

AGENDA
WEST MANHEIM TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
2412 BALTIMORE PIKE
THURSDAY, October 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 Kevin Null, Township Manager and Mike Knouse, C.S. Davidson.

ITEM NO. 3 Approval of Minutes

Duane Diehl made a motion to approve the minutes from the September 16, 2010 Planning Commission meeting, seconded by Andy Hoffman. ***The motion carried.***

ITEM NO. 4 Correspondence

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

- 1). Flyer on information regarding the Subdivision and Land Development Review Seminar to be held in November in Lewistown, Pa and York County at the 911 Call Center .

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 gave a brief report on Homestead Acres as provided in his handouts to the Planning Commission packets.

ITEM NO. 8 Report from Zoning Officer

A. Zoning/Hearing Board

Kevin Null, Zoning Officer said he has nothing to report. He said there would be a Zoning Hearing Board meeting on Tuesday, October 26, 2010 at 7:00 pm regarding two variance applications.

ITEM NO. 9 Old Business

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

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

1). Planning Module - (DEP) Pa Dept. of Environmental Protection

Andy Hoffman moved to authorize the signature of the Secretary of the Sewage and Planning Module, seconded by Grant Reichart. **The motion carried.**

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

Andy Hoffman made a motion to recommend denial of the plan unless a letter of extension is received before the next Board of Supervisors meeting, seconded by Grant Reichart. **The motion carried.**

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

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

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

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

ITEM NO. 10 New Business

1). Homestead Acres - Oakwood Dr. & Valley View Drive – 366 Lot Preliminary Subdivision Plan

Chairman Jim Myers said the extension review time on the plan expires on December 02, 2010 and not on September 03, 2010 as was noted on the agenda.

Andy Hoffman made a motion to recommend denial of the plan unless a letter of extension is received before the next Board of Supervisors meeting, seconded by Grant Reichart. **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. Subdivision and Land Development Ordinance (SALDO) Review

Mike Knouse, C. S. Davidson asked the Commission if they have had adequate time to review the changes. He said he would take comments from the Commission members if they feel they have had enough time to review the changes.

Andy Hoffman said on page 30, Section 306. Submission of Plans, Item A.3; it notes Appendix A. He said he could not find Appendix A and could only find Appendix 1.

Mike Knouse said he would note the change to be **Appendix 1** to be consistent with the numbering.

Andy Hoffman said on page 35, Section 316. Planning Commission's Decision Concerning Final Plat, Item C wording he questioned if it should read if the plan is recommended for approval or disapproval.

Mike Knouse said the wording on page 35 is correct.

Andy Hoffman noted on page 33, Section 310. Planning Commission's Decision Concerning Preliminary Plan, Item C; the word **recommended** should be added to read; **if the plan is recommended approved or disapproved.**

Chairman Jim Myers asked for clarification on page 54, Section 404. Feasibility Report on Sewer and Water Supply Facilities, Section C.g.2, if the DEP determines that the on-site sewage system requires a Nitrate Re-Charge Easement, the Easement area shall be located on the residual tract. He asked if it would not be on the lot subdivided off but be located on the residual lot.

Mike Knouse said yes. He said typically this would be in the farming district and the 1 acre lot would be cut off and on the down slope slide on the large farm tract provide an easement to provide proper area for dilution. This is an accepted item by DEP but it does require additional notes on the plan.

Chairman Jim Myers noted on page 70, item 12, in the second sentence there seems to be a word missing. He asked if the word **volumes** should be added after the word bicycle.

Mike Knouse said yes.

Andy Hoffman noted on page 75, Section 503. Street Systems-General, Item I regarding at least two (2) points of access shall be provided for subdivision consisting of 1) more than ten (10) dwelling units or units of Occupancy. He asked if this would be applicable if cul-de-sacs are prohibited.

Mike Knouse said the main reason would be the two provisions for cul-de-sacs, (1) private street, (2) or under the conservation subdivision overlay guidelines they are required to meet. They want to safeguard against having too many houses on a cul-de-sac, especially in the conservation overlay, and that they are providing smaller lot sizes.

Darrell Raubenstine noted on page 76, Section 503. Street Systems-General, Item 5. Cul-de-sac and Loop Streets; he asked for an explanation of a loop street.

Mike Knouse said a loop is defined as having one point of access where it closes in on itself and it forms a big cul-de-sac. This is why an emergency access is required.

Chairman Jim Myers noted on page 76, Section 503. Street Systems-General, Item 5. Cul-de-sac and Loop Streets; Item b.1.a; he noted that the word **not** should be added to read, The potential for a through street is not feasible due to the shape of the lot.

Mike Knouse said the following should be added to Item b.1; the use of cul-de-sacs and loop streets under the conservation design overlay shall be considered when **all the following conditions are met.**

Darrell Raubenstine noted on page 76, Section 503. Street Systems-General, Item 5. Cul-de-sac and Loop Streets; c. Private Roads – general design, he said it states private roads may utilize cul-de-sacs and/or loop streets. He said someday it could become a public road.

Andy Hoffman said on page 78, second paragraph, Restrictions and/or Conditions Relating to Private Drives Serving Residential Lots he would like to see also included in Item C. Private Roads – general design on page 76.

Chairman Jim Myers noted a typo on page 94, Section 521. Common Open Space/Recreation Design Guidelines, Item B last sentence the word projects should read **project's**. He said on page 98, Section 523. Landscape Plan Requirements, Item D. Native Plant Requirement, Item 2; he said the (60) percent as stated does not seem restrictive enough. The wording will be changed to state; **All required landscape plantings shall be native species. The first part of the sentence that includes (60) percent will be deleted.** He would like to have 100 percent native plans and (30) percent of the vegetation used for erosion control.

Mike Knouse said he would suggest adding to page 97, Section 523. Landscape Plan Requirements, Item B. Landscape Plan, **add Item 2. No Plantings shall be of the noninvasive species as defined.**

Chairman Jim Myers verified that on page 100, Section 523. Landscape Plan Requirements, Item D. Native Plant Requirement, Item c. Additional requirements, Item 3; the sentence will be deleted.

Andy Hoffman noted on page 105, Section 524. Lighting Requirements and Design Standards, Item C. Lighting Requirements, Item 2.b; the sentence will be reworded to read, Homes shall be provided with an individual lamp post in accordance with the West Manheim Township Construction and Materials Specifications.

Mike Knouse said the next step in the process is for the Planning Commission to hold a public meeting to receive comments. He said it is not required for the adoption but it is recommended.

Andy Hoffman said he would fine doing the public comment meeting during a regular meeting. He would also like to have the documents posted on the Township website.

The Commission would like to hold the public comment meeting during the November 18, 2010 regular meeting.

ITEM NO. 13 Public Comment

Harold Hartlaub said they better take a look at the private roads with regard to snow plowing.

ITEM NO. 14 Next Meeting

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

ITEM NO. 15 Adjournment

Adjournment was at 7:45 p.m. in a motion by Andy Hoffman, and seconded by Darrell Raubenstine. **The motion carried.**

RESPECTFULLY SUBMITTED,

LAURA GATELY
RECORDING SECRETARY