

MINUTES
WEST MANHEIM TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
THURSDAY, JUNE 16, 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

Duane Diehl made a motion to approve the minutes from the Planning Commission Meeting of May 19, 2011, seconded by Grant Reichart. ***The motion carried.***

ITEM NO. 4 Correspondence

Chairman Jim Myers reported that the following correspondences were received:

- 1) Letter from Hanover Land Services dated June 9, 2011 requesting an extension request of review time until October 5, 2011 for James Horak.
- 2) Letter from Carl Gobrecht dated June 16, 2011 requesting an extension request of review time until October 7, 2011 for Orchard Estates Preliminary Subdivision Plan.
- 3) Comments from Emergency Services dated June 8, 2011 regarding the Final Subdivision Plan for Reservoir Heights Phase 2, Section A.
- 4). Comments from York County Planning Commission dated June 6, 2011 regarding Reservoir Heights Phase 2, Section A Final Subdivision 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 said he has nothing new to report on any plans.

ITEM NO. 8 Report from Zoning Officer

Kevin Null reported that Zoning Hearing Board met on May 24, 2011 to hear a request for a variance from Keith Smith for 3343 and 3333 Baltimore Pike. The Zoning Hearing Board granted the variances. The Planning Commission will be receiving information regarding the site plan requests in the future on the properties. He said

that all of the conditions remain the same with the exception of the items regarding the use of the existing buildings and employee parking.

- (1) Keith Smith Application: Case –SE-#02-02/01/2011- AMENDED
Applicant: Keith D. Smith & Ellen M. Smith – 2161 Oakwood Drive

Application to amend Site Plan for Special Exception issued in December, 1997.
Article 12 Section 2.3 F SITE PLAN APPROVAL Specifically “Any subsequent change to the use on the subject property not reflected on the originally approved site plan shall require the obtainment of another special exception approval.

The request is to amend the approved Special Exception variance granted on December 3, 1997, on Lot # 3 (3333 Baltimore Pike) to allow additional parking. In conjunction with the request to amend the Special Exception a Land Development Plan will be submitted to combine lots # 2 and 3 (3343 and 3333 Baltimore Pike), which can be completed in conformity with the ordinance.

- (2) Application for a Variance to allow the construction of a warehouse and to all use of the property incidental to the construction business located at 3333 Baltimore Pike.

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 October 7, 2011.

Darrell Raubenstine made a motion to table the Plan, seconded by Andy Hoffman. ***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.

Darrell Raubenstine made a motion to table the Plan, seconded by Andy Hoffman. ***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.

Grant Reichart made a motion to table the Plan, seconded by Andy Hoffman. ***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 October 5, 2011.

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

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

Chairman Jim Myers said the Board of Supervisors granted extension for thirty days until the next Board of Supervisors meeting on July 7, 2011 to discuss the status of the project.

Darrell Raubenstine made a motion to recommend denial of the plan unless a letter of extension is received before the next Board of Supervisors meeting on July 7, 2011, seconded by Grant Reichart. ***The motion carried.***

ITEM NO. 10 New Business

A. Reservoir Heights – Phase 2 – Section 2 – 28 Lot Final Subdivision Plan

Jason Brenneman, James R. Holley & Associates, Inc. was present on behalf of the developer and owner of Reservoir Heights. He said there was a Phase II Final Subdivision Plan that was originally submitted but a letter has been submitted to withdraw the original Phase II Final Subdivision Plan. The reason for the new Final Phase II-A Subdivision Plan is because of financing. The bank will not finance all of the lots included in the entire Phase II in the original plan so they had to reduce the number of lots so they could obtain financing from the bank. They authorized the easement for emergency access. He said he is open to any questions.

Darrell Raubenstine asked where the emergency access is shown on the plan.

Jason Brenneman said it is a 50 foot wide temporary access easement that will be stoned.

Mike Knouse said for reference it is in a location of a proposed future street.

Mr. Brenneman said they are not making this a private street now because of the costs and financing with the bank.

Andy Hoffman said he has a concern with Swiftwater Drive. He said due to the changes driven by safety concerns and Swiftwater Drive being a very long cul-de-sac and not being permitted under the township code, for public safety concerns he could not support Swiftwater Drive being a long cul-de-sac street. He asked how it could ultimately be corrected as a through street instead of a dead end. He said it stops just short of an existing street as shown on the drawing.

Mike Knouse said they were given approval for this during the preliminary plan process.

Andy Hoffman said he could not support this being a safety concern. He asked if the developer could make the cul-de-sac go away and by connecting to the next street Crystalclear Drive which is located to the south.

Darrell Raubenstine asked if they could request this change.

Mike Knouse said they could ask but it would be an extension outside of this phase. He said they could pass on to the Board of Supervisors that they should request that the developer in the finalization of the future phase to consider the ext of that street. They have eliminated that concern for this phase by providing the temporary access.

Andy Hoffman made a favorable recommendation to the Board of Supervisors for Phase II Section A with the condition that the cross section easement access road be provided per the Engineers request, seconded by Duane Diehl. Grant Reichart and Jim Myers were in favor. Darrell Raubenstine was opposed.

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

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 July 21, 2011 at 6:00 pm.

ITEM NO. 15 Adjournment

Adjournment was at 6:35 p.m. in a motion by Andy Hoffman, and seconded by Grant Reichart. ***The motion carried.***

RESPECTFULLY SUBMITTED,

LAURA GATELY
RECORDING SECRETARY