

MINUTES
WEST MANHEIM TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
THURSDAY, AUGUST 18, 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, Andy Hoffman, Darrell Raubenstine, and Duane Diehl. Also present was Kevin Null, Township Manager.

ITEM NO. 3 Approval of Minutes – Meeting of July 21, 2011

Andy Hoffman made a motion to approve the minutes from the Planning Commission Meeting of July 21, 2011, seconded by Darrell Raubenstine. ***The motion carried.***

ITEM NO. 4 Correspondence

Chairman Jim Myers said that were no correspondence received except what is related to the extensions and they will be discussed later during the meeting.

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 had nothing new to report.

ITEM NO. 8 Report from Zoning Officer:

A. Zoning/Hearing Board

Kevin Null, Zoning Officer gave an update on the status of Homestead Acres 336 lot plan. He said provided in the packet is a copy of an opinion he provided an opinion as the Zoning Officer concerning the definition of Semi-attached units for the Homestead Acres 336 Lot Subdivision. He said as a result of the letter, Homestead Acres has filed an appeal to the Zoning Hearing Board to appeal the decision. A hearing will be held in September to rule on the decision. The Commission discussed the opinion submitted by Daniel Frey, solicitor for J.A. Myers, concerning the legality of having two plans before the Planning Commission/Board of Supervisors at the same.

Kevin Null presented an overview of the new Stormwater Management Ordinance that was authorized for publication. He explained that the ordinance is a model ordinance adopted by DEP and York County. The Township will be required to adopt the ordinance by October 12, 2011. The ordinance basically requires stormwater

management on all projects; decks, patios, and 10x10 shed. The ordinance is available for review on the township website.

ITEM NO. 9 Old Business

Kevin Null provided an update on the status of items A-E. He said that all projects have been before the Board of Supervisors and the developers have been scheduled to appear before the Board to provide an update on the status of the projects.

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

Kevin Null said that at the worksession meeting Orchard Estates requested and received an extension until October 6, 2011 from the Board of Supervisors.

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

Kevin Null said the extension request for Homestead Acres is due to expire on September 1, 2011. They are to appear before the Board of Supervisors on September 1st to address where they stand on the development. The Township received a letter from the developer's attorney explaining why they had two plans active at the same time. The Board has been informed of that. The owner has filed an appeal with the Zoning Hearing Board on the decision

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 September 1, 2011, seconded by Andy Hoffman.
The motion carried.

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

Kevin Null said the applicant is not scheduled to appear before the Board of Supervisors until October to present an update on the status of the plan.

Darrell Raubenstine 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

Kevin Null said the applicant is to appear before the Board of Supervisors on September 1, 2011 to address where they currently stand on the development.

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 September 1, 2011, seconded by Andy Hoffman.
The motion carried.

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

Kevin Null said the extension request for Homestead Acres is due to expire on September 1, 2011. They are to appear before the Board of Supervisors on September 1st to address where they stand on the development.

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 September 1, 2011, seconded by Andy Hoffman.
The motion carried.

ITEM NO. 10 New Business

A. Keith D. Smith Concrete Contractors, Inc. – 3333 & 3343 Baltimore Pike – 1-Lot – Final Land Development/Minor Subdivision Plan

Ted Decker, GHI was present to represent the applicant Keith Smith.

Mike Knouse, C.S. Davidson reviewed the process of plan review and the request for waivers submitted by the applicant.

Ted Decker gave an overview of the plan to the Commission. There was discussion on the number and location of trees in relation to the screening of the neighbors' property.

Darrell Raubenstine referenced page 6 of the plans. He asked why there are two clear site triangles.

Ted Decker said this was discussed at the in-house.

Keith Smith said they are going to remove the old gravel driveway and add a grass planter and eliminate the driveway completely. He said there will only be one driveway access. The one permitted by PennDot will be the only one used.

Darrell Raubenstine asked about stormwater management and what the retention pond is designed to handle.

Ted Decker said it was designed for a 50-year event. Any overflow from the pond will flow to a pipe that is discharged into the retention pond on the other side of Route 94.

He presented the following waiver requests:

Waiver of Painted Lines on Gravel Parking: Waiver to Article 5, Section 509.B.4 of the West Manheim Township Subdivision and Land Development Ordinance. The waiver is to ask relief from the requirement of providing “*painted lines, arrows and dividers*” on the existing gravel parking areas. This waiver would not apply to the existing or proposed concrete parking or loading areas. Those areas will be marked as required by Section 509.B.4.

Duane Diehl said they could provide bumper stops to identify the spaces.

Darrell Raubenstine made a motion to recommend approval of the waiver request and to not require line painting until or unless the spaces are blacktopped and to use bumper blocks to identify the spaces, seconded by Duane Diehl. ***The motion carried.***

Waiver of Preliminary Plan Request: Waiver to consider this plan as a Final Plan according to Section 305.A & B of the West Manheim Township Subdivision and Land Development Ordinance. The reason being that the Unsubdivision consists of only two lots being combined into one and there are no proposed public utilities.

Duane Diehl made a motion to recommend approval of the waiver request, seconded by Darrell Raubenstine. ***The motion carried.***

Waiver of Landscape Architect: Waiver to Section 523.E.c.2 of the West Manheim Township Subdivision and Land Development Ordinance. That section states that “Where a non-residential project is proposed which requires five or more planting units of landscaping, the landscape plan required by this chapter shall be prepared and certified by a licensed landscape architect in the Commonwealth of Pennsylvania.” The

waiver request is to allow the landscape plan to be prepared by a licensed Professional Engineer instead of a landscape architect. The waiver request is due to the limited scope of the project (this project requires 20 planting units) and the allowance in Section 523.E.2.d of up to 25 planting units and 5 units in a commercial development before a licensed landscape architect is required.

Duane Diehl made a motion to recommend approval of the waiver request as long as the engineer has 5 years experience preparing landscape plans.

Duane Diehl amended his motion that the engineer must submit a letter confirming that they have 5 years experience preparing landscape plans, Andy Hoffman amended his second. ***The motion carried.***

Waiver Request for Contour Intervals: Waiver to Sections 621.4, A.2 & C.4 of the West Manheim Township Subdivision and Land Development Ordinance. Those sections state that "...Contours at intervals of one (1) foot in areas of steep slopes (greater than 15%), five-foot contour intervals may be used." The waiver request is to allow two (2) foot contours instead of one (1) foot contours. The use of 2 foot contours will provide equal results to using 1 foot contours in the design and provide better level of clarity to the plan. The use of a 2 foot contour interval is relatively standard in preparing land development plans.

Darrell Raubenstine made a motion to recommend approval of the waiver request due to the topography of the property, seconded by Duane Diehl. ***The motion carried.***

Waiver Request of Public Improvement Security: Request to consider waiving the requirement of Article VI, Section 601 Completion of Improvements or Guarantee Thereof Prerequisite to Final Plan Approval. The waiver request is to relieve the owners from posting financial security for their site improvements. The reason for the request is that the improvements are all located on private property and not intended for dedication to the Township.

Mike Knouse said the West Manheim Township Subdivision and Land Development Ordinance require a bond for public improvements. In this case all improvements are on private property and nothing will be dedicated to the Township. There was discussion by the Commission on stormwater management requirements for the proposed warehouse building. The stormwater management plan will be reviewed and approved as part of the building permit process.

Andy Hoffman made a motion to recommend approval of the waiver request due to all improvements being located on private property, and there are no improvements being dedicated to the Township, and all other improvements on the site are covered by the building permit process, seconded by Darrell Raubenstine. ***The motion carried.***

Andy Hoffman questions the location of the septic system in relation to the new office and warehouse.

Mike Knouse, C.S. Davidson said this was identified as a comment during the in-house review and will be addressed.

Darrell Raubenstine made a motion to table the Plan, seconded by Duane Diehl. ***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 September 15, 2011 at 6:00 pm.

ITEM NO. 15 Adjournment

Adjournment was at 6:55 p.m. in a motion by Duane Diehl, and seconded by Andy Hoffman. ***The motion carried.***

RESPECTFULLY SUBMITTED,

LAURA GATELY
RECORDING SECRETARY