

MINUTES
WEST MANHEIM TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
SEPTEMBER 18, 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, Jim Myers, Frank Morrison and Andrew Hoffman. The following Commission members were absent: Keith Fralic and Ed Allison. Also present were Andy Richardson, Township Manager; and Mike Knouse, C.S. Davidson and Linus Fenicle, Reager & Adler, PC.

Commission member Keith Fralic arrived at 6:05 p.m.

ITEM NO. 3 Approval of Minutes

Any Hoffman made a motion to approve the minutes from the August 21, 2008 Planning Commission meeting, seconded by Grant Reichart. ***The motion carried.***

ITEM NO. 4 Correspondence

The following correspondences were received:

- 1). Letter from Hanover Land Services, Inc. dated September 8, 2008 for Joshua Hill Farm, The Warner Farm, Randy S. Warner, Benrus L. Stambaugh II, et al, New Age Associates, and James Horak requesting an extension review date until January 5, 2009.
- 2). Letter from Woodhaven Building & Development dated September 17, 2008 requesting an extension review date until January 6, 2009.

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

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

Andy Richardson, Township Manager reported that the application would be reviewed during the September 23, 2008 Zoning Hearing Board meeting.

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

Andy Richardson, Township Manager reported that the application would be reviewed during the September 23, 2008 Zoning Hearing Board meeting.

ITEM NO. 9 Old Business

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

Mike Knouse, C. S. Davidson said he received the sewage planning module for the plan and he would need authorization for the signature of the Planning Commission Secretary.

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

Chairman Darrell Raubenstine asked for a motion to sign the planning module.

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

Chairman Raubenstine said a letter of request for an extension of review time until January 5, 2009 has been received. He asked for a motion to extend and table the plan.

Jim Myers made a motion to extend the plan until January 5, 2009 and 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 Raubenstine said a letter of request for an extension of review time until January 5, 2009 has been received. He asked for a motion to extend and table the plan.

Keith Fralic made a motion to extend the plan until January 5, 2009 and table the Plan, seconded by Jim Myers. ***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.

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

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

- A. Dwight & Pamela Myers – Glenville Road – Waiver Requests

- (1). Waiver of requirement to improve Glenville Road (Section 505 a & c)

Scott Barnhart, Hanover Land Services was present on behalf of the applicant. He showed the location of the property on the plans provided. There are two; 3-acre lots and a remaining lot approximately 7-acres. They are present tonight to request two waiver requests. He said that Section 505 A and 505 C of the Subdivision Land Development Ordinance (SALDO) refer to street design. There are no public streets being proposed for the subdivision. The road is roughly a 22 feet wide paved road. He said after talking with the engineer at C.S. Davidson they are going to propose grading out 17 feet from center. There is a small hill on the side of the road that would be removed and would allow future expansion to occur, if any expansion would occur. The applicant is asking to grade out 17 ft. from the center line and provide all the appropriate storm water management, including a swale if needed to keep water off the road.

Chairman Darrell Raubenstine asked if all the lots fronted Glenville Road, and if the third lot has enough frontage.

Scott Barnhart said the third lot has frontage off of Edna Myers Road. It is not shown on the plans provided but the road does have the required frontage. They do not want to increase the traffic on Edna Myers Lane. They provided a 50 foot right-of-way and a small cul-de-sac on the plans which gives the required frontage for the lot. The 50 foot right-of-way will exist without any maintenance agreements because it only deals with one property owner in this particular case. There is 105 feet of road frontage with a minimum of 200 feet required. He said Edna Myers Road is not a public road which is the reason it needs to be created up front.

Keith Fralic made a motion for a favorable recommendation to the Board of Supervisors for the waiver request of the requirements to Section 505A and 505C of the Subdivision and Land Development Ordinance (SALDO), with the understanding that the applicant will add a note on the final plan that there will be no public subdivision on the lot, seconded by Grant Reichart. ***The motion passed.***

(2). Waiver from the requirements of the preliminary plan (Section 304)

Scott Banhart, Hanover Land Services said the waiver request is from Section 304 of the Subdivision & Land Development Ordinance (SALDO) which refers to minor land developments. He said they are requesting that the preliminary plan process be waived and be permitted to move onto final plan.

Frank Morrison made a motion to waive the preliminary plan process and move to final plan, seconded by Keith Fralic. ***The motion passed.***

Jim Myers made a motion to table the Plan, seconded Frank Morrison. ***The motion carried.***

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

Chairman Raubenstine said a letter of request for an extension of review time until January 6, 2009 has been received. He asked for a motion to extend and table the plan.

Frank Morrison made a motion to extend the plan until January 6, 2009 and table the Plan, seconded by Jim Myers. ***The motion carried.***

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

Keith Fralic made a motion to table the Plan, seconded Jim Myers. ***The motion carried.***

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

Keith Fralic made a motion to table the Plan, seconded Jim Myers. ***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

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

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

Chairman Raubenstine said a letter of request for an extension of review time until January 5, 2009 has been received. He asked for a motion to extend and table the plan.

Keith Fralic made a motion to extend the plan until January 5, 2009 and table the Plan, seconded by Jim Myers. ***The motion carried.***

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

Chairman Raubenstine said a letter of request for an extension of review time until January 5, 2009 has been received. He asked for a motion to extend and table the plan.

Jim Myers made a motion to extend the plan until January 5, 2009 and table the Plan, seconded by 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

Chairman Darrell Raubenstine said the item was previously approved at the last Planning Commission meeting as well as approved by the Board of Supervisors.

ITEM NO. 10 New Business

A. Zoning Ordinance – Mike Knouse

Mike Knouse reviewed the handouts on Historic Preservation Overlay zoning districts. He asked the commission members if they had any questions.

Andy Hoffman read page 4, Section 4.4 1.B of the handouts regarding standards for additions, alterations, and rehabilitation; section 1.B states no permit shall be required for repairs or maintenance of any building, structure, or grounds provided such repairs do not change the use or otherwise violate the provisions of this section.

Andy Richardson said this section needs to be deleted because permits will be needed. The state codes provide what is needed for building permits and the zoning ordinance provides what is needed for the zoning ordinance.

Mike Knouse said for clarification the first ordinance is an example that was provided to the Board of Supervisors when they asked for a historic preservation overlay district zoning. The example was provided from a historic preservation society and is very detailed, and it defines some of the classes of resources. The second sample came from Paradise Township. He said neither has been modified to reflect the actual conditions of the township. He provided the samples to show the differences how an overlay district can protect the resources but doesn't completely restrict the use or bog down staff trying to identify the resources. The Board of Supervisors would like to include an historical overlay; he asked the commission which approach they would like to take.

Andy Hoffman said he has reservations that it could be too open ended to a building that is 50 years old and could become an historic property which would place undue burdens on the owners of the property. He would vote that the building be at least 100 years old.

Mike Knouse said the Board of Supervisors did receive a packet of information previously which is on file at the township, on historic sites located in the township. He needs direction from the commission on which type of ordinance they would like for historic overlay.

Andy Hoffman said he would like additional time to review the information.

After further discussion it was decided that the item would be discussed during the next month's meeting after further review by the Planning Commission.

ITEM NO.11 Signing of Approved Plans

There was no new business to discuss.

ITEM NO. 12 Zoning Officer

A, Amanda Strausbaugh – 140 Sunset Drive – Application for a Special Exception for a Home Occupation to operate a by appointment only hair salon.

Amanda Strausbaugh said she wants to operate a small salon in her home that would be located in her home in an existing room. They would have to install a separate entrance to the outside that would give access directly to the salon. The salon would operate part time by appointment only with no walk-ins.

Andy Richardson said per the drawings he showed the entrance to the salon and the location of the salon.

Amanda Strausbaugh said the location was an existing den in the home that is 11 by 20. She said they would also use the ½ bath and laundry room for the salon business which is an additional 10 by 6.

Andy Richardson asked about parking.

Amanda Strausbaugh said they have a 2-car garage. They also have a carport area that would hold one car and two cars parked side by side. She said there would only be one car at a time because the customers are by appointment only to prevent the potential of overlapping appointments.

Keith Fralic asked if she was on public sewer.

Amanda Strausbaugh said yes, they have public sewer.

Andy Richardson asked she would be using a hair trap.

Amanda Strausbaugh said yes.

Jim Myers made a motion for a favorable recommendation to the Zoning Hearing Board for the Special Exception Home Occupation application seconded by Keith Fralic. ***The motion carried.***

ITEM NO. 13 Sketch Plans and Other Business

A. Ed Allison – Resignation from Planning Commission

Chairman Darrell Raubenstine said the Planning Commission acknowledges Ed Allison's resignation from the Planning Commission due to personal reasons.

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, October 16, 2008 at 6:00 pm.

ITEM NO. 16 Adjournment

Adjournment was at 6:45 p.m. in a motion by Keith Fralic, and seconded by Frank Morrison. ***The motion carried.***

RESPECTFULLY SUBMITTED,

LAURA GATELY
RECORDING SECRETARY