

MINUTES  
WEST MANHEIM TOWNSHIP  
REGULAR PLANNING COMMISSION MEETING  
2412 BALTIMORE PIKE  
THURSDAY, APRIL 16, 2009

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 Jim Myers, followed by the Pledge of Allegiance.

ITEM NO. 2 Roll Call

The roll was called, and the following Commission Members were present: Chairman, Jim Myers, Darrell Raubenstine, Grant Reichart 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 March 19, 2009 Planning Commission meeting, seconded by Darrell Raubenstine. ***The motion carried.***

ITEM NO. 4 Correspondence

Jim Myers, Chairman reported that the following correspondences were received:

- 1). Correspondence from C.S. Davidson dated April 6, 2009 regarding Terry L. & Lisa O. Wetzel Final Add-On Subdivision Plan.
- 2). Correspondence from Woodhaven Building & Development to Kristeen S. Hinkley 2890 Pleasant Hill Road dated March 31, 2009 regarding the Pleasant Hill Road connection and compensation.
- 3). Correspondence from Woodhaven Building & Development to James M. & Brenda M. Cornbower 2876 Pleasant Hill Road dated April 2, 2009 regarding the Pleasant Hill Road connection and compensation.
- 4). Correspondence from Woodhaven Building & Development to Paul Forbes 2878 Pleasant Hill Road dated April 2, 2009 regarding the Pleasant Hill Road connection and a Temporary Easement Agreement.

ITEM NO. 5 Visitors

Chairman 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

Chairman 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. Application: Case – VA - #02 - 03/03/09

Applicant: Chris Gienski – 15 Waterview Road – Application for a Variance to the side setback for a pre-fabricated garage/shed.

Andy Richardson, Manager reported that the Zoning Hearing Board acted upon the variance request to the side setback for a pre-fabricated garage/shed at their March 24, 2009 meeting which they granted.

Mr. Richardson reported that Carl Grubb has withdrawn the enforcement notice appeal against the zoning officer's letter dated September 19, 2009. He is not sure what the status of the second appeal is at this time.

ITEM NO. 9 Old Business

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

Scott Banrhart, Hanover Land Services was present to represent the applicant. He submitted copies of updated plans to the Commission for review. He said the property is located directly to the south bordering Mussleman Road. He gave the history of the subdivision plan and where the process currently exists with the issues related to traffic and Mussleman Road. He said all of the engineering issues have been addressed. He would like to ask for a favorable recommendation to the Board of Supervisors. He said there are some contingency items that still need to be addressed. There are no remaining engineering items to be addressed. The comments dated February 2008 that were applicable have been addressed.

Mike Knouse, C.S. Davidson said the items that will need to be addressed before the plan goes through planning include the following: the plans will be need to be signed and sealed with the required signatures; the extendor's agreement with The York Water Company will need to be finalized with a copy of the agreement furnished to the Township; provide all deed restrictions for review by the Township Solicitor; Wastewater Treatment Plant and Pump Station final design needs to be approved by the Township Engineer. He will verify that he has received copies of all permits that must be met prior to the approval. He said the proposed street name for Whitetail Drive and/or revised to Big Whitetail Drive should be approved. They have not received a formal approval of the name from the post office or York County.

Darrell Raubenstine made a favorable recommendation of approval to the Board of Supervisors including the following conditions: the plans will be need to be signed and sealed with the required signatures; the extendor's agreement with The York Water Company will need to be finalized with a copy of the agreement furnished to the Township; provide all deed restrictions for review by the Township Solicitor; Wastewater Treatment Plant and Pump Station final design needs to be approved by the Township Engineer; the proposed street name from Whitetail Drive to Big Whitetail Drive should be approved with the post office and York County; seconded by Andy Hoffman. Grant Reichart was in favor. Jim Myers was opposed. ***The motion carried.***

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

Chairman Jim Myers asked if there were any visitors present that wished to address the Commission regarding the plan. There was no one present from the public to address the Commission.

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 meeting. ***The motion carried.***

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

Chairman Jim Myers asked if there were any visitors present that wished to address the Commission regarding the plan. There was no one present from the public to address the Commission. He asked for a motion to table the plan.

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

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

Chairman Jim Myers asked if there were any visitors present that wished to address the Commission regarding the plan. There was no one present from the public to address the Commission. He asked for a motion to table the plan.

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

E. Northfield Joint Venture c/o Michael Roepcke – Phase II – Pumping Station Rd. & East of Baltimore Pike – 52 Lot Preliminary Subdivision Plan

Chairman Jim Myers asked if there were any visitors present that wished to address the Commission regarding the plan. There was no one present from the public to address the Commission. He asked for a motion to table the plan.

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

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

Chairman Jim Myers asked if there were any visitors present that wished to address the Commission regarding the plan. There was no one present from the public to address the Commission. He asked for a motion to table the plan.

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

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

Chairman Jim Myers asked if there were any visitors present that wished to address the Commission regarding the plan. There was no one present from the public to address the Commission. He asked for a motion to table the plan.

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

ITEM NO. 10 New Business

A. Terry L. and Lisa O. Wetzel – 2 Lot Minor Subdivision Final Plan - 2620 Pleasant Hill Rd.

Scott Barnhart, Hanover Land Services was present to represent the plan. He said this is a final add on subdivision plan off of an existing private drive which is located off of the existing private drive. There is an existing 15-acre tract which they are moving 4-acres and adjoining it to an existing parcel, which they refer to as lot 2. Lot 2 is going to absorb lot 1a to make one tract. The tract currently already has a house, septic and well system. Lot 1 which would be the remaining is being proposed to include a home with the well already drilled and the reports submitted, septic, perc and probes have been completed. He said the only request is they are moving a property line to absorb some of the land located on the parent tract. He said regarding the sewage, planning was done with the original 15-acre tract. He said with this particular case they would be requesting a Form B Waiver to be passed onto the Board of Supervisors to be forwarded to DEP. They are also a requesting

a waiver for Section 606 and Section 607 of the Subdivision Land Development Ordinance (SALDO) regarding street trees and street lights. They have addressed the engineering comments dated April 6, 2009. The following items are still outstanding and need to be addressed; the owners' signature prior to approval by the Board of Supervisors, any and all fees are paid by the applicant prior to final approval, stormwater management approval should be approved by the Township Engineer, EMA Group should review the plan, which they have not yet received comments. In this particular case they are not modifying or adding roads, or changing frontage; therefore, any comments from EMA would include comments upon existing features that are not being proposed to be changed, or items that cannot be changed.

Darrell Raubenstine made a motion for a favorable recommendation to the Board of Supervisors for the waiver requests as listed on the plans for the requirements to Sections 606 and 607 of the Subdivision and Land Development Ordinance (SALDO), regarding street trees and street lights, seconded by Andy Hoffman. **The motion carried.**

Darrell Raubenstine made a motion to authorize signature of the Form B Waiver to be forwarded to the Board of Supervisors, seconded by Andy Hoffman. **The motion carried.**

Darrell Raubenstine made a motion for a favorable recommendation of the subdivision plans to the Board of Supervisors, seconded by Andy Hoffman. Grant Reichart was in favor. Jim Myers was opposed. **The motion carried.**

ITEM NO. 11 Signing of Approved Plans

There was no new business to discuss.

ITEM NO. 12 Zoning Officer

Andy Richardson said there was nothing new to be discussed.

ITEM NO. 13 Sketch Plans and Other Business

There was no new business to discuss.

ITEM NO. 14 Public Comment

Chairman 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, May 21, 2009 at 6:00 pm.

ITEM NO. 16 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