

MINUTES
WEST MANHEIM TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
2412 BALTIMORE PIKE
THURSDAY, AUGUST 20, 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 Vice Chairman Andrew Hoffman, followed by the Pledge of Allegiance.

ITEM NO. 2 Roll Call

The roll was called, and the following Commission Members were present: Vice Chairman, Andrew Hoffman Darrell Raubenstine, and Grant Reichart. The following Commission members were absent: Chairman, Jim Myers, Duane Diehl Also present was Mike Knouse, C.S. Davidson and Linus Fenicle, Reager & Adler, PC.

Chairman Jim Myers arrived to the meeting at 6:05 p.m.

ITEM NO. 3 Approval of Minutes – July 16, 2009

Grant Reichart made a motion to approve the minutes from the July 16, 2009 Planning Commission meeting, seconded by Darrell Raubenstine. ***The motion carried.***

ITEM NO. 4 Correspondence

Andrew Hoffman, Vice Chairman reported that the following correspondences were received:

- 1). Correspondence from Mike Hampton, Emergency Services regarding the conditional use site plans from the AT&T Monopole Tower.
- 2). Correspondence to James & Brenda Cornbower from Woodhaven Building & Development dated July 30, 2009 regarding the Acquisition of a Portion of 2876 Pleasant Hill Road for a Public Road Right-of- Way.
- 3). Correspondence to Paul & Vicki Forbes from Woodhaven Building & Development dated July 30, 2009 regarding the Acquisition of a Portion of 2878 Pleasant Hill Road for a Public Road Right-of- Way.
- 4). Correspondence to Ms. Kristeen Hinkley from Woodhaven Building & Development dated July 22, 2009 regarding the Acquisition of a Portion of 2890 Pleasant Hill Road for a Public Road Right-of- Way.

ITEM NO. 5 Visitors

Vice Chairman Andrew Hoffman 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

Vice Chairman Andrew Hoffman 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 - #04 - 06/29/09 – 545 Frogtown Road
Applicant: Theresa M. Noel – 615 Frogtown Road- Application for a
Variance to replace a single wide trailer with a double wide trailer.

Harold Coldren, Acting Zoning Officer reported the application will be heard at the Zoning Hearing Board meeting scheduled for Tuesday, August 25, 2009 at 7:00 pm.

- B. Application: Case – VA - #03 - 06/05/09 – 2234 Baltimore Pike
Applicant: Manny Rivera (Silverleaf Builders) – Gerald Applefeld - Application for a
Variance to enlarge the front porch from front to back by 16” to comply with
ADA regulations.

Harold Coldren, Acting Zoning Officer reported that the application for a variance was approved by the Zoning Hearing Board on Tuesday, July 28, 2009.

- C. Application: Case – VA - #05 – 08/07/09 – 41 Bonnie Court
Applicant: James C. & Catherine M. Reiblich – Application for a Variance to install a 24’ x 24’
2-car attached garage on the east end of the house.

Harold Coldren, Acting Zoning Officer said the application is a request to install a 2-car garage on the east end of the house. He said the property is located in the farm zone which allows a 30 foot side setback. The encroachment would be approximately 11.5 ft. He said the applicant has provided photos of the property with the application. He said during his inspection of the area he found steep slopes located in the rear of the property and with the location of the existing septic system the applicant does not have another option for another site.

Darrell Raubenstine asked if they would drive along the side of the house to the new garage.

Harold Coldren said no. They applicant proposes to tear down the existing deck and install the new garage. He said the photo provided shows yellow flags indicating the perimeter of where the proposed garage would be located. He said also provided with the application is the site plan which was included with the original building permit application.

Vice Chairman Andrew Hoffman asked if there were any issues from the adjoining property owners.

Harold Coldren said he is not aware of any issues. He said there would not be an interference with the adjoining property owners.

Vice Chairman Andrew Hoffman said there is an existing shed that would remain.

Harold Coldren said yes to his knowledge it would remain. He said the applicant is present if the commission has any questions.

Vice Chairman Andrew Hoffman asked if there were any questions or concerns.

Darrell Raubenstine said for the situation the applicant is in he would like to make a motion for a favorable recommendation.

Darrell Raubenstine made a favorable recommendation for the variance request to the Zoning Hearing Board, seconded by Jim Myers. ***The motion carried.***

Vice Chairman Andrew Hoffman turned the remainder of the meeting over to Chairman Jim Myers.

ITEM NO. 9 Old Business

A. 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. He asked for a motion to table the plan.

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

B. 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.

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

C. 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.

Grant Reichart made a motion to recommend denial of the plan; seconded by Darrell Raubenstine, unless a written request for extension of review time is received before the next Board of Supervisors meeting on September 3, 2009 and based on the outstanding engineering comments. ***The motion carried.***

D. 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.

Mike Roepcke said he was not present tonight to officially present the 52 lots. He wanted to introduce himself and talk about Northfield in general. He said he was the developer's representative for Northfield. They have constructed 35 townhouses north of Pumping Station Road and they will be continuing the same community to the south. They are in the process of addressing the final engineering issue. He asked if there were any general questions from the commission. He said there is a total of 75 townhouses with 52 being presented with the final engineering comments addressed. He said the remaining 23 they are finishing out the grading and completing the fill. He said when they get to Phase II which is outside of the 75 units they are going to coordinate into the commercial piece and the other aspects of the townhouse including a traffic study. This will include the staging and construction for Brunswick, new Pumping Station and Northfield Blvd. The time frame will be dictated by the market.

Darrell Raubenstine said he is concerned with

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

F. 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.

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

ITEM NO. 10 New Business

- A. Applicant: New Cingular Wireless PCS, LLC:
Owner: South Western School District- 2000 Baltimore Pike Application for a Conditional Use to construct a 180-foot high commercial communications monopole (188 feet to top of lightning rod) and 11.5' x 20' equipment shelter.

ITEM NO. 11 Signing of Approved Plans

There was no new business to discuss.

ITEM NO. 12 Zoning Officer

ITEM NO. 13 Sketch Plans and Other Business

- a. Subdivision and Land Development Ordinance (SALDO) Review

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, September 17, 2009 at 6:00 pm.

ITEM NO. 16 Adjournment

Adjournment was at 7:00 p.m. in a motion by ~~Darrell Raubenstine~~, and seconded by ~~Grant Reichart~~.
The motion carried.

RESPECTFULLY SUBMITTED,

LAURA GATELY
RECORDING SECRETARY