

MINUTES
WEST MANHEIM TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
THURSDAY, MARCH 17, 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 Approval of Minutes

Andy Hoffman made a motion to approve the minutes from the Planning Commission Meeting of February 17, 2011, seconded by Duane Diehl. ***The motion carried.***

ITEM NO. 4 Correspondence

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

- 1) Letter from Hanover Land Services dated March 10, 2011 requesting an extension request of review time until July 7, 2011 for James Horak.
- 2) Letter from Carl Gobrecht dated March 10, 2011 requesting an extension request of review time until July 8, 2011 for Orchard Estates Preliminary Subdivision Plan.
- 3) Letter from Woodhaven Building and Development dated March 9, 2011 requesting an extension request of review time until July 8, 2011 for Marlee Hill Farm (Preserve at Codorus Creek IV) Preliminary Plan.

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 Officer

Kevin Null, Zoning Officer said he received two applications that were filed for the Zoning Hearing Board.

A. Zoning/Hearing Board

- (1) Pamela Newton- Case-SE #03-02/17/2011
Applicant: Pamela Newton – 2818 Baltimore Pike

Application for a Special Exception for a Home Occupation to operate a Flower/Craft and Antique business.

Pam Newton said she is requesting a Special Exception for a Home Occupation. There is a building located behind her home which she would like to use for crafts and flowers which would be done on the premises. Her daughter Hanna will also be involved in the business. She is attending York College in the fall and be involved in painting and art. She said this would be a supplement to her income. She works for the Board of Education for Carroll County, Maryland so the business would only be open Friday evenings and Saturday and Sunday.

Chairman Jim Myers asked if there were any questions for the applicant. He asked the hours of operation.

Ms. Newton said the hours on Friday would be 4:00 pm-8:00 pm; Saturday 9:00 am-5:00 pm and Sunday 12:00 pm-5:00 pm.

Darrell Raubenstine asked how many parking spaces were available.

Ms. Newton said if it is allowed behind the building on her property there is a grassy area with concrete underneath the grass that she would like to use. She would like to add millings to this area which would provide three parking spaces. There are two spaces located in front of the garage, and there is an area where the previous owner had placed a trailer that could be used to make six parking available spaces. There is a common shared driveway with her neighbors which have given permission to use the driveway for egress and ingress traffic. They have allowed the traffic to use the parking area in front of their garage to turn around.

Duane Diehl asked if there would be trucks making any deliveries to the location.

Ms. Newton said yes flower deliveries would be delivered to the home by truck during the day. The delivery trucks would only be at the site for approximately five minutes.

Duane Diehl said he has a concern with delivery trucks backing into the site off of Baltimore Pike.

Ms. Newton said that this is the reason she received permission from her neighbors to utilize the common driveway as a turn-around for traffic. The trucks would not be backing but pulling out.

Andy Hoffman asked if she has public water and private sewer.

Ms. Newton said yes.

Andy Hoffman said if her neighbors would happen to sell their property would the notarized statement provided as part of the application to utilize the common driveway be of any value going forward to use the driveway for her business. He recommended that she get more information on this for her own protection.

Chairman Jim Myers asked about site distances and trees around the site.

Ms. Newton said all of the trees in the area of her neighborhood have been removed so there is good visibility in and out of her driveway.

Grant Reichart asked if she was putting up a sign for the business.

Ms. Newton said yes.

Mike Knouse said for clarification the site is located in the residential zone district. This request is a permitted use by Special Exception under Article 4, which refers to the specific standards that the applicant will need to demonstrate to the Zoning Hearing Board under Article 7, Section 2.5. There are eleven criteria that the applicant will have to

comply with as part of the hearing and the applicant will also have to demonstrate to the Zoning Board that any requests for modifications have been met.

Andy Hoffman made a motion for a favorable recommendation of the Special Exception/Home Occupation application request to the Zoning Hearing Board, seconded by Duane Diehl. Chairman Jim Myers was opposed. ***The motion carried.***

(1) Helen Hughes – Case – SE #04-02/28/2011

Applicant: Helen Hughes – 194 Sugarboot Lane

Application for a Special Exception for a Home Occupation to operate a licensed family daycare.

Helen Hughes said she wishes to open a licensed daycare at her residence located on Sugarboot Lane in South Hanover. She said opening a home daycare has been a dream for fifteen years. She has nine years childcare experience and fifteen years being a mom. She currently commutes to work in Maryland and like many young children her daughters spends long hours in daycare. Her motivation in opening a daycare is to spend what is left of the precious years before she goes to school.

Duane Diehl asked if the State specifies the number of children allowed to be in the care of one person.

Ms. Hughes said six children is the maximum.

Duane Diehl asked if this includes her children.

Ms. Hughes said if her own children are three years and over it does not count towards the number allowed. She is allowed to take in up to six children that are not related to her.

Darrell Raubenstine asked what area of the home she was going to be using for the daycare.

Ms. Hughes said all of it.

Kevin Null, Township Manager/Zoning Officer said there are a number of State licenses and requirements she is required to meet before approval of a daycare license.

Duane Diehl asked if she would be fencing the yard.

Ms. Hughes said she would not be fencing the entire yard. She is only required to fence a small area for the under three year olds and to provide 50 square feet per child. She does not anticipate having more than three.

Duane Diehl asked if she was providing a playground area.

Ms. Hughes said not anything other than what she already has in her yard which is a swing set.

Darrell Raubenstine asked if there were any of her neighbors that owned rough dogs.

Ms. Hughes said there is one neighbor that owns two dogs but their yard is fenced. She has a dog that is very gentle. The State Licensing will require her to have updated shots which they will come to the residence to verify.

Andy Hoffman asked what would be the hours of operation for the daycare.

Ms. Hughes said she is not sure at this time what the hours would be but she is anticipating 7:30 am – 6:00 pm. She can be flexible depending on the needs.

Andy Hoffman said the Zoning Hearing Board is going to be interested in the hours of operation.

Darrell Raubenstine made a motion for a favorable recommendation of the Special Exception/Home Occupation application to the Zoning Hearing Board, seconded by Andy Hoffman. ***The motion carried.***

ITEM NO. 9 Old Business

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

Chairman Jim Myers noted that the extension review time expires on July 8, 2011.

Darrell Raubenstine made a motion to table the Plan, seconded by Duane Diehl. ***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 expires on July 8, 2011.

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 noted that the extension review time expires on May 6, 2011.

Darrell Raubenstine 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 noted that the extension review time expires on May 6, 2011.

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

Chairman Jim Myers noted that the extension review time expires on July 7, 2011.

Andy Hoffman 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 expires on June 3, 2011.

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

ITEM NO. 10 New Business

There was no new business to discuss.

ITEM NO. 11 Signing of Approved Plans

There was no new business to discuss.

ITEM NO. 12 Sketch Plans and Other Business

There was no new business to discuss.

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 April 21, 2011 at 6:00 pm.

ITEM NO. 15 Adjournment

Adjournment was at 6:30 p.m. in a motion by Duane Diehl, and seconded by Grant Reichart. ***The motion carried.***

RESPECTFULLY SUBMITTED,

LAURA GATELY
RECORDING SECRETARY