

MINUTES
WEST MANHEIM TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
THURSDAY, AUGUST 21, 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, Grant Reichart, Keith Fralic, Jim Myers, Ed Allison, Frank Morrison and Andrew Hoffman. 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 – July 17, 2008

Jim Myers made a motion to approve the minutes from the July 17, 2008 Planning Commission meeting, seconded by Keith Fralic. ***The motion carried.***

ITEM NO. 4 Correspondence

The following correspondences were received:

- 1). Comments from C.S. Davidson dated August 18, 2008 regarding Dwight & Pamela Myers Final Subdivision Plan.
- 2). Letter from Hanover Land Services, Inc. dated August 18,, 2008 for Fox Run Village requesting an extension review date until December 4, 2008

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 the Zoning Hearing Board did not have a meeting in July. The application submitted for Samuel A. & Linda L. Cox was postponed until the September 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.

Ed Allison made a motion to table the Plan, seconded Keith Fralic. ***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 Keith Fralic. ***The motion carried.***

C. 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 Keith Fralic. ***The motion carried.***

D. 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 Keith Fralic. ***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.

Ed Allison made a motion to table the Plan, seconded Keith Fralic. ***The motion carried.***

F. Fox Run Village – S & A Homes – Fox Run Rd. – 25 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 Keith Fralic. ***The motion carried.***

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

Grant Reichart made a motion to table the Plan, seconded Keith Fralic. ***The motion carried.***

G. 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 Andy Hoffman, unless a written request for extension of review time is received before the next Board of Supervisors meeting on Thursday, September 4, 2008. ***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

Jim Myers made a motion to recommend denial of the plan; seconded by Andy Hoffman, unless a written request for extension of review time is received before the next Board of Supervisors meeting on Thursday, September 4, 2008. ***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.

Ed Allison made a motion to table the Plan, seconded Keith Fralic. ***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.

Ed Allison made a motion to table the Plan, seconded Keith Fralic. ***The motion carried.***

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

Charles Bowman, III was present to represent the plan. He said the plans submitted include add-ons to his property, his sisters' property and an add-on to the existing house that belonged to his father. He said this created non-conformity because of the road frontage. To avoid issues with having to show a right-of-way in with the cul-de-sac they took away the add-on to his sisters' lot and the add-on to his fathers' house. He said they are still adding lot-2 the area to his and his sister's property. Tract 1 which was the existing house to his fathers' property will remain as it is which will leave a balance of 34.0575-acres with the farm. He said they are only requesting one add-on of 19.8998 acres to his property.

Keith Fralic made a motion to recommend approval of the particular subdivision plan, seconded by Frank Morrison. **The motion carried.**

ITEM NO. 10 New Business

A. Chester B. & Margie M. Utz – Andy & Dana Bealing 93 Utz Drive - 4 Lots – Application for consideration of a waiver request from Section 505.E for the cul-de-sac area.

Andy Bealing was present to represent the plan. He said he is requesting a waiver to eliminate the gravel cul-de-sac at the end of the private driveway. He said this is part of the zoning ordinance and has basically been approved this way. He would grade the cul-de-sac and not use gravel. The private road is 480 feet long and his driveway would extend off of this at the very end. He is asking for an exception to not use the gravel because he is going to be driving on the private drive each day to get to his home.

Mike Knouse, C.S. Davidson said they are in compliance with the private road ordinance as submitted on the plans. The road was graded, stoned, and 16 ft wide, and included the minimum accesses for the stabilized turn around.

Mr. Bealing said the drive would be graded; the driveway will be black topped and stone installed outside of the black top area. He said there would be no postal service, trash service or municipal vehicles that would need to access the cul-de-sac area. He said he should be the only person driving through the cul-de-sac unless an emergency services vehicle needs to access the road. He does not want to mow his grass up to the gravel which is why he is requesting the waiver.

Keith Fralic made a motion for a favorable recommendation for the waiver request to the Board of Supervisors to remove the stone from the cul-de-sac to the private road, seconded by Frank Morrison. Grant Reichart was in favor. Andy Hoffman, Jim Myers, Ed Allison and Darrell Raubenstine were opposed. **The motion failed.**

ITEM NO. 11 Signing of Approved Plans

There was no new business to discuss.

ITEM NO. 12 Zoning Officer

A. Carie Martin-Patrick – 2959 Baltimore Pike -Application for a Special Exception for a Home Occupation to operate a by appointment only spa and salon.

Carie Martin-Patrick was present to address the Commission.

Andy Richardson, Township Manager said the applicant lives at 2959 Baltimore Pike and she is asking to operate a beauty salon in her home. The applicant has included in the packet a drawing and salon floor plan which overall is 290 feet and is in compliance with the zoning ordinance. In the Zoning Ordinance it states that a home occupation shall be limited to not more than 25% of the gross floor area, or 400 sq. ft whichever is less.

Chairman Darrell Raubenstine asked Ms. Martin-Patrick where parking was located.

Carie Martin-Patrick said that parking would be located in her driveway. This was shown on the drawings that she submitted with the application. She said parking should not be an issue because she is only going to allow one appointment at a time. She is going to allow 30 minutes in between appointments before the next

appointment arrives. The hours of operation for the business would be Monday thru Friday 9:00 am to 9:00 pm and Saturday 9:00 am to 4:00 pm. She does not perceive parking to be an issue.

Andy Hoffman asked if the driveway area was a hard surface.

Carie Martin-Patrick said the driveway is a mixture of hard surface and grass. She plans to concrete the entire driveway.

Keith Fralic asked if there were any issues with the neighbors.

Carie Martin-Patrick said that she has spoken with the Wentz's and they are fine with her request.

Chairman Darrell Raubenstine asked what type of septic system she has.

Carie Martin-Patrick said it is private and not a public sewer system.

Andy Hoffman made a motion for a favorable recommendation to the Zoning Hearing Board for the Special Exception Home Occupation application with the condition that the parking area be of a hard surface, seconded by Jim Myers. ***The motion carried.***

ITEM NO. 13 Sketch Plans and Other Business

Mike Knouse said one of the zoning items the Board of Supervisors has continued pursuing is the historical overlay zone. He will forward all the information including a sample ordinance to the Planning Commission electronically for comments.

Andy Richardson said there will be a committee established that will also include the citizens.

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, September 18, 2008 at 6:00 pm.

ITEM NO. 16 Adjournment

Adjournment was at 6:55 p.m. in a motion by Ed Allison, and seconded by Keith Fralic. ***The motion carried.***

RESPECTFULLY SUBMITTED,

LAURA GATELY
RECORDING SECRETARY