

AGENDA
WEST MANHEIM TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
2412 BALTIMORE PIKE
THURSDAY, FEBRUARY 19, 2009
6:00 PM

1. Meeting Called to Order
2. Roll Call
3. Approval of Minutes – January 15, 2009
4. Correspondence
5. Visitors
6. Public Comment – Items Not Listed on Agenda
7. Emergency Services Group Report
 - A. Mike Hampton
8. 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.
9. Old Business
 - A. Joshua Hill Farm – Mussleman Rd. -124 Lot Preliminary Plan
(Review Time Expires 04/02/09)
 - B. The Warner Farm – Randy S. Warner – SE side Pleasant Hill Rd. – 15 Lot Preliminary Plan
(Review Time Expires 04/02/09)
 - C. Orchard Estates – Gobrecht – Shorbs Hill Rd. – 56 Lot Preliminary Plan
(Review Time Expires 05/08/09)
 - D. Preserve at Codorus Creek IV – Baltimore Pike – 79 Lot Preliminary Plan
(Review Time Expires 04/03/09)
 - E. Fox Run Village – S & A Homes – Fox Run Rd. – 25 Lot Final Plan *(Review Time Expires 03/05/09)*
 - F. Homestead Acres – J.A. Myers – Oakwood Dr. & Valley View Dr. – 134 Lot Preliminary Plan
(Review Time Expires 03/06/09)
 - G. Northfield Joint Venture c/o Michael Roepcke – Phase II – Pumping Station Rd. & East of Baltimore Pike – 52 Lot Preliminary Subdivision Plan *(Review Time Expires 03/06/09)*

- H. Benrus L. Stambaugh II, et al – 1 Lot Land Development Plan – Brunswick Dr. & Oak Hills Dr.
(Review Time Expires 04/02/09)
- I. James E. Horak & Donald L. Yorlets – Fairview Dr. – 6 Lots Preliminary Subdivision Plan
(Review Time Expires 04/02/09)
- J. Michael D. Hoffman & Andrew D. Hoffman – 2 Lots – Final Subdivision Plan – Impounding Dam Road, south of Laurence Drive.
(Review Time Expires 05/07/09)

10. New Business

- A. Samuel & Linda Cox – 124 Raubensline Road – Waiver Requests
 - (1). Waiver of the requirements for the street design – width (Section 5.505A)
 - (2). Waiver of the requirements for the street design – existing road frontage (Section 5.505C)
 - (3). Waiver of the requirements for street trees (Section 5.606)
 - (4). Waiver of the requirements for street lights (Section 5.607)
 - Planning Module – (DEP) Pa Dept. of Environmental Protection
- B. Community Banks – Planning Module – (DEP) Pa Dept. of Environmental Protection
- C. Keith D. Smith & Ellen M. Smith – 3343 Baltimore Pike
 - (1) Application for a Special Exception to permit the operation of a construction contracting business at 3343 Baltimore Pike, including the erection of an accessory structure to house equipment used in connection with the business.
 - (2) Application for a Variance to allow the construction of a warehouse and to all use of the property incidental to the construction business located at 3333 Baltimore Pike.

11. Signing of Approved Plans

12. Zoning Officer

13. Sketch Plans and Other Business

14. Public Comment

15. Next Meeting – March 19, 2009 at 6:00 pm

16. Adjournment