

MINUTES
WEST MANHEIM TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
THURSDAY, June 17, 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, 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.

ITEM NO. 3. Approval of Minutes

Andy Hoffman made a motion to approve the minutes from the May 20, 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) Letter from C.S. Davidson dated June 10, 2010 regarding Reservoir Heights – Phase 2 Final Subdivision Plan.
- 2) Letters requesting an extension request of review time for Marlee Hill Farm, James E. & Donald Yorlets, Joshua Hill Farm and the Warner 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 said he has nothing new to report. He said the next Emergency Services meeting has been changed to Wednesday, June 23, 2010 at 8:00 p.m.

ITEM NO. 8. Report from Zoning Officer

A. Zoning/Hearing Board

- (1). Applicant: Teresa Smith - 47 Christians Drive - Application for a Special Exception for a Home Occupation to operate a home hair salon.

Kevin Null, Zoning Officer said the Zoning Hearing Board on May 25, 2010 to hear the application for Teresa Smith for the Special Exception at 47 Christians Drive for a home occupation. The Zoning Hearing Board did

approve the request. There is another Zoning Hearing Board Meeting scheduled on Tuesday, June 22, 2010 to hear the case of Eric Needle for a Conditional Use Special/Exception for the echo housing and/or multifamily housing for the residence.

ITEM NO. 9. Old Business

PLANS TO BE TABLED

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.

Duane Diehl made a motion to table the Plan, seconded by Andy Hoffman. ***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.

Duane Diehl made a motion to table the Plan, seconded by Andy Hoffman. ***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.

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

D. 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.

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

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

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

F. Edward A. & Michele A. Lane – 2 Lot Minor Subdivision Final Plan – 551 Hobart Road

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

ITEM NO. 10. New Business

A. Reservoir Heights – Phase 2 – 53 Lots Major Subdivision –Final Plan-off Shorbs Hill Rd.

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 reviewed the C.S. Davidson comments dated June 10, 2010 and the changes that were reflected on the revised plans as well as the items that still need to be addressed.

Duane Diehl made a motion to table the Plan until revised plans have been submitted for review to the Township, seconded by Andy Hoffman. ***The motion carried.***

ITEM NO. 11. Signing of Approved Plans

There was no new business to discuss.

ITEM NO. 12. Sketch Plans and Other Business

A. Review and recommendation for Plan Time Extension

1). Joshua Hill Farm 124-Lot Preliminary Plan Mussleman Road

Jim Piet was present to represent the plan. He said he submitted a letter to the township that outlines the items that still need to be addressed which are with outside agency approvals. The general permit for the impacts on the wastewater treatment plant is at DEP pending approval. They have their part two construction permit for the wastewater treatment facility which allows them to proceed with construction. They are in the process of consulting with their attorney to determine how to get through the Pennsylvania Utilities Commission for setting rates. They are also waiting for the design from The York Water Company. The pump station issues received from the Engineer and the Township they are addressing as well as the issues with MedEd regarding the pump station located on Rt. 94. They are pushing forward but are still waiting for outside agency issues.

Duane Diehl made a favorable recommendation to the Board of Supervisors for a 90 day extension due to the outstanding items that are beyond the control of the owner, seconded by Andy Hoffman. ***The motion carried.***

2). The Warner Farm 15-Lot Preliminary Plan SE Side of Pleasant Hill Road

Jim Piet was present to represent the plan. He said they are still waiting for the pump station and wastewater treatment plant, Public Utilities Commission, PennDot and other outside agency issues to be finalized.

Duane Diehl made a favorable recommendation to the Board of Supervisors for a 90 day extension due to the outstanding items that are beyond the control of the owner, seconded by Andy Hoffman. ***The motion carried.***

3). Marlee Hill Farm (Preserve at Codorus Creek IV) – Baltimore Pike – 79 Lot Preliminary Plan

Jim Piet was present to represent the plan. He said they are still waiting for the pump station and wastewater treatment plant, Public Utilities Commission, PennDot and other outside agency issues to be finalized.

Duane Diehl made a favorable recommendation to the Board of Supervisors for a 90 day extension due to the outstanding items that are beyond the control of the owner, seconded by Andy Hoffman. ***The motion carried.***

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

Doug Barmoy, Hanover Land Services was present to represent the plan. He said they are addressing the engineering comments. He said the issue with the plan now is with the sewer system to the property. They also need to receive sediment control approval.

Duane Diehl made a favorable recommendation to the Board of Supervisors pending an extension letter be received by the Township before the next Board of Supervisors meeting, seconded by Grant Reichart. ***The motion carried.***

B. Subdivision and Land Development Ordinance (SALDO) Review

Mike Knouse submitted the draft copies of Chapter Five – Design and Construction Standards of the Subdivision and Land Development Ordinance. He requested that the Planning Commission review the information and bring any comments to the meeting next month for discussion.

ITEM NO. 13. 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. 14. Next Meeting

The next Planning Commission meeting is scheduled for July 15, 2010 at 6:00 pm.

ITEM NO. 15. Adjournment

Adjournment was at 6:45 p.m. in a motion by Duane Diehl, and seconded by Andy Hoffman. ***The motion carried.***

RESPECTFULLY SUBMITTED,

LAURA GATELY
RECORDING SECRETARY