

MINUTES
WEST MANHEIM TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
THURSDAY, DECEMBER 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, Keith Fralic, Grant Reichart, Jim Myers, Frank Morrison and Andrew Hoffman. Also present were Andy Richardson, Township Manager; and Mike Knouse, C.S. Davidson.

ITEM NO. 3 Approval of Minutes

Andy Hoffman made a motion to approve the minutes from the November 20, 2008 Planning Commission meeting, seconded by Grant Reichart. ***The motion carried.***

ITEM NO. 4 Correspondence

The following correspondences were received:

- 1). Correspondence from Woodhaven Building & Development dated December 15, 2008 requesting an extension request of review time to April 3, 2009.
- 2). Memo from Emergency Services Coordinator dated December 16, 2008 regarding comments for Homestead Acres.
- 3). Letter from Attorney Jeremy Frey, Barley Snyder on a request for a continuance regarding the Petition for Amendment for Keith D. Smith & Ellen M. Smith.

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 said Emergency Services reviewed the Michael D. Hoffman & Andrew D. Hoffman – 2 Lots – Final Subdivision Plan – Impounding Dam Road, south of Laurence Drive plan. He also received the revised plans for Homestead Acres and comments have been submitted to the Planning Commission regarding the fire hydrants.

ITEM NO. 8 Report from Zoning/Hearing Board

A. Application: Case - AP/VA-#06 -10/17/08

Applicant: Arthur O. Wildasin - 2560 Baltimore Pike

1. Application/Appeal of the Zoning Officer's determination in response to the refusal to reissue certain zoning permits for construction of accessory buildings

2. Application for a variance from Section 2.2 of the West Manheim Township Zoning Ordinance to construct an accessory structure larger than the footprint of the principle structure.

Andy Richardson, Township Manager said the application was withdrawn.

B. Application: Case – AP/SE/VA-#07-10/17/08

Applicant: Carl W. Grubb and Brenda L. Grubb -590 Impounding Dam Road

Appeal of the Zoning Officer's enforcement notice for utilizing out buildings on the property as commercial rental units within the West Manheim Township Farming Zoning District.

1. Application for Special Exception under Section 2.18 of the West Manheim Township Zoning Ordinance to rent 7 garage units for vehicle storage.
2. Application for a variance from Section 2.18 §2 of the West Manheim Township Zoning Ordinance requiring that rural occupation not exceed 1,000 square feet.
3. Application for a variance from Section 2.18 §3(b) of the West Manheim Township Zoning Ordinance requiring the rural occupation to be located in the rear yard of the principal residence and be set back at least 100 feet from the side or rear lot lines.

Andy Richardson said the application was scheduled to be heard by the Zoning Hearing Board on Tuesday, December 23, 2008.

ITEM NO. 9 Old Business

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

Jim Myers made a motion to recommend denial of the plan; seconded by Keith Fralic, unless a written request for extension of review time is received before the next Board of Supervisors. ***The motion carried.***

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

Jim Myers made a motion to recommend denial of the plan; seconded by Keith Fralic, unless a written request for extension of review time is received before the next Board of Supervisors. ***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.

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

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

Jim Myers made a motion to recommend denial of the plan; seconded by Keith Fralic, unless a written request for extension of review time is received before the next Board of Supervisors. ***The motion carried.***

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

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

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

F. 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.

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

G. 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.

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

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

Jim Myers made a motion to recommend denial of the plan; seconded by Keith Fralic, unless a written request for extension of review time is received before the next Board of Supervisors. **The motion carried.**

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

Jim Myers made a motion to recommend denial of the plan; seconded by Keith Fralic, unless a written request for extension of review time is received before the next Board of Supervisors. **The motion carried.**

ITEM NO. 10 New Business

A. Keith D. Smith & Ellen M. Smith– 3333 Baltimore Pike - Keith D. Smith Concrete Contractor, Inc. - Petition to amend the zoning map of the West Manheim Township zoning ordinance for property located at 3343 Baltimore Pike so that the owner can use the property as the Company's office.

Andy Richardson, Township Manager, reported that a letter was received from the attorney on behalf of the applicant requesting a continuance until the January 15, 2009 Planning Commission meeting.

The Planning Commission accepts the request for a continuance until the January 15, 2009 Planning Commission meeting.

B. Michael D. Hoffman & Andrew D. Hoffman – 2 Lots – Final Subdivision Plan – Impounding Dam Road, south of Laurence Drive.

Mike Knouse, C.S. Davidson said there are still outstanding items that need to be addressed by the applicant regarding the overlay districts as well as other zoning criteria.

Andy Hoffman said there are two tracts of land that are titled the same and abut each other. He would like to move the property line between the two tracts of land. He would like to reduce one tract from 7 acres to 3 acres. He reported that he will be required to go through wetlands delineation, steep slope criteria, and engineering reviews even though he would not be creating any new lots.

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

ITEM NO. 11 Signing of Approved Plans

There was no new business to discuss.

ITEM NO. 12 Zoning Officer

A. Application: Case – SR/Renewal-#08-11/12/08
Applicant: Candis Wolford – 455 Pumping Station Road - Application for a Renewal of a Special Request to keep livestock

Andy Richardson, Township Manager, said the applicant is renewing a special request application to keep livestock. He would like to suggest the Planning Commission make a favorable recommendation to the Zoning Hearing Board and recommend that the applicant not be required to come before the board annually which he

feels is not necessary. He would also recommend they make the Zoning Officer responsible for overseeing the applicant and propose reviewing the application every five years instead of annually.

Keith Fralic made a favorable recommendation to the Zoning Hearing Board of reviewing the application for a Renewal of a Special Request to keep livestock and that the application will not be required to be reviewed for five years, seconded by Jim Myers. ***The motion carried.***

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 – Re-Organization Meeting

The next Planning Commission meeting is scheduled for Thursday, January 15, 2009 at 6:00 pm.

ITEM NO. 16 Adjournment

Adjournment was at 6:25 p.m. in a motion by Frank Morrison, and seconded by Jim Myers. ***The motion carried.***

RESPECTFULLY SUBMITTED,

LAURA GATELY
RECORDING SECRETARY