

MINUTES
WEST MANHEIM TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
THURSDAY, MAY 15, 2008

ITEM NO. 1. Meeting Called to Order

The regular meeting of the West Manheim Township Planning Commission was called to order at 6:10 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, Jim Myers, Ed Allison, and Frank Morrison. The following Commission members were absent: Keith Fralic and Andrew Hoffman, and Scott Barnhart. Also present were Andy Richardson, Township Manager; and Mike Knouse, C.S. Davidson and Linus Fenicle, Reager & Adler, PC.

ITEM NO. 3. Approval of Minutes

Frank Morrison made a motion to approve the minutes from the April 17, 2008 Planning Commission meeting, seconded by Ed Allison. ***The motion carried.***

ITEM NO. 4. Correspondence

The following correspondences were received:

- 1). Email from Keith Fralic regarding a new email address: kfralic@harrissmariga.com
- 2). 2008 registration form from the Governor's Center for Local Government Services on "How to Effectively Use the Official Map as a Planning Implementation Tool".
- 3). Letter from Scott Barnhart dated May 2, 2008 announcing his resignation from the Planning Commission.
- 4). Letters from Hanover Land Services dated March 20, 2008 for Joshua Hill, Benrus Stambaugh (New Age Associates – Giant), James Horak, and the Warner Farm requesting an extension review date until July 3, 2008, and a letter dated April 14, 2008 for Dwight & Pamela Myers, requesting an extension review date until August 7, 2008. Letters from Loss-Stair Engineering dated April 17, 2008 for Orchard Estates and Glen & Jennifer Auchey, requesting an extension review date until August 8, 2008, and a letter dated March 21, 2008 on the Bowman final subdivision plan requesting an extension review date until July 4, 2008. Letter from Woodhaven Building & Development for Preserve at Codorus Creek – IV dated March 17, 2008, requesting an extension review date until July 4, 2008.
- 5). Letter from DEP dated April 18, 2008 regarding the sewage planning module for Homestead Acres.
- 6). Letter from York County Conservation District dated April 29, 2008 regarding a storm water complaint for the Charles Bowman Subdivision.

ITEM NO. 5. Visitors

William Rebert, 261 Kennedy Drive, Hanover, addressed the commission. He would like to request rezoning of his farm to residential.

Chairman Darrell Raubenstine stated that they were trying to make a recommendation to the Board of Supervisors on what areas they would like to include in the new zoning. He showed the location of Mr. Rebert's tract of land on the zoning map.

Mr. Rebert said the rezoning was discussed and accepted during a previous meeting.

Chairman Darrell Raubenstine asked if the commission had any questions for Mr. Rebert.

Andy Richardson, Township Manager asked Mr. Rebert to write a letter to the Board of Supervisors regarding his rezoning request.

Mr. Rebert asked why a pumping station was needed at the bottom of Gobrecht's. He asked if the line could be run down through into the other line. He said they could be 10-15 feet away from his creek and run the line through. He said this would be better than adding another pumping station.

Mike Knouse, C.S. Davidson, said Mr. Rebert is correct. It was recommended that due to the cost and maintenance another pump station was not needed and that alternatives should be reviewed to flow by gravity. Due to the current situation with sewer and at that time with the water, this has not been done.

Mr. Rebert said this would collect from the Gobrecht property along to his property.

Chairman Raubenstine asked Mr. Rebert if he was referring to gravity flow.

Mr. Rebert said yes, it would be gravity flow the entire way. They wouldn't need to install a pump. They would only need to install an 8 inch pipe.

Mike Knouse, C.S. Davidson, said this would ultimately tie into Southpointe for the pump station. They also reviewed the far side of the Gobrecht property.

Mr. Rebert said they would not have any trouble out of him if this is the way they decide to go. He is willing to have the sewer line come through his property instead of installing a pumping station.

Chairman Raubenstine asked if he was in agreement to the water too.

Mr. Rebert said yes, no problem. This is the way it should have been done from the beginning.

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 Knouse, C.S. Davidson said there would be an In-House meeting on Tuesday, May 20, 2008 at 3:00 pm to discuss the plans for Lutheran Social Services.

Mike Hampton said they have received no new plans to review. He said there a couple issues he would like to re-educate the commission about. He said when emergency services review plans they take three things into consideration. The first item is the safety of the responders, and if it is safe for responders to get into the incident scene. The responders are their number one priority in terms of safety. The second item they take into consideration when reviewing plans is accessibility to the site/incident and or the scene. If they can't get equipment into the scene they can't perform their jobs effectively. The third item is the safety of the homeowners, residence and the property. He said for example, the Chester and Margie Utz subdivision, even though this is a private road, he would like to explain to the commission why they made the comments they did regarding the width of the road. He said that emergency services suggested the road be 26 feet in width due to a hydrant being placed on the private lane. The reason for a road being this wide with a hydrant is the accessibility to other units arriving at a fire scene. He said with 16 foot wide road, if they drop a 5 inch supply and run it to the incident scene the road would be shut down, because the line would run in the middle of the

road, and once the line is charge it becomes too heavy to move. He said a 26 foot wide road with a hydrant is enough room for emergency equipment to pass. He said regarding road surfaces, fire trucks are heavy and can weigh up to 75,000 lbs, and if the road surface is not all-weather and is not able to support the opposed load. This would cause the equipment to sink down to the axles and become stuck. He said once they arrive at an incident scene they need to be able to turn the apparatus around so they do not have to back the equipment out. He said hydrants on the outside of a cul-de-sac also create issues. It takes too long to hook up the suction from the hydrant to the engine. He said they do not want to create issues with the developers because it adds additional expense. He wanted the commission to be aware of what emergency services looks at when reviewing plans. He said the community is fortunate to have a group of dedicated people that do this type of work. He said the Utz plan has a fire hydrant located on the private lane; and he raised the question on who would be paying the rental on the hydrant as well as taking care of the maintenance. He wanted them to be aware of the process when emergency services review the plans.

ITEM NO. 8. Report from Zoning/Hearing Board

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

Andy Richardson said Michael Stem has withdrawn his application. He was notified that after further evaluation a hearing to request a variance was not necessary.

ITEM NO. 9. Old Business

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

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

Ed Allison made a motion to table the Plan, seconded by Frank Morrison. ***The motion carried.***

- B. 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.

Ed Allison made a motion to table the Plan, seconded by Frank Morrison. ***The motion carried.***

- C. 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.

Ed Allison made a motion to table the Plan, seconded by Frank Morrison. ***The motion carried.***

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

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

Ed Allison made a motion to table the Plan, seconded by Frank Morrison. ***The motion carried.***

- E. 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.

Ed Allison made a motion to table the Plan, seconded by Frank Morrison. ***The motion carried.***

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

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

Ed Allison made a motion to table the Plan, seconded by Frank Morrison. ***The motion carried.***

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

Jim Myers made a motion to recommend denial of the plan; seconded by Ed Allison, unless a written request for extension of review time is received before the next Board of Supervisors meeting on Thursday, June 5, 2008. ***The motion carried.***

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

Jim Myers made a motion to recommend denial of the plan; seconded by Ed Allison, unless a written request for extension of review time is received before the next Board of Supervisors meeting on Thursday, June 5, 2008. ***The motion carried.***

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

Jim Myers made a motion to recommend denial of the plan; seconded by Ed Allison, unless a written request for extension of review time is received before the next Board of Supervisors meeting on Thursday, June 5, 2008. ***The motion carried.***

J. 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.

Ed Allison made a motion to table the Plan, seconded by Frank Morrison. ***The motion carried.***

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

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

Ed Allison made a motion to table the Plan, seconded by Frank Morrison. ***The motion carried.***

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

Charles and Pam Bowman were present. He said they are trying to split the farm and create add-on lots for him and his sister. He said there are issues with the development rights that he does not understand. He wants to review the current plans with the Planning Commission and discuss any changes. He said the plot is 50-acre farm that includes a separate .71 acre tract in the middle of the right-of-way. They are considering adding 14-acres to his sister's property, and 19.8 acres to his property with 20-acres in the middle with the existing separate parcel. He wants to divide the estate dollar for dollar equally. They are not requesting to subdivide the property, but they want to split the acreage. They are also concerned with what happens to the building rights with a separate parcel and the farm that is split. He said this is not the homestead for the farm, but it is a separate tract in the middle with a right-of-way to the tract. He said there is a house with $\frac{3}{4}$ of an acre separate with a legal road.

Pam Bowman said what they want to happen because it is not stipulated in the township ordinance clearly; they would like to take 2 of the building rights and add them to Mr. Bowman's sister and keep 2 building rights with their tract.

Mr. Bowman said he is buying the farm from the estate which has Frogtown Road frontage. They are trying to make the split equal in value.

After further discussion with the commission Chairman Darrell Raubenstine asked Solicitor Linus Fenicle to come up with a legal interpretation and present it at the next planning meeting.

Mike Knouse, C.S. Davidson said the applicant does not intend to build at this time and they do not intend on doing a perc and probe test of the property, or building wells. He said that he would contact Doug Stambaugh on inspecting the capability of the system.

Chairman Darrell Raubenstine asked for a motion to table the plan until clarification from the Solicitor.

Jim Myers made a motion to table the Plan, seconded by Ed Allison. ***The motion carried.***

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

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

Ed Allison made a motion to table the Plan, seconded by Frank Morrison. ***The motion carried.***

ITEM NO. 10. New Business

There was no new business to discuss.

ITEM NO. 11. Signing of Approved Plans

There was no new business to discuss.

ITEM NO. 12. Zoning Officer

Andy Richardson said there was nothing new to be discussed.

ITEM NO. 13. Sketch Plans and Other Business

Mike Knouse, C.S. Davidson provided a handout on the zoning ordinance map. He said that he met with York County Planning on May 14, 2008, to review the changes being considered to the West Manheim Township zoning map. He said the memo provided a summary of the issues raised during the meeting with York County. The first area of concern discussed with the growth area indicated on the map which is not consistent with the water/sewer service territory boundary. The second issue discussed was the concept of re-zoning portions along the Baltimore Pike to commercial. The current ordinance provides for a commercial/industrial, however, York County did not see the need to split the two uses. Also provided are steps to follow if access management can be implemented and need to be made to the implement the proposed zoning map changes. The third issue was the title of the Rural Resource Zoning District. York County indicated that this section should be compared to the Comprehensive Plan for conformity. He said that the commission asked him at the last meeting to review specifically road frontage for the Gobrecht property previously submitted for 58 lots. The site data has been provided with the handout, as well as the conservation subdivision overlay examples.

ITEM NO. 14. Public Comment

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

ITEM NO. 15. Next Meeting – June 19, 2008 at 6:00 pm

The next Planning Commission meeting is scheduled for Thursday, June 19, 2008 at 6:00PM.

Andy Richardson announced that the June meeting will be held at the new township building.

ITEM NO. 16. Adjournment

Adjournment was at 7:30 p.m. in a motion by Frank Morrison, and seconded by Jim Myers.
The motion carried.

RESPECTFULLY SUBMITTED,

LAURA GATELY
RECORDING SECRETARY