

MINUTES
WEST MANHEIM TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
THURSDAY, DECEMBER 15, 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 PM 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, Duane Diehl, Andy Hoffman, Darrell Raubenstine and Jay Weisensale. Also present was Township Manager Kevin Null and Ben Baltzer from C.S. Davidson.

ITEM NO. 3 Approval of Minutes

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

ITEM NO. 4 Correspondence

Chairman Jim Myers reported that the only correspondence was Request for Extensions; these will be covered under Old Business

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

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

Mike Hampton reported that the next meeting of the Emergency Services Board is scheduled for Monday, December 26, 2011, at 7:00 PM.

ITEM NO. 8 Report from Zoning Officer

Kevin Null distributed copies of three waiver request submitted by Lutheran Social Services. The Board of Supervisors approved waivers for planting trees, per plan; installation of a fire hydrant, per plan, and denied a request for waivers for the construction of a walking path along Sunset Drive.

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. The developer has submitted a request for an extension until April 6, 2012.

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

B. Homestead Acres – J.A. Myers – Oakwood Dr. & Valley View Dr. – 366 Lot Preliminary Subdivision Plan.

Chairman Jim Myers noted that the extension review time expires on January 6, 2012. The developer has submitted a request for an extension until April 6, 2012.

Darrell Raubenstine made a motion to table the Plan, second by Duane Diehl, **The motion carried.**

C. Homestead Acres - J.A. Myers – Oakwood Dr. & Valley View Dr. – 366 Lot Preliminary Subdivision Plan.

Chairman Jim Myers noted that the extension review time expires on January 6, 2012. The developer has submitted a request for an extension until April 6, 2012.

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

D. Benrus 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. The developer has submitted a request for an extension until April 6, 2012.

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

- E. Members reviewed the development plans for Homestead Acres 366 lot development. Copies of Request for Waivers that the developer has requested were distributed. The Request for Waivers will be heard at the Planning Commission Meeting on January 17, 2011.

Ben Baltzer, C.S. Davidson, provided an overview of the development plans and briefly discussed the waiver request.

All members of the Planning Commission expressed concerns with the length of the proposed cul-de-sac as did Mike Hampton, for the EMA Board.

A Work Session has been scheduled for Wednesday, January 11, 2012 at 6:00 PM to review the development plans in more detail.

ITEM NO. 10 New Business

There was no new business to discuss.

ITEM NO. 11 Signing of Approved Plans

There were no plans to sign.

ITEM NO. 12 Sketch Plans and Other Business

There was no other business

ITEM NO. 13 Public Comment

Chairman Jim Myers asked if there were any visitors present that wished to address the Commission. There were none.

ITEM NO 14 Next Meeting

The next regularly scheduled meeting of the Planning Commission is scheduled for Thursday, January 19, 2012 at 6:00 PM. The Planning Commission will also hold a Work Session on Wednesday, January 11, 2012 at 6:00 PM.

ITEM NO. 15 Adjournment

Adjournment was at 7: 15 PM in a motion by Duane Diehl, and seconded by Jay Weisensale. **The motion carried.**

RESPECTFULLY SUBMITTED,

LAURA GATELY
RECORDING SECRETARY