

MINUTES
WEST MANHEIM TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
THURSDAY, May 19, 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, Grant Reichart, and Duane Diehl. The following Commission members were absent: Darrell Raubenstine and Andrew Hoffman. Also present was Kevin Null, Township Manager, and Mike Knouse, C.S. Davidson.

ITEM NO. 3 Approval of Minutes – Meeting of

Duane Diehl made a motion to approve the minutes from the Planning Commission Meeting of April 21, 2011, seconded by Grant Reichart. ***The motion carried.***

ITEM NO. 4 Correspondence

Jim Myers, Chairman reported that no correspondences were received.

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 on any plans. The next Emergency Services Board meeting is scheduled for Tuesday, June 28, 2011 at 7:00 pm at the township building

ITEM NO. 8 Report from Zoning Officer

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A. Zoning/Hearing Board

1. Karen Wright- Case - SE #01-02/01/2011-Amended

Applicant: Karen Wright – 92 Musselman Road

- (1) Application for a Special Exception-Home Occupation to operate a candle making business at 92 Musselman Road.

2. Pamela Newton- Case-SE #03-02/17/2011

Applicant: Pamela Newton – 2818 Baltimore Pike

- (1) Application for a Special Exception-Home Occupation to operate a craft/flower arrangement business at 2818 Baltimore Pike.

3. Helen Hughes – Case – SE #04-02/28/2011

Applicant: Helen Hughes – 194 Sugarboot Lane

- (1) Application for a Special Exception-Daycare Family, to operate a family daycare facility at 194 Sugarboot Lane.

Kevin Null reported that Mike Clemons has resigned from the Zoning Hearing Board and the Board of Supervisors has accepted his resignation. The Board of Supervisors has appointed Mike Hawkins who was the alternate member as a full member to the Zoning Hearing Board. The Board will be soliciting names for an alternate member for the Zoning Hearing Board.

He said last month the Zoning Hearing Board heard three cases. The first case was a request from Karen Wright for a Special Exception for a Home Occupation and a request for a variance to use an accessory dwelling to operate a candle business at 92 Musselman Road. The Board approved the application for the Special Exception and Home Occupation but denied the variance request. The second case was for Pamela Newton for a Special Exception Home Occupation to operate a craft/flower business as well as a variance to use an accessory dwelling in conjunction with the business located at 2818 Baltimore Pike. The Board approved the request for the Special Exception Home Occupation but denied the variance request for use of the accessory dwelling. The last case was for Helen Hughes for a Special Exception-Daycare Family, to operate a family daycare facility at 194 Sugarboot Lane. The Board approved the Special Exception for the daycare family operation at the Sugarboot location.

He said at the last meeting there was some discussion by the Planning Commission regarding extension reviews. He provided a copy of a memo he is working on for the Board of Supervisors that he provided to them that summarizes the fourteen developments that are currently in various stages of process and the status of each. The Supervisors will be working on potentially bringing the developers in to make a presentation to try to get some movement on their part.

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.

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

B. 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 August 5, 2011.

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

C. 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 August 4, 2011.

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

D. 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.

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

E. 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.

Grant Reichart made a motion to recommend denial of the plan unless a letter of extension is received before the next Board of Supervisors meeting on June 2, 2011, seconded by Duane Diehl. ***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 June 16, 2011 at 6:00 pm.

ITEM NO. 15 Adjournment

Adjournment was at 6:15 p.m. in a motion by Duane Diehl, and seconded by Grant Reichart. ***The motion carried.***

RESPECTFULLY SUBMITTED,

LAURA GATELY
RECORDING SECRETARY