

AGENDA
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
2412 BALTIMORE PIKE
THURSDAY, FEBRUARY 16, 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 Approval of Minutes

Andy Hoffman made a motion to approve the minutes from the Planning Commission Re-Organization Meeting of January 19, 2012, seconded by Duane Diehl. ***The motion carried.***

ITEM NO. 4 Correspondence

Jim Myers, Chairman reported that no correspondences were received.

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 was not present to report on Emergency Services. The next Emergency Services meeting will be on Monday, February 27, 2012 at 7:00 pm. The meeting discussion will include Homestead Acres.

ITEM NO. 8 Report from Zoning Officer

A. Zoning/Hearing Board

Kevin Null, Zoning Officer said the Zoning Hearing Board will meet on Tuesday, February 28, 2012 at 7:00 pm, to hear the request for a Variance from St. David's United Church of Christ.

ITEM NO. 9 Old Business

1. Waiver Requests:

Brian Reisinger, HRG, Inc. was present on behalf of the applicant. He said they would like to go over three of the waiver requests they withdrew last month. He provided updated out hands to the Commission.

A. Homestead Acres – 366 Lot Preliminary Subdivision Plan

1. Cul-de-sac with emergency access

Brian Reisinger, HRG, Inc. said the first waiver was regarding Section 505 (e) of the Subdivision and Land Development Ordinance that cul-de-sacs shall not exceed 500' feet in length unless topographic conditions and/or tract shape warrant an increase that is approved by the Township. He said what they have tried to accomplish is an emergency exit to allow residents to be evacuated out of the cul-de-sac areas in the event of an emergency. This includes a 15 foot wide gravel road as shown on the updated handout provided. After further discussion, the Planning Commission would like to receive additional information from Emergency Services and the Zoning Officer before making a recommendation to the Board of Supervisors.

Darrell Raubenstine made a motion, seconded by Andy Hoffman, to table the waiver request and to not make a recommendation until they receive additional written recommendations and comments from Emergency Services, the Township Engineer and the Zoning Officer. ***The motion carried.***

2. 500' intersection distances

Brian Reisinger, HRG, Inc. said the second waiver request is Section 506 (c) of the Subdivision and Land Development Ordinance regarding intersection distances. The Minimum distance between centerlines of intersections of minor streets and minor streets and collectors is 500 feet.

Jeff Stough, J.A. Myers Building & Development provided additional handouts to the Planning Commission regarding information related to the 500 foot intersection distances with other older developments located throughout the Township. He said he would like that they are treated the same way as other people have been treated when coming into the Township. After further discussion, the Planning Commission would like to receive additional information from Emergency Services and the Zoning Officer before making a recommendation to the Board of Supervisors.

Darrell Raubenstine made a motion, seconded by Jay Weisensale, to table the waiver request and to not make a recommendation until they receive additional written recommendations and comments from Emergency Services, the Township Engineer and the Zoning Officer. ***The motion carried.***

3. Driveway offsets of 2'0"

Brian Reisinger, HRG, Inc. provided a color photo to the Commission of how the proposed units are going to look including the floor plan. He reviewed the waiver request Section 507 of the Subdivision and Land Development Ordinance regarding the driveway offsets. After further discussion, the Planning Commission would like to receive additional information from Emergency Services and the Zoning Officer before making a recommendation to the Board of Supervisors.

Darrell Raubenstine made a motion, seconded by Duane Diehl, to table the waiver request and to not make a recommendation until they receive additional written recommendations and comments from Emergency Services, Fire Company, the Township Engineer and the Zoning Officer. ***The motion carried.***

2. Extension Requests:

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

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

Duane Diehl 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 April 6, 2012.

Duane Diehl 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 April 6, 2012.

Duane Diehl 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 April 6, 2012.

Duane Diehl made a motion to table the Plan, 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. 14 Next Meeting

The next Planning Commission meeting is scheduled for Thursday, March 15, 2012 at 6:00 pm.

ITEM NO. 15 Adjournment

Adjournment was at 7:30 p.m. in a motion by Darrell Raubenstine, and seconded by Duane Diehl. ***The motion carried.***

RESPECTFULLY SUBMITTED,

LAURA GATELY
RECORDING SECRETARY