The following correspondences were received:

- 1). Letter from Keith Fralic dated April 11, 2008 notifying the commission that he is no longer employed with Hanover Land Services and would not be abstaining from projects associated with the company.
- 2). Letter from J.A. Myers dated March 27, 2008 regarding the sewer module for Homestead Acres.
- 3). Comments from C.S. Davidson dated April 3, 2008 regarding all future preliminary subdivision plan review for water design review.
- 4). Letter from Burkentine & Sons Builders dated April 14, 2008 regarding a request to withdraw the plan for John H. & Martha E. Halter, 4 – Lot Final Plan.
- 5). Letters from Hanover Land Services dated April 14, 2008 for Chestnut Hill, Dwight & Pamela Myers, Chester B. & Margie M. Utz requesting an extension review date until August 7, 2008. Letters from Loss-Stair Engineering dated April 17, 2008 for Glenn Auchey, Jr., Orchard Estates, and Bowman Final Subdivision requesting an extension review date until August 8, 2008.
- 6). Handouts from Mike Knouse, C.S. Davidson regarding proposed Zoning Ordinance text amendment 2 revisions that included a summary of the proposed use categories.

ITEM NO. 5 Visitors

Chairman Darrell Raubenstein asked if there were any visitors present that wished to address the Commission, and received no reply.

ITEM NO. 6 Public Comment – Items Not Listed on Agenda

Chairman Darrell Raubenstein asked if there were any visitors present that wished to discuss anything specific not on the agenda, and received no reply.

ITEM NO. 7 Emergency Services Group Report

Mike Hampton was not present to report on Emergency Services comments.

ITEM NO. 8 Report from Zoning/Hearing Board

Andy Richardson reported that there was no Zoning/Hearing Board Meeting for the month of April.

ITEM NO. 9 Old Business

A. John H. & Martha E. Halter – Westminster Rd., & Fairview Dr. – 4-Lot Final Plan

Chairman Darrell Raubenstine referred the commission to the letter received from Burkentine & Sons dated April 14, 2008 requesting the plan be withdrawn. He asked for a motion to accept the request to withdraw the plan from Burkentine & Sons.

Keith Fralic made a motion to accept the request to withdraw the plan for John H. & Martha E. Halter Plan, seconded by Ed Allison. ***The motion carried.***

B. Joshua Hill Farm – Mussleman Rd. -124 Lot Preliminary Plan

Chairman Darrell Raubenstine asked for a motion to table the plan.

Jim Myers made a motion to table the Plan based on receipt of an extension letter, seconded by Frank Morrison. ***The motion carried.***

C. The Warner Farm – Randy S. Warner – SE side Pleasant Hill Rd. – 15 Lot Preliminary Plan

Chairman Darrell Raubenstine asked for a motion to table the plan.

Jim Myers made a motion to table the Plan based on receipt of an extension letter, seconded by Frank Morrison. ***The motion carried.***

D. Chestnut Hill – Pat Stambaugh – N. side Fuhrman Mill Rd./NE side of Oakwood Dr. – 17 Lot Preliminary Plan

Chairman Darrell Raubenstine asked for a motion to table the plan.

Jim Myers made a motion to table the Plan based on receipt of an extension letter, seconded by Frank Morrison. ***The motion carried.***

E. Orchard Estates – Gobrecht – Shorbs Hill Rd. – 56 Lot Preliminary Plan

Chairman Darrell Raubenstine asked for a motion to table the plan.

Jim Myers made a motion to table the Plan based on receipt of an extension letter, seconded by Frank Morrison. ***The motion carried.***

F. Dwight F. & Pamela D. Myers – NW Corner of Glenville Rd. & Edna Myers Lane – 3 Lot Final Plan

Chairman Darrell Raubenstine asked for a motion to table the plan.

Jim Myers made a motion to table the Plan based on receipt of an extension letter, seconded by Frank Morrison. ***The motion carried.***

G. Preserve at Codorus Creek IV – Baltimore Pike – 79 Lot Preliminary Plan

Chairman Darrell Raubenstine asked for a motion to table the plan.

Jim Myers made a motion to table the Plan based on receipt of an extension letter, seconded by Frank Morrison. ***The motion carried.***

H. Fox Run Village – S & A Homes – Fox Run Rd. – 25 Lot Final Plan

Chairman Darrell Raubenstine asked for a motion to table the plan.

Jim Myers made a motion to table the Plan based on receipt of an extension letter, seconded by Frank Morrison. ***The motion carried.***

I. Homestead Acres – J.A. Myers – Oakwood Dr. & Valley View Dr. – 134 Lot Preliminary Plan

Chairman Darrell Raubenstine asked for a motion to table the plan.

Jim Myers made a motion to table the Plan based on receipt of an extension letter, seconded by Frank Morrison. ***The motion carried.***

J. Northfield Joint Venture c/o Michael Roepcke – Phase II – Pumping Station Rd. & East of Baltimore Pike – 52 Lot Preliminary Subdivision Plan

Chairman Darrell Raubenstine asked for a motion to table the plan.

Jim Myers made a motion to table the Plan based on receipt of an extension letter, seconded by Frank Morrison. ***The motion carried.***

K. Benrus L. Stambaugh II, et al – 1 Lot Land Development Plan – Brunswick Dr. & Oak Hills Dr.

Chairman Darrell Raubenstine asked for a motion to table the plan.

Jim Myers made a motion to table the Plan based on receipt of an extension letter, seconded by Frank Morrison. ***The motion carried.***

L. James E. Horak & Donald L. Yorlets – Fairview Dr. – 6 Lots Preliminary Subdivision Plan

Chairman Darrell Raubenstine asked for a motion to table the plan.

Jim Myers made a motion to table the Plan based on receipt of an extension letter, seconded by Frank Morrison. ***The motion carried.***

M. Charles Bowman III, Executor for Charles & Beatty Bowman Estates – Bowman Property – Residential 2855 Black Rock Rd. 3 Add on lots

Chairman Darrell Raubenstine asked for a motion to table the plan.

Jim Myers made a motion to table the Plan based on receipt of an extension letter, seconded by Frank Morrison. ***The motion carried.***

N. Glenn & Jennifer Auchey – 401 Fairview Dr. – 2 Lots - Final Plan

Chairman Darrell Raubenstine asked for a motion to table the plan.

Jim Myers made a motion to table the Plan based on receipt of an extension letter, seconded by Frank Morrison. **The motion carried.**

- O. Erick & Lisa Hersh – 441 Sunset Drive – Application for a variance to well ordinance (#03-2002) requiring a 30 foot setback to any structure. The noncompliance of the existing well must be approved.

Andy Richardson, Township Manager informed the commission that Mr. Hersh is non-conforming. He said this item can be removed from the agenda. He said the owner will not be permitted to continue with the addition if the issues regarding the well are not addressed.

ITEM NO. 10 New Business

- A. Chester B. & Margie M. Utz – 93 Utz Drive – Application request for the removal of approximately ten acres of land from the Agricultural Security Area with West Manheim Township.

Andy Richardson, Township Manager said this is an application to request the removal of 10-acres of land from the agricultural security area. The Agricultural Security Committee met and they recommended removal of the 10-acres from ag security. This was also the recommendation of York County Planning. He said the next step is for the Planning Commission to consider this and make a recommendation to the Board of Supervisors to conduct a public hearing.

Keith Fralic made a motion to recommend approval of the application to remove 10-acres from Agricultural Security as per the deed description, seconded by Jim Myers. **The motion carried.**

ITEM NO. 11 Signing of Approved Plans

There was no new business to discuss.

ITEM NO. 12 Zoning Officer

- A. Michael E. Stem – 41 Michelle Way - Application for a variance to place a new roof on an existing non-enclosed porch.

Andy Richardson, Township Manager said the applicant is not present to address the Commission regarding his application. He asked if they could move to the next agenda item until the applicant arrives.

Michael Stem, 41 Michelle Way, was present.

Andy Richardson, Township Manager said the variance request is for an uncovered porch that was built 33 feet off the road. It was built with an encroachment into the front setback. This was allowed when the porch was uncovered, but now that the applicant is requesting to construct a roof over the porch this is what necessitates the need for a variance. After reviewing the application with the Code Enforcement Officer they felt it would not be inconsistent with other similar type structures. At this point they feel the applicant would need to apply for a variance. The Planning Commission would need to recommend approval, recommend denial, or state they have reviewed the applicant and forward on to the Board of Supervisors for review.

Keith Fralic made a motion for a favorable recommendation of the application to be reviewed by the Zoning Hearing Board, seconded by Ed Allison. **The motion carried.**

ITEM NO. 13 Sketch Plans and Other Business

A. Other Business:

Mike Knouse referenced the handouts provided to the commission regarding text amendments part 2, a summary of definitions, and the proposed use summary for the zoning ordinance revisions. He said township staff, as well as the board has approached him regarding the zoning map changes. He said they would need to make changes to the comprehensive map before changes were made to the zoning map. The commission will need to review the summary of proposed uses to make sure these items are consistent with appendices as well as the SALDO. He reviewed the zoning districts and which use was included in each specific district. The commission reviewed the list of proposed uses and discussed their suggested changes. The particular uses discussed for revisions included greenhouse or horticultural nursery, animal hospital, automobile washing, automobile or gasoline service station, golf course, shopping center, and veterinarian's office. He reviewed the zoning map and asked the commission for comments on changes to some of the zoning areas. He said that he would provide sketches on some of the areas they discussed for suggested changes.

ITEM NO. 14 Public Comment

There was no one present from the public to address the Commission.

ITEM NO. 15 Next Meeting

The next Planning Commission meeting is scheduled for Thursday, May 15, 2008 at 6:00 PM.

ITEM NO. 16 Adjournment

Adjournment was at 7:30 p.m. in a motion by Keith Fralic, and seconded by Andy Hoffman. ***The motion carried.***

RESPECTFULLY SUBMITTED,

LAURA GATELY
RECORDING SECRETARY