

MINUTES
WEST MANHEIM TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
THURSDAY, OCTOBER 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, Andy Hoffman, Darrell Raubenstine, and Jay Weisensale. Commission member Duane Diehl was absent. 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 September 15, 2011, seconded by Jay Weisensale. ***The motion carried.***

ITEM NO. 4 Correspondence

Chairman Jim Myers reported that the following correspondences were received:

- 1). Comments from Emergency Services dated October 20, 2011 regarding the Preliminary/Final Land Development Plan for Keith D. Smith Concrete Contractors, Inc.

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 reported that on September 27, 2011 the Zoning Hearing Board met to hear the appeal the decision that he, as the Zoning Officer made on the Homestead Acres 366 lot plan regarding the definition of attached units on a semi-detached townhomes. He said depending on the definition it would affect the number of units that could be constructed. The Zoning Hearing Board ruled in favor of the applicant. The Township is still waiting for the written opinion to determine if the Board of Supervisors will appeal.

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 January 6, 2012.

Mike Knouse, C.S. Davidson said he had nothing new to report.

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 January 6, 2012.

Mike Knouse, C.S. Davidson said revised plans were submitted to the Township for review.

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 January 6, 2012.

Mike Knouse, C.S. Davidson said he had nothing new to report.

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

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

Chairman Jim Myers noted that the extension review time expires on January 6, 2012.

Mike Knouse, C.S. Davidson said he had nothing new to report. He said they are waiting on the written decision from the Zoning Hearing Board.

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

E. 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. He said they have addressed all of the comments from the Engineer, York County, and West Manheim Township staff comments.

Mike Knouse, C.S. Davidson said he would concur that the applicant has addressed all of the engineering comments and they did secure all of the waivers from the Board of Supervisors and have complied with any conditions implemented by the Board. The applicant has also complied with the requests as noted by Emergency Services regarding the installation of a Knox box.

Jay Weisensale said the only concern he has is the septic. He said it notes on the plans, “relocation of septic tank”. He was informed by the applicant that there is a cesspool. He said he could not locate it on the plans and asked the location.

Ted Decker, GHI and Keith Smith, owner showed the location on the plans provided to the Commission.

Jay Weisensale said he was concerned because he wanted to make sure it was outside of the 100 feet.

Keith Smith, owner said it is definitely located outside the 100 feet.

Darrell Raubenstine made a motion to recommend approval of the Final Land Development/Minor Subdivision plan to the Board of Supervisors, 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. 15 Next Meeting

The next Planning Commission meeting is scheduled for Thursday, November 17, 2011 at 6:00 pm.

ITEM NO. 16 Adjournment

Adjournment was at 6:25 p.m. in a motion by Andy Hoffman, and seconded by Darrell Raubenstine. ***The motion carried.***

RESPECTFULLY SUBMITTED,

LAURA GATELY
RECORDING SECRETARY