

MINUTES
WEST MANHEIM TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
THURSDAY, January 20, 2011
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 Re-Organization – 2011

Andy Hoffman moved to nominate Jim Myers as Temporary Chairman to start the Re-Organization, seconded by Duane Diehl. ***The motion carried.***

A. Chairman

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

B. Vice-Chairman

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

E. Meeting Dates & Times

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

ITEM NO. 4 Approval of Minutes

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

ITEM NO. 5 Correspondence

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

1. Comments from Emergency Management dated January 13, 2011 regarding the Final Subdivision Plan for South Pointe-Phase III-Parcel IIA.
2. Comments from C.S. Davidson dated December 14, 2010 regarding an update on Homestead Acres Subdivision Plan.

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 was not present to report on Emergency Services comments. Comments were submitted to the Commission regarding the Final Subdivision Plan for South Pointe-Phase III-Parcel IIA.

ITEM NO. 9 Report from Zoning Officer

A. Zoning/Hearing Board

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

ITEM NO. 10 Old Business

Mike Knouse, C.S. Davidson said he had nothing new to report to the Commission for Items A-F.

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

Chairman Jim Myers noted that the extension review time expired on April 8, 2011.

Darrell Raubenstine 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 noted that the extension review time expired on April 8, 2011.

Grant Reichart 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 noted that the extension review time expired on March 4, 2011.

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

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

Chairman Jim Myers noted the extension review time expired on March 1, 2011.

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

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

Chairman Jim Myers noted that the extension review time expired on April 8, 2011.

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

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

Chairman Jim Myers noted that the extension review time expired on March 4, 2011.

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

ITEM NO. 11 New Business

A. South Pointe, Phase, III, Parcel IIA – Fairview Drive & Baltimore Pike - 19- Lots Final Subdivision Plan

Jerry Funk, GHI Engineers was present to represent the plan.

Mike Knouse, C.S. Davidson gave a current update on the plan. He said the preliminary plan was approved which approves the general layout and gives the applicant the right to construct. Prior to submitting the plan the applicants have constructed the public improvements, including the roads which are in place, and sewer. The final plans has also been submitted which creates the lots. He said during the final plan they will verify that the applicant is conforming to the preliminary plan and that the lots do conform to the zoning. He said included in the comments dated December 28, 2010 from C.S. Davidson's office there are three items that are still outstanding that include, the owners statement that needs to be signed and notarized prior to approval, public improvement security needs to be posted prior to approval, which the applicants engineer has submitted for review, and any required fees that need to be paid.

Andy Hoffman said the developer needs to address the concerns noted by Emergency Services and find a way to come up with an alternate route, or putting down stone so that Emergency Services has emergency access to Parcel II B so they can get to the undeveloped area.

Darrell Raubenstine said they could make this a provision of the motion that the developer provides a second entrance egress and pass this on to the Board of Supervisors.

Darrell Raubenstine made a favorable recommendation for the Final Subdivision Plan to the Board of Supervisors and that the applicant provides a second entrance egress either temporary or permanent to Flanders Court, seconded by Duane Diehl. ***The motion carried.***

ITEM NO. 12 Signing of Approved Plans

There was no new business to discuss.

ITEM NO. 13 Sketch Plans and Other Business

There was no new business to discuss.

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 February 17, 2011 at 6:00 pm.

ITEM NO. 16 Adjournment

Adjournment was at 6:40p.m., in a motion by Andy Hoffman, and seconded by Grant Reichart. ***The motion carried.***

RESPECTFULLY SUBMITTED,

LAURA GATELY
RECORDING SECRETARY