

MINUTES  
WEST MANHEIM TOWNSHIP  
REGULAR PLANNING COMMISSION MEETING  
October 16, 2008

ITEM NO. 1 Meeting Called to Order

The regular meeting of the West Manheim Township Planning Commission was called to order at 6:05 p.m., by Jim Myers, Secretary, followed by the Pledge of Allegiance.

ITEM NO. 2 Roll Call

The roll was called, and the following Commission Members were present: Grant Reichart, Jim Myers, Frank Morrison and Andrew Hoffman. The following Commission members were absent: Chairman Darrell Raubenstine, Keith Fralic. Also present were Andy Richardson, Township Manager; Mike Knouse, C.S. Davidson and Linus Fenicle, Reager & Adler, PC.

ITEM NO. 3 Approval of Minutes

Andy Hoffman made a motion to approve the minutes from the September 18, 2008 Planning Commission meeting, seconded by Grant Reichart. ***The motion carried.***

ITEM NO. 4 Correspondence

The following correspondences were received:

- 1). Memo from Mike Hampton dated October 15, 2008 York Water Company's proposed fire hydrant locations for Valley View Drive, Lakeview Terrace, Marianne Drive and Oakwood Drive.
- 2). Letter from Hanover Land Services, Inc. dated October 16, 2008 requesting an extension review date until February 6, 2009.
- 3). Letter from Loss-Stair dated October 7, 2008 requesting an extension review date until February 6, 2009.
- 4). Letter from Woodhaven Building & Development, Inc. dated September 23, 2008 regarding the Pleasant Hill Road Connection.

ITEM NO. 5 Visitors

Secretary Jim Myers 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

Secretary Jim Myers 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 for Samuel and Linda Cox was approved by the Zoning Hearing Board at the September 23, 2008 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 for Carie Martin-Patrick was approved with conditions by the Zoning Hearing Board at the September 23, 2008 meeting.

ITEM NO. 9 Old Business

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

Andy Hoffman made a motion to table the Plan, seconded by Grant Reichart. ***The motion carried.***

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

Andy Hoffman made a motion to table the Plan, seconded by Grant Reichart. ***The motion carried.***

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

Andy Hoffman made a motion to table the Plan, seconded by Grant Reichart. ***The motion carried.***

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

Doug Kollmar, Hanover Land Services was present to represent the plan. He said the subdivision plan is a request for a 3-Lot subdivision on Glenville Road. They have addressed all of the engineering comments and the wells have been drilled. The waiver requests approved at the last meeting have been noted on the plans. He said the only outstanding item is the final hydro study for submission of the sewer module. They are requesting the plan be moved on to the Board of Supervisors for review.

Andy Hoffman made a favorable recommendation to the Board of Supervisors with the understanding that the conditions and approvals be met from the other outside agencies, seconded by Grant Reichart.  
***The motion passed.***

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

Mike Knouse, informed the Commission that the applicant is still working on the Pleasant Hill Road realignment.

Andy Hoffman made a motion to table the Plan, seconded by Grant Reichart. ***The motion carried.***

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

Mike Knouse said the applicant is preparing to resubmit the plan to the Planning Commission to move forward with the plan. He would also like to make the Planning Commission aware that S & A Homes is preparing for the construction of Area 3 interceptor sometime around mid November.

Andy Hoffman made a motion to table the Plan, seconded by Grant Reichart. ***The motion carried.***

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

Mike Knouse said the applicant is still waiting on sewer capacity from Penn Township.

Andy Hoffman made a motion to table the Plan, seconded by Grant Reichart. ***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

Mike Knouse said the applicant is waiting for sewer capacity from Penn Township

Andy Hoffman made a motion to table the Plan, seconded by Grant Reichart. ***The motion carried.***

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

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

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

Andy Hoffman made a motion to table the Plan, seconded by Grant Reichart. ***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. Amanda Strausbaugh – 140 Sunset Drive - Application for a Special Exception for a Home Occupation to operate a by appointment only hair salon.

Andy Richardson, Township Manager reported that the application would be reviewed during the October 28, 2008 Zoning Hearing Board meeting.

ITEM NO. 13      Sketch Plans and Other Business

- A. Zoning Ordinance – Mike Knouse

Mike Knouse, C.S. Davidson said he has been working on the remaining changes and he is anticipating that by the next Planning Commission meeting he will be providing a draft of the changes. He will also be meeting with the Planning Commission and York County Planning Commission to review the preliminary changes.

ITEM NO. 14      Public Comment

Secretary Jim Myers 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, November 20, 2008 at 6:00 pm.

ITEM NO. 16      Adjournment

Adjournment was at 6:30 p.m. in a motion by Andy Hoffman, and seconded by Grant Reichart. ***The motion carried.***

RESPECTFULLY SUBMITTED,

LAURA GATELY  
RECORDING SECRETARY