

MINUTES
WEST MANHEIM TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
THURSDAY, JULY 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, Jim Myers, Grant Reichart and Frank Morrison. The following Commission members were absent: Keith Fralic, Andrew Hoffman, and Ed Allison. 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 – June 19, 2008

Jim Myers made a motion to approve the minutes from the June 19, 2008 Planning Commission meeting, seconded by Grant Reichart. ***The motion carried.***

ITEM NO. 4. Correspondence

The following correspondences were received:

- 1). Letter from Woodhaven Building & Development dated July 15, 2008 regarding the meeting with the property owners impacted by the Township's proposed connection road from the Werner Farm project to Pleasant Hill Road.
- 2). Comments from C.S. Davidson dated June 16, 2008 regarding the Warner Farm Stormwater Management Review.
- 3). Letter from Loss-Stair dated July 1, 2008 for Orchard Estates Preliminary Subdivision Plan requesting an extension review date until November 7, 2008, a 90 day extension request dated July 1, 2008 for Bowman Final Subdivision Plan, and a 90 day extension request dated July 1, 2008 for Glen Auchey, Jr. Subdivision Plan.
- 4). Letter from Hanover Land Services, Inc. dated July 3, 2008 for Dwight & Pamela Myers requesting an extension review date until November 6, 2008 while the applicant addresses engineering comments.

ITEM NO. 5. Visitors

Chairman Darrell Raubenstine 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 Raubenstine 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, Township Manager reported that there was no Zoning/Hearing Board Meeting for the month of June.

Chairman Darrell Raubenstine indicated that there was a Zoning Hearing Board meeting scheduled on Tuesday, July 22, 2008 to discuss the Keith Smith application.

Andy Richardson, Township Manager said he would like to report that he sent correspondence to S & A Homes notifying them that a variance was no longer needed for the particular plan that was presented to the Planning Commission during the June meeting.

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.

Grant Reichart made a motion to table the Plan, seconded 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.

Grant Reichart made a motion to table the Plan, seconded Frank Morrison. ***The motion carried.***

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

Chairman Raubenstine said a letter of request for an extension of review time has been received. He asked for a motion to extend the plan.

Grant Reichart made a motion to extend the Plan, seconded by Jim Myers. ***The motion carried.***

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

Grant Reichart made a motion to table the Plan, seconded Frank Morrison. ***The motion carried.***

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

Chairman Raubenstine said a letter of request for an extension of review time has been received. He asked for a motion to extend the plan.

Grant Reichart made a motion to extend the Plan, seconded by Jim Myers. ***The motion carried.***

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

Grant Reichart made a motion to table the Plan, seconded Frank Morrison. ***The motion carried.***

- Planning Module – (DEP) Pa Dept. of Environmental Protection

Chairman Darrell Raubenstine asked for a motion to sign the planning module and pass on to the Board of Supervisors.

Grant Reichart moved to authorize the signature of the Sewage and Planning Module, seconded by Jim Myers. ***The motion carried.***

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

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

Grant Reichart made a motion to table the Plan, seconded Frank Morrison. ***The motion carried.***

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

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

Grant Reichart made a motion to table the Plan, seconded Frank Morrison. ***The motion carried.***

G. 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.

Grant Reichart made a motion to table the Plan, seconded Frank Morrison. ***The motion carried.***

H. 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.

Grant Reichart made a motion to table the Plan, seconded Frank Morrison. ***The motion carried.***

I. 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.

Grant Reichart made a motion to table the Plan, seconded Frank Morrison. ***The motion carried.***

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

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

Grant Reichart made a motion to table the Plan, seconded Frank Morrison. ***The motion carried.***

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

Chairman Raubenstine said a letter of request for an extension of review time has been received. He asked for a motion to extend the plan.

Grant Reichart made a motion to extend the Plan, seconded by Jim Myers. ***The motion carried.***

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

Grant Reichart made a motion to table the Plan, seconded Frank Morrison. ***The motion carried.***

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

Chairman Raubenstine said a letter of request for an extension of review time has been received. He asked for a motion to extend the plan.

Grant Reichart made a motion to extend the Plan, seconded by Jim Myers. ***The motion carried.***

Steve Loss, Loss-Stair Engineering was present on behalf of the applicant Mr. Auchey. He said the most recent comments received on the project were February 15, 2008 which was revised on March 20, 2008. They recently submitted a set of plans to C.S. Davidson for review. Mr. Auchey has submitted a revised set of plans that reflect the comments submitted from C.S. Davidson. He said the only remaining outstanding issues are the planning module which is currently at DEP, as well as the posting of the financial security. He understands that if they receive approval from the Commission Mike Knouse will then provide the approved financial security amount so the applicant can proceed with bonding. They would like to request a recommendation for approval so they can move forward to the Board of Supervisors.

Jim Myers made a motion to recommend approval of the Plan to the Board of Supervisors with the understanding that the conditions be met from the outside agencies, 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

- A. Samuel A. & Linda L. Cox – 124 Raubenstine Road – Variance to the minimum lot width required by the Zoning Ordinance.

Andy Richardson, Township Manager said there was one application received for the July Zoning Hearing Board meeting. The application was received from Samuel and Linda Cox who reside at 124 Raubenstine Road for a variance to the minimum lot width.

Scott Barnhart, Hanover Land Services was present on behalf of the applicants Samuel and Linda Cox and their daughter Sharon. He said they reside at 124 Raubenstine Road. He showed the location on a map of Raubenstine Road as well as the location of the residence. He said it is an existing lot with a single family home which was purchased in 1969. The dimensions are 353 sq. ft. by 354 sq. ft. which is a little less than 3 acres. The applicant is requesting a variance to the current zoning ordinance Article 5; Section 1.5, which is minimum lot width. The minimum lot width in this particular zoning district is 200 feet. They are proposing splitting the lot in half keeping the existing septic system and well with the existing home. This made available 200 feet at the existing right-of-way line, which is the requirement per the zoning ordinance, and provided 155 feet for the proposed single family lot. The lot is wider in the rear and is approximately 2 ½ feet short, 398 feet. The proposed subdivision would create 2 lots, one which would retain the existing home and have a minimum width of 200 ft. and the remaining would have approximately 155 ft. The existing lot width at the right-of-way does not meet the current ordinance, but without the variance the parent tract cannot be subdivided due to the fact that the lot is only 355 ft. The parent tract was purchased by the applicant on May 1, 1972, and since that date no subdivisions have occurred and at that point and time the current sliding scale in the zoning ordinance did not exist. As proposed, single family residential homes currently exist on the adjoining parcels. They have received letters from the three surrounding property owners and they have not objection to the applicant putting in another lot on the property. They have determined all other aspects of the current ordinances can be adhered to. They have also verified the existing soils types because in the farming zone district there is a stipulation that no new parcels be created in prime agricultural soils. The reports show that the prime agricultural soils will stay with the existing residence. He said that the nitrate studies have also been provided in the packet. He said the well was tested and the results were less than 5, which is within the required specifications. He said they located the proposed driveway and they confirmed the site distance would be adequate. This was based on PennDot specifications. They have determined that suitable septic areas could be placed on the lot that includes a primary and secondary. He said this road is being used by York Water to run the service line from Adams County into the township. The applicant will have the opportunity to connect to public water.

Chairman Darrell Raubenstine asked if the applicant was planning on using a well.

Scott Barnhart said no not at this time. He said per the sliding scale from 0-4.99 acres the applicant would be allowed to divide one parcel from the parent tract. If the variance was granted this would be the last subdivision allowed on the property as the current ordinance exists.

Samuel Cox said his daughter was born and raised in the area and attended the Southwestern School district. She would like to build a home in the area and have her children attend Southwest. He said it will be nice to have his daughter close.

Frank Morrison made a positive recommendation to the Zoning Hearing Board for the variance request to the minimum lot width, seconded by Frank Morrison. Jim Myers was opposed. ***The motion passed.***

ITEM NO. 13. Sketch Plans and Other Business

There was no new business to discuss.

ITEM NO. 14. Public Comment

Chairman Darrell Raubenstine asked if there were any visitors present that wished to address the Commission. 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, August 21, 2008 at 6:00PM.

ITEM NO. 16. Adjournment

Adjournment was at 6:30 p.m. in a motion by Jim Myers, and seconded by Frank Morrison. ***The motion carried.***

RESPECTFULLY SUBMITTED,

LAURA GATELY
RECORDING SECRETARY