

MINUTES  
WEST MANHEIM TOWNSHIP  
REGULAR PLANNING COMMISSION MEETING  
THURSDAY, JANUARY 15, 2009  
6:00 PM

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, and Andrew Hoffman. Also present were Andy Richardson, Township Manager; Mike Knouse, C.S. Davidson and Linus Fenicle, Reager & Adler, PC.

ITEM NO. 3 Re-Organization – 2009

A. Chairman

Andy Hoffman moved to nominate Keith Fralic as Chairman, seconded by Jim Myers.  
***The motion carried.***

B. Vice-Chairman

Andy Hoffman moved to nominate Jim Myers as Vice-Chairman, seconded by Keith Fralic.  
***The motion carried.***

C. Secretary

Andy Hoffman moved to nominate Darrell Raubenstine as Secretary, seconded by Jim Myers.  
***The motion carried.***

D. Recording Secretary

Andy Hoffman moved to nominate Laura Gately as Recording Secretary, seconded by Jim Myers.  
***The motion carried.***

E. Meeting Dates & Times

Andy Hoffman made a motion to keep the meetings on the third Thursday of each month starting at 6:00 pm, seconded by Jim Myers. ***The motion carried.***

ITEM NO. 4 Approval of Minutes

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

ITEM NO. 5 Correspondence

Keith Fralic, Chairman reported that the following correspondences were received:

- 1). Correspondence from Woodhaven Building & Development dated December 23, 2008 regarding the Pleasant Hill Road connection.
- 2). Correspondence from Andrew D. Hoffman dated January 12, 2009 requesting an extension request of review time to May 7, 2009.

- 3). Correspondence from York County Planning Commission dated January 8, 2009 regarding Zoning Ordinance Amendment to the Zoning Map of West Manheim Township for Keith D. and Ellen M. Smith.
- 4). Fax Transmittal from Barley Snyder Attorney at Law dated January 14, 2009 withdrawing the petition of Keith D. and Ellen M. Smith for the Amendment to the Zoning Map of West Manheim Township.

ITEM NO. 6 Visitors

Chairman Keith Fralic asked if there were any visitors present that wished to address the Commission, and received no reply.

ITEM NO. 7 Public Comment – Items Not Listed on Agenda

Chairman Keith Fralic asked if there were any visitors present that wished to discuss anything specific not on the agenda, and received no reply.

ITEM NO. 8 Emergency Services Group Report

Mike Hampton was not present to report on Emergency Services comments.

ITEM NO. 9 Report from Zoning/Hearing Board

- A. 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, Manager reported that the Zoning Hearing Board acted upon the appeal at their December 23, 2008 meeting which they denied. The Board continued the remaining portions of the case until January 27, 2009 at 7:00 pm.

- B. 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, Manager reported that the case was approved. The applicant may continue to keep livestock and will be required to request a continuance every five years unless the township receives any extensive complaints.

ITEM NO. 10 Old Business

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

Mike Knouse, C. S. Davidson reported that the planning module has been approved by DEP. The developer held off design of the private wastewater treatment plant and pump station until the planning was completed with

DEP. He said regarding the subdivision plans the majority of the comments have been addressed. The developer will be meeting with the engineers this month to discuss what needs to be submitted before approval of the preliminary plan. He said that they still need to review and come to a mutual agreement regarding the width and improvements of Musselman Road.

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

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

Mike Knouse said this subdivision ties into Joshua Hill Farm and there are similar issues relating to the private wastewater treatment plant and pump station. He said the applicant has addressed most of the engineering comments.

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

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

Mike Knouse said the plan was submitted under the old ordinance. The developer does not have sewer reservation and there has been limited activity. They are continuing on the holding pattern for the sewer. He said he does not have anything further to report.

Andy Hoffman made a motion to recommend denial of the plan; seconded by Grant Reichart, unless a written request for extension of review time is received before the next Board of Supervisors.  
***The motion carried.***

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

Mike Knouse said Woodhaven Building and Development has taken over the project. They have met with the township and the engineer to review the concerns regarding the access. The developer has been working on addressing the comments, as well as trying to extend Pleasant Hill Road through the development and eliminating the 90 degree section, which is a hazard on Baltimore Pike. They continue to work primarily on these issues with the property owners. The development does also flow to the same private wastewater treatment plant, therefore; no action can be taken on the plan at this time.

Darrell Raubenstine made a motion to table the Plan, seconded Andy Hoffman. ***The motion carried.***

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

Mike Knouse said the engineering comments have been addressed except the issue regarding the culvert on Fuhrman Mill Road. In order to install the curbing as required the developer will need to replace the culvert. This has been addressed with S & A Homes and they are reviewing the associated costs for replacing the entire culvert as well as the associated permitting.

Darrell Raubenstine requested that a letter be sent to the developer requesting updated plans, and that a representative be present during the next Planning Commission meeting in order to move the plan on to the Board of Supervisors.

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

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

Mike Knouse reported that the developer has resubmitted plans based on the engineering comments and they are currently being reviewed. The main concerns are the sanitary sewer, which the developer needs to obtain easements across the Northfield property. They are currently working on the issue. He said DEP has rejected the planning module due to the sanitary sewer reservation.

Darrell Raubenstine made a motion to table the Plan, seconded Andy Hoffman. **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

Mike Knouse said the developer has resubmitted plans that the engineers are currently reviewing. They have the same issues related to the sewer capacity. There are 52 lots with only the capacity for approximately 7-8 lots. The planning module was rejected by DEP and they are working on addressing the remainder of the engineering comments.

Andy Hoffman made a motion to table the Plan, seconded Darrell Raubenstine. **The motion carried.**

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

Mike Knouse said this is the commercial lot adjacent to Wal-Mart.

Darrell Raubenstine made a motion to table the Plan, seconded Jim Myers. **The motion carried.**

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

Mike Knouse said that the subdivision does not have the adequate sewer capacity that the developer is waiting to address. The initial comments were issued but the engineers have not seen a revised design based on the comments. The plan is not ready to be moved forward.

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

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

Jim Myers made a motion to table the Plan, seconded Darrell Raubenstine. Andy Hoffman abstained. **The motion carried.**

ITEM NO. 11 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, Manager reported that the application was withdrawn.

The Planning Commission received the notice of request to withdraw the application and the commission recognizes and accepts the request.

B. Mike Knouse, C.S. Davidson - Application for H2O PA Act Grant Area 2 and 3 Sanitary Sewer System

Mike Knouse said one item that was included during the past election included the PA H2O Grant which includes funding for sewer, water and storm sewer projects related to upgrades and primarily related to the Chesapeake Bay Initiative. Area 2 and 3 Sanitary Sewer Project for West Manheim Township qualifies. The Board authorized the engineers to prepare the application to receive grant funding. One item that is required is a consistency letter from the Township Planning Commission that is affected by the project. The consistency letter states that the project is consistent with all applicable ordinances, including the Act 537 Plan, Comprehensive Plan, Zoning Ordinance, as well as the subdivision plan. He would request that Planning Commission authorize the Chairman's signature on the letter to be included with the grant application.

Chairman Keith Fralic asked for a motion to sign the PA H20 Grant Application.

Darrell Raubenstine moved to authorize the signature of the Chairman for the PA H20 Grant Application Consistency letter on behalf of the Planning Commission to be included with the application, seconded by Jim Myers. ***The motion carried.***

ITEM NO. 12    Signing of Approved Plans

There was no new business to discuss.

ITEM NO. 13    Zoning Officer

Andy Richardson said there was nothing new to be discussed.

ITEM NO. 14    Sketch Plans and Other Business

Mike Knouse distributed to the Planning Commission the Comprehensive Plan status review that will be used in reviewing the proposed text amendments to the Zoning Ordinance, and will be used as a guide for future planning.

ITEM NO. 15    Public Comment

Chairman Keith Fralic 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. 16    Next Meeting

The next Planning Commission meeting is scheduled for Thursday, February 19, 2009 at 6:00 pm.

ITEM NO. 17    Adjournment

Adjournment was at 7:00 p.m. in a motion by Andy Hoffman, and seconded by Darrell Raubenstine. ***The motion carried.***

RESPECTFULLY SUBMITTED,

LAURA GATELY  
RECORDING SECRETARY