

MINUTES  
WEST MANHEIM TOWNSHIP  
REGULAR PLANNING COMMISSION MEETING  
THURSDAY, FEBRUARY 18, 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 6:05 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, Grant Reichart, Andrew Hoffman and Duane Diehl. The following Commission members were absent: Darrell Raubenstine. Also present was Kevin Null, Township Manager and Mike Knouse, C.S. Davidson.

Darrell Raubenstine arrived to the meeting at 6:50 pm.

ITEM NO. 3 Approval of Minutes – Re-Organization Meeting

Andy Hoffman made a motion to approve the minutes from the January 21, 2010 Planning Commission meeting, seconded by Duane Diehl. ***The motion carried.***

ITEM NO. 4 Correspondence

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

- 1). Comments from C.S. Davidson dated January 22, 2010 regarding the Preliminary Subdivision and Land Development Plan for Marlee Hill Farm.

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

Kevin Null, Zoning Officer reported that there was no Zoning Hearing Board meeting held for January 2010.

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.

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. There was no one present from the public to address the Commission.

Mike Knouse reported that comments were issued on January 22, 2010 from C.S. Davidson.

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.

Mike Knouse, C.S. Davidson said he had nothing new to report to 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 on March 4, 2010. ***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.

Mike Knouse, C.S. Davidson said revised plans were submitted with corrections and it is the intent of the applicant to attend next month's Planning Commission meeting.

Duane Diehl 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 on March 4, 2010. ***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.

Mike Knouse reported that the applicant is pursuing other occupants.

Andy Hoffman 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. 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.***

ITEM NO. 10      New Business

A. Joseph A. Myers – Homestead Acres – Sketch Plan, Waiver Request, Major Subdivision – Oakwood Drive & Valley View Drive

Brian Reisinger, Herbert, Rowland & Grubic, Inc. was present on behalf of the applicant Joseph A. Myers. He referenced the handout as submitted with the sketch plan which included the three waiver requests and an overview of the area. He noted the location is west of Oakwood Drive and Valley View Drive, approximately 83.7 acres. The current site has steep slopes as shown on the sketch plan. There are three natural low areas which he identified on the plan. In an attempt to keep with the zoning which requires them to avoid or minimize the impacts to the steep slope areas they placed the streets as shown on the plan. He identified the major storm water areas on the plan. He said regarding the waiver requests he referred to Section 505.e of the Subdivision Ordinance states that (1). Cul-de-sac streets should in general no exceed 500 hundred feet in length unless topographic conditions and/or tract shape warrant an increase that is approved by the Township. He said they have a unique shaped piece of property that narrows from approximately 440 feet wide to 220 feet and allows for only one single street. He said with the future neighboring development Northfields which is located directly west of the site, the road will no longer be a cul-de-sac and will provide through access to future developments. A right-of-way will be reserved from the cul-de-sac to the adjoining properties on the east and the west of the project site so that access to the adjoining properties will be provided in the future.

Andy Hoffman said it is being shown on the plans that the existing cul-de-sac is more than 800 feet back to the next street.

Brian Reisinger said correct it would be approximately another 400 feet.

Andy Hoffman said it would be 1,200 feet versus 500 feet.

Brian Reisinger said yes. They also discussed keeping this as the last phase of the development so that when the development is completely built out they could tie into the Northfields Development if it is under construction. He said they are proposing to have a right-of-way from the Northfield cul-de-sac to they can make a "T" street. Northfields would do the same similar situation so they could tie into the Homestead development which would make the cul-de-sac go away.

Mike Knouse, C.S. Davidson read the Subdivision Ordinance Section 304: Sketch Plans. He read the following section: (A). Where a land development plan includes improvements, the developer may submit a Sketch Plan to the Planning Commission in accordance with the provisions of Article IV, Section 401. (B). A Sketch Plan will be considered as submitted for informal review and discussion and shall not constitute formal filing of the Plan with the Township. (C). As far as may be practical on the basis of the Sketch Plan review and discussion, the Township will informally advise the developer as promptly as possible of the extent to which the proposed land development conforms to the Design and Construction Standards of these regulations (Article V) and will discuss possible Plan modifications necessary to secure conformance. Northfields submitted a Sketch Plan as part of the rezoning process which is the reason it exists. It was informally reviewed and they upon filing of a formal plan will have to address the zoning ordinance issues. The applicant would like a general consensus and guidance from the Planning Commission on what they feel would be appropriate. He said the Planning Commission does not vote on a submitted sketch plan.

Andy Hoffman said after reviewing the drawing he is taking into consideration the potential future development that would be adjacent to the site that may or may not occur. If development does occur and to have a 1,200 ft. cul-de-sac he finds inappropriate and he would be opposed to something of that length; significantly greater than 500 feet. If at some future date there is another development that occurs then possibly the two developments could work together to make the streets align to prevent an excessive cul-de-sac. He said his opinion is he is opposed to the length of the cul-de-sac.

Grant Reichart asked what the lengths of the cul-de-sacs were that are located on the south western side of the development.

Brian Reisinger identified the cul-de-sac, and said it is approximately 350 ft.

Chairman Jim Myers asked the Planning Commission members if they had any further questions.

Brian Reisinger said the second waiver request was in reference to Section 506.e: Minimum distance between centerlines of intersections of minor streets and minor streets and collectors is 500 feet. He said per Article 6, Section 3.7.D of the Subdivision Ordinance dwelling lots shall generally be accessed from interior streets rather than from roads bordering the tract. With this they created not quite by definition reverse frontage lots because they don't touch Oakwood Drive but they are backing up to Oakwood Drive. There is less than 500 feet between the intersections as noted on the plans because to push down to 500 feet it would be into the steep slope areas, which they are trying to minimize the impacts. This would be over the allowed limits for impacts to the steep slope areas as well as being difficult to construct the road in these areas. They are asking for a waiver of 500 feet minimum distance between the following noted intersections: Acre Drive between Oakwood Drive and Stough Drive- 311 feet; Entrance Drive between Oakwood Drive and Stough Drive – 324 feet; Acre Drive between Stough Drive and Chase Drive – 394 feet; Myers Court between Oakwood Drive and Stough Drive – 239 feet; Homestead Drive between Chase Drive and Stough Drive – 450 feet; Chase Drive between Acre Drive and Homestead Drive – 461 feet. The Ordinance indicates that the 500 feet is to allow for two tiers of lots. They would request to reduce from the 500 feet to the dimensions as noted in the handout. He said the third waiver request is in reference to Section 507.c of the Subdivision Ordinance. He said the ordinance states that streets shall be laid out to provide access to adjacent undeveloped areas and the developer shall improve these streets to the limits of the development. He said a cul-de-sac is proposed for Homestead Drive with a 50 ft. right-of-way so they can extend the street in the future to make the intersection and improve the right-of-way to the property lines. Until such time the right-of-way will be maintained by the home owners association until such time that the road improvements become necessary.

Andy Hoffman asked who would be paying to build the extension.

Brian Reisinger said when the Northfield development is built after this development they would extend it to the cul-de-sac.

Andy Hoffman said they can't make them.

Brian Reisinger said the applicant would or by an agreement with Northfields. This can be added to the plans as a condition to extend when it is necessary.

Mike Knouse said it would need to be discussed, specifically with regards to Emergency Services, if a "T" or a "Y" type turnaround versus a cul-de-sac is more appropriate. The only problem he sees is if they don't build to the Northfield property then heavy construction would take place after houses are already built which will cause a disturbance. He said this needs to be addressed so that the township does not become responsible for maintaining. He doesn't have a preference to whether or not it is constructed up front but the problem measures need to be put into place to be sure it is done at a future date. He said with maintenance and access for emergency services vehicles it may be easier as a "T" type turnaround rather than a cul-de-sac which would also provide for snow removal.

Brian Reisinger said with the proposed layout as provided there would be right-of-way on both sides with the ability to push the snow into each area of the right-of-way. There would be a 50 ft. wide section on both sides.

Andy Hoffman asked why he prefers a cul-de-sac instead of constructing an improved road.

Brian Reisinger said they felt the cul-de-sac was easier for vehicles to turn around rather than a "T" type of configuration. He said if the Commission doesn't have an issue they can do either.

Mike Knouse said a "T" type turnaround is not specifically addressed dimensionally in the Subdivision and Land Development Ordinance. The Appendix of the International Fire Code has recommendations for guidelines.

Duane Diehl said as long as the township does not end up responsible for constructing or paying for the roads he is not opposed to the cul-de-sac.

Grant Reichart said he would personally prefer the "T" type turnaround.

Chairman Jim Myers said he agrees that he does not want to see the township responsible for the cost of putting the roads in at a later date.

Darrell Raubenstine would prefer to have a through road instead of a cul-de-sac.

Brian Reisinger said the reason they chose to provide a "T" is because they felt even though there is other locations to place a storage area this was the best location away from everything else.

Darrell Raubenstine said if that is the case they would need to get an agreement with Northfield and get rid of the cul-de-sac.

Brian Reisinger said they would still need to request a waiver until it is connected.

Darrell Raubenstine said the applicant has to follow the ordinance 100% or he doesn't get anything. He is not in favor of granting any waiver that is going to increase density. He said with the waiver requests it creates more density.

Chairman Jim Myers said he is opposed to waiver request number one; he is in favor of waiver request number two; and waiver three would be a mute point if they did not chose the cul-de-sac.

Mike Hampton said he spoke to the fire chief and they have concerns with regards to street width, cartway width, the number of homes on the cul-de-sac, access and egress. He said the Emergency Services Board plans to review the sketch plan at the next meeting. He said Emergency Services is opposed to cul-de-sacs due to the difficulty of getting emergency services equipment in and out of the area.

Chairman Jim Myers said the concerns Mike Hampton noted in his comments from Emergency Services is the reason the Planning Commission is opposed to the length of the cul-de-sac.

ITEM NO. 11      Signing of Approved Plans

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

ITEM NO. 12      Zoning Officer

Kevin Null, Zoning Officer said he had nothing to report.

ITEM NO. 13      Sketch Plans and Other Business

- A. 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. 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, March 18, 2010 at 6:00 pm.

ITEM NO. 16      Adjournment

Adjournment was at 7:15 p.m. in a motion by Duane Diehl, and seconded by Andy Hoffman. ***The motion carried.***

RESPECTFULLY SUBMITTED,

LAURA GATELY  
RECORDING SECRETARY