

MINUTES  
WEST MANHEIM TOWNSHIP  
PLANNING COMMISSION MEETING  
THURSDAY, DECEMBER 15, 2016  
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 p.m., by Chairman Jim Myers, followed with 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, Jay Weisensale, Township Manager Marc Woerner and Township Engineer Chris Toms.

ITEM NO. 3 Approval of Minutes – Regular Meeting, November 17, 2016

Andy Hoffman made a motion to approve the Minutes from the regular Planning Commission meeting of Thursday, November 17 2016, seconded by Duane Diehl. *The motion carried.*

ITEM NO. 4 Correspondence

Chairman Jim Myers noted that the Planning Commission had received a letter from J. A. Myers withdrawing Homestead Acres, 134 Lot Subdivision Plan and an extension request from Carl L. Gobrecht

ITEM NO. 5 Visitors

Chairman Jim Myers asked were there any visitors present that wished to address the Commission, and received no reply.

ITEM NO. 6 Public Comment – Items Not Listed on Agenda

Chairman Myers asked if anyone present wanted to discuss an item not listed on the Agenda and received no reply.

ITEM NO. 7 Emergency Services Group Report

Mike Hampton, Director of Emergency Services had nothing to report.

ITEM NO. 8 Report from Zoning Officer

Marc Woerner Zoning Officer reminded the Planning members that the previous discuss case referenced in the Minutes, Liberty Restoration and Construction located at 3016 Baltimore Pike would be going before the Zoning Hearing Board this month.

ITEM NO. 9 Old Business

1. Extension Requests

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

Duane Diehl made a motion to table Benrus L. Stambaugh II, et al – 1 Lot Land Development Plan – Brunswick Dr. & Oak Hills Dr., seconded by Jay Weisensale. *The motion carried.*

B. Northfield – Phase I 38 Lot SFD Preliminary Plan – Northfield Joint Venture, LLP

Jay Weisensale made a motion to table Northfield – Phase I 38 Lot SFD Preliminary Plan – Northfield Joint Venture, LLP, as long as a request for an extension is received by the next meeting of the Board of Supervisors. If no such request is received the Planning members recommend that the Plan be denied, seconded by Darrell Raubenstine. The motion carried.

C. Carl L & Glenn E. Gobrecht/David S. & Bethany L. Klinedinst Final Subdivision Plan

Carl Gobrecht informed the Planning members that he had previously missed applying for two additional waivers and asked the Planning members to act on them at tonight’s meeting if possible. Since the waiver requests were not submitted in time for tonight’s meeting, Chairman Myers asked that the waiver requests be added to next month’s meeting.

Carl Gobrecht brought his concerns about the need for the required 150 feet in front of Lot #2. A discussion and further explanation took place on the options that Mr. Gobrecht had to go forward with his plan.

Jay Weisensale made a motion to table Carl L & Glenn E. Gobrecht/David S. & Bethany L. Klinedinst Final Subdivision Plan, seconded by Darrell Raubenstine. The motion carried.

ITEM NO. 11 Signing of Approved Plans

None at this time.

ITEM NO. 12 Sketch Plans

None at this time.

ITEM NO. 13 Other Business

None at this time.

ITEM NO. 13 Public Comment

ITEM NO. 14 Next Meeting

The next Planning Commission meeting is the Re-Organizational Meeting schedule for January 19, 2017.

ITEM NO. 15 Adjournment

Jay Weisensale made a motion to adjourn at 7:15 p.m., seconded by Andy Hoffman. *The motion carried.*

Respectfully Submitted,

Miriam E. Clapper  
Recording Secretary