

MINUTES  
WEST MANHEIM TOWNSHIP  
REGULAR PLANNING COMMISSION MEETING  
THURSDAY, JANUARY 21, 2010  
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 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, Andrew Hoffman and Duane Diehl. Also present was Harold Coldren, Interim Zoning Officer and Mike Knouse, C.S. Davidson.

ITEM NO. 3 Re-Organization – 2010

A. Chairman

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

B. Vice-Chairman

Darrell Raubenstine moved to nominate Andy Hoffman as Vice-Chairman, seconded by Duane Diehl.  
***The motion carried.***

C. Secretary

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

D. Recording Secretary

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

E. Meeting Dates & Times

Darrell Raubenstine made a motion to keep the meetings on the third Thursday of each month starting at 6:00 pm, seconded by Grant Reichart. ***The motion carried.***

ITEM NO. 4 Approval of Minutes

In reference to the December 17, 2009 minutes, Jim Myers noted that on page 4, Item No. 12 Zoning Officer Scott Barnhart, Township Manager/Zoning Officer reported that there would be two conditional use applications forthcoming. It should be corrected to read ham radio tower and not hand radio tower. He also noted on page 4, the second sentence the word sight should be changed to be site.

With the following corrections, Andy Hoffman made a motion to approve the minutes from the December 17, 2009 Planning Commission meeting, seconded by Grant Reichart. ***The motion carried.***

ITEM NO. 5 Correspondence

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

1). Correspondence from Hanover Land Services dated January 11, 2010 regarding a written update for the James Horak & Donald Yorlets Partnership 7 Lot Preliminary Subdivision Plan, Fairview Drive.

ITEM NO. 6          Visitors

Chairman Jim Myers 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 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. 8          Emergency Services Group Report

Mike Hampton said Emergency Services has not reviewed any new plans since the beginning of the year. He reported that they reviewed a total of 12 preliminary and/or final plans in 2009. He said the Emergency Services Board will be meeting on February 22, 2010 and the meeting is open to the public.

ITEM NO. 9          Report from Zoning/Hearing Board

Harold Coldren, Interim Zoning Officer said there is no activity for January or February.

ITEM NO. 10        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.

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

B. Marlee Hill Farm (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.

Marty Hill said he has nothing new to report at this time.

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

Darrell Raubenstine made a motion to table the Plan, seconded by Grant Reichart. ***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. There was no one present from the public to address the Commission.

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

E. 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.

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

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.

Kris Raubenstine, Hanover Land Services was present to represent the applicant. He said they are trying to see if it is feasible to run the sewer through the other subdivision to the rear of the property. He said at this time this is not known. He said they will also continue to address the engineering comments.

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

G. Steven J. Dotson – 2150 Baltimore Pike - Lot 2 - Camper Storage Area -1 Lot Minor Subdivision Final Plan

Steve Dotson submitted revised plans to the Planning Commission for review. He said they adjusted the plans and included the information regarding the additional right-of-way at Fuhrman Mill Road and also added the comments on the six month notice for the sidewalks.

Darrell Raubenstine asked why the standard wording was not used.

Mike Knouse said typically with the note the applicant would need to request a waiver for the curbs.

Mr. Dotson said that is what he is trying to do and he didn't know if it needed to be worded differently.

Darrell Raubenstine said there is standard verbage. He asked if Jack Powell could contact Mike Knouse and get the standard note.

Mr. Dotson said Scott Barnhart informed him to come back to the meeting worded as it is currently noted on the plans.

Mike Knouse read the typical note as it is to be stated. He said the applicant has abbreviated the note. In this case a request should be specifically requested marked for curb and widening. It would be done by listing the waiver and the concrete and curbing sections. He will talk to Jack Powell on the verbage.

Andy Hoffman made a motion for a favorable recommendation to the Board of Supervisors pending the waivers is to be noted on the plans, seconded by Duane Diehl. ***The motion carried.***

ITEM NO. 11 New Business

There was no new business to discuss.

ITEM NO. 12 Signing of Approved Plans

There was no new business to discuss.

ITEM NO. 13      Zoning Officer

Harold Coldren, Interim Zoning Officer reported that there will be no Zoning Hearing Board meeting held for the months of January and February.

ITEM NO. 14      Sketch Plans and Other Business

a. ACT 537 Plan Updates

Mike Knouse said the DEP requirements were for the township to submit the changes to township Planning Commission as well as the York County Planning Commission. He said it should be on the York County Planning Commission agenda for the February meeting. He asked the Commission if they had any comments.

Andy Hoffman noted that on the DEP Assessment Checklist, page 9, NO. 44, Item (b): Public education programs to encourage proper operation and maintenance and repair of sewage disposal systems. He asked what is in place at this time.

Mike Knouse said nothing. He said the recommendation is to start out with the website and to post any updates and different happenings. He said the action plan should be implemented once DEP approves the plan. He said regarding on-lot systems it would be valuable to provide information as soon as possible. This is valuable information for property owners.

Andy Hoffman said in the Previous Wastewater Planning section, page 7, third paragraph it notes that approximately 88.65% of the Township soils are generally suitable for individual residential spray irrigation systems. He asked if the township has any spray irrigation systems.

Mike Knouse said no there is zero.

Andy Hoffman said on page 23, last sentence; approximately one half of soils and topography within this study are area capable of conventional on-lot disposal systems. He noted the typo "are area".

Mike Knouse said he would delete the word area to read; "are capable".

Andy Hoffman noted on page 24, first paragraph, Item (3). Samples with greater than five (5) milligrams per liter (mg/L) are an indicator of potentially High Nitrate Levels. He asked if the word nitrate should be added after the amount of milligrams per liter.

Mike Knouse said it would read better the way he is suggesting.

Andy Hoffman noted the typo on page 35, item C) Reduction of hydraulic of organic loading to existing facilities. The word "of" after hydraulic should be deleted and replaced with the word "and" to read, Reduction of hydraulic and organic loading to existing facilities. He noted on Exhibit 2-20 the location of his house was incorrectly shown.

Chairman Jim Myers asked if there were any additional questions or comments from the Commission.

Mike Knouse said if the Commission has not additional changes and concerns with the plan they would need to make a favorable recommendation to the Board of Supervisors with the corrections and typos as noted during the meeting. It will then be submitted to the York County Planning Commission for comments and then the Board of Supervisors will set the plan for 30 days, and then schedule a public hearing. At that point the Board can choose to adopt the plan.

Chairman Jim Myers asked if there were any additional questions or comments from the Commission. There being no further comments or questions he said he would entertain a motion.

Andy Hoffman made a motion for a favorable recommendation to the Board of Supervisors with the corrections and typos as discussed, seconded by Duane Diehl. ***The motion carried.***

b. Subdivision and Land Development Ordinance (SALDO) Review

Mike Knouse said due to other issues needing to be addressed he will need to postpone discussion of the item until the next meeting.

ITEM NO. 15 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. 16 Next Meeting

The next Planning Commission meeting is scheduled for Thursday, February 18, 2010 at 6:00 pm.

ITEM NO. 17 Adjournment

Adjournment was at 6:50 p.m. in a motion by Duane Diehl, and seconded by Andy Hoffman. ***The motion carried.***

RESPECTFULLY SUBMITTED,

LAURA GATELY  
RECORDING SECRETARY