

MINUTES  
WEST MANHEIM TOWNSHIP  
PLANNING COMMISSION RE-ORGANIZATION MEETING  
THURSDAY, JANUARY 19, 2012  
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, Darrell Raubenstine, Jay Weisensale, Andrew Hoffman and Duane Diehl. Also present was Kevin Null, Township Manager and Mike Knouse, C.S. Davidson.

ITEM NO. 3 Re-Organization – 2012

A. Chairman

Andy Hoffman moved to nominate Jim Myers as Chairman, seconded by Darrell Raubenstine.  
***The motion carried.***

B. Vice-Chairman

Duane Diehl moved to nominate Andy Hoffman as Vice-Chairman, seconded by Darrell Raubenstine.  
***The motion carried.***

C. Secretary

Andy Hoffman moved to nominate Darrell Raubenstine as Secretary, seconded by Duane Diehl.  
***The motion carried.***

D. Recording Secretary

Duane Diehl moved to nominate Laura Gately as Recording Secretary, seconded by Andy Hoffman.  
***The motion carried.***

E. Meeting Dates & Times

Duane Diehl made a motion to keep the meetings on the third Thursday of each month starting at 6:00 pm, seconded by Andy Hoffman. ***The motion carried.***

ITEM NO. 4 Approval of Minutes

Duane Diehl made a motion to approve the minutes from the December 15, 2011 Planning Commission meeting, seconded by Andy Hoffman. ***The motion carried.***

ITEM NO. 5 Correspondence

ITEM NO. 6 Visitors

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

ITEM NO. 7 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. 8 Emergency Services Group Report

Mike Hampton said he had nothing new to report. The next Emergency Management meeting will be held on Monday, February 27, 2012 at 7:00 p.m. in the large conference room.

ITEM NO. 9 Report from Zoning Officer

A. Zoning/Hearing Board

Kevin Null, Zoning Officer said he had nothing new to report.

ITEM NO. 10 Old Business

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

Chairman Jim Myers noted that the extension review time expired on April 6, 2012.

Andy Hoffman made a motion to table the Plan, seconded by Jay Weisensale. ***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 expired on April 6, 2012.

Andy Hoffman made a motion to table the Plan, seconded by Duane Diehl. ***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 expired on April 6, 2012.

Andy Hoffman made a motion to table the Plan, seconded by Darrell Raubenstine. ***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 expired on April 6, 2012.

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

ITEM NO. 11 New Business

A. Application: Case – VA - #01 - 01/04/12

Applicant: St. David's United Church of Christ – 142 Hobart Rd.- Application for a Variance Requests (Article 5, Section 1.5 – Front Setback; Article 6, Section 1.3.B.4.a – Maximum Disturbed Area) to construct a 70' by 57' addition for a Social Hall and Classrooms.

Gerald Funke, GHI Engineers & Surveyors and Andy Brough, Conewago Enterprises as well as Pastor Scott Sager were present on behalf of St. David's Unite Church of Christ.

Gerald Funke said the church is planning an addition which includes a social hall and classrooms. He said the applicant is requesting a Special Exception for the use of a church located within the farming zone, a variance for a

building located within the existing setback, and a second variance request to have a parking lot located on a steep slope. He said the church has been in existing since 1914 and a house of worship since the mid 1700's.

Darrell Raubenstine asked Mr. Funke to explain the variance requests.

Gerald Funke, GHI Engineers & Surveyors said the first variance is that the addition will lie within the project building setback. He said the existing church lies within the setback and it will be less intrusive. He said the second variance request is for the steep slope. He noted that the Zoning Ordinance, Article 6 Section 1.3 Steep Slope Protection Overlay, slopes 25% and over are not allowed any disturbed area. The steep slope in the area of the proposed parking expansion was manmade and is not natural. The expansion will allow the steep slope to be moved farther to the north. He said that the reason the design is on the inside of the "L" is to create a tie between the main and existing offices so there is a connection with the proposed social hall, as opposed to going out to the end of the church. He said even though it infringes on the front setback it doesn't come out as far as the existing church and includes a substantial buffer and a sidewalk eliminating two points of entry into the lot as opposed to the current wide open space. They feel this is a significant improvement. In order to meet the parking requirements they have nowhere else to go but to the rear of the site and to extend the slope. He reviewed the features that are included on the plans as submitted to the Planning Commission.

Jay Weisensale made a favorable recommendation to the Zoning Hearing Board to grant the request for a Special Exception and two (2) Variances, seconded by Andy Hoffman. ***The motion carried.***

B. Waiver Request - Homestead Acres – 366 Lot Preliminary Subdivision Plan

Daniel Frey, Attorney, Barley Snyder, LLC, was present on behalf of the developer. He noted the revised letter. As submitted, to the Planning Commission from HRG, Inc. dated January 18, 2012. He said Brian Reisinger, HRG, Inc. and Jeff Stough, J.A. Myers Building & Development were present to answer any questions of the Commission.

Brian Reisinger, HRG, Inc. reviewed the letter dated January 18, 2012, as submitted, to the Planning Commission that included the following revised waiver requests.

- 1). The developer proposes the use of one hundred twenty (120) feet to an inch scale for the Lot Consolidation Plan so that the extents of the project can be seen. **Section 402. (Lot Consolidation Plan Only) – The Preliminary Plan shall be drawn at a scale of not more than one hundred (100) feet to an inch.**

Mike Hampton, EMA addressed the concerns addressed by emergency services regarding the 500 foot cul-de-sacs and the evacuation issues.

Duane Diehl made a motion, seconded by Jay Weisensale, for a favorable recommendation to the Board of Supervisors for the waiver request. ***The motion carried.***

- 2). **Section 505.(e). - Cul-de-sac streets should in general not exceed five hundred (550) feet in length unless topographic conditions and/or shape warrant an increase that is approved by the Township** waiver request was withdrawn by the applicant.
- 3). Brian Reisinger, HRG, Inc. reviewed the location of the intersections on the plans with regards to the waiver request. In order to maximize the open space within the center of the project site, contain the majority of the Primary Conservation Areas and minimize the impact to the Secondary Conservation Areas, the developer is requesting a waiver of the 500 foot minimum distance between the following intersections: *Acre Drive between Oakwood Drive and Stough Drive, Frey Drive between Oakwood Drive and Stough Drive, Chase Court between Oakwood Drive and Stough Drive, Stough Drive between Frey Drive and Homestead Drive, Homestead Drive between Acre Drive and Garber Lane,*

*Acre Drive between Future Access Right-of-way and Stough Drive, and Acre Drive between Future Access Right-of-way and Homestead Drive.* **Section 506. (c) - Minimum distance between centerlines of intersections of minor streets and minor streets and collectors is 500 feet.**

Andy Hoffman made a motion, seconded by Darrell Raubenstine, for an unfavorable recommendation to the Board of Supervisors for the waiver request because of being less than 500 feet. ***The motion carried.*** Jim Myers abstained

4). The developer proposes to provide a right-of-way from Acre Drive which will be owned and maintained by the homeowners association until such time that the adjoining property is developed. At the time the Developer of the adjoining property will improve the right-of-way to the current Township Specifications to provide access to their development. **Section 507. (c). – Streets shall be laid out to provide access to adjacent undeveloped areas and the developer shall improve these streets to the limits of the development.** The developer withdrew the waiver request for the right-of-way off of Homestead Drive cul-de-sac.

Jay Weisensale made a motion, seconded by Duane Diehl for a favorable recommendation of the waiver request to the Board of Supervisors for the Acre Drive right-of-way as long as it conforms to the Township Ordinance and grant the waiver for the non-improvements to the property line as long as all other provisions of the Ordinances are adhered to and request that the right-of-way is graded. Jim Myers abstained. ***The motion carried.***

5). **Section 507.(d). – A driveway may not cross a street right-of-way line and be within three (3) feet of a property line** waiver request was withdrawn by the applicant.

6). **Section 604.(a), (Oakwood Drive Only) – Sidewalks must be installed on one side of the streets that bound the development** waiver request was withdrawn by the applicant.

7). The developer is not proposing to construct curbing along one side of Oakwood Drive. Curbing will be installed along both sides of all roadways constructed within the proposed development. **Section 603-(Oakwood Drive only) – Curbs must be installed in all subdivision and land developments.**

Darrell Raubenstine made a motion, seconded by Andy Hoffman for an unfavorable recommendation to the Board of Supervisors for the waiver request. ***The motion carried.***

8). The developer is requesting a modification of the requirement by proposing to place the street trees that would fall within the interior unit lots in the Open Space Areas along Oakwood Drive and throughout the Development. The required number of street trees will be planted in addition to any required buffer plantings. **Section 606. (c). – Street Trees shall be placed at 50 to 100 foot intervals.**

Duane Diehl made a motion, seconded by Darrell Raubenstine, for a favorable recommendation to the Board of Supervisors for the waiver request. The Planning Commission requested that the developer provide native trees to comply with the current Subdivision and Land Development Ordinance and a Comprehensive Landscape Plan showing the tree selection and the location of the trees.

ITEM NO. 12 Signing of Approved Plans

There was no new business to discuss.

ITEM NO. 13 Sketch Plans and Other Business

There was no new business to discuss.

ITEM NO. 14 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 February 16, 2012 at 6:00 pm

ITEM NO. 16 Adjournment

Adjournment was at 8:15 p.m., in a motion by Duane Diehl, and seconded by Andy Hoffman. ***The motion carried.***

RESPECTFULLY SUBMITTED,

LAURA GATELY  
RECORDING SECRETARY