

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, MARCH 15, 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, and Duane Diehl. Commission member Andrew Hoffman was absent. Also present was Kevin Null, Township Manager and Mike Knouse, C.S. Davidson.

ITEM NO. 3 Approval of Minutes

Duane Diehl made a motion to approve the minutes from the Planning Commission Meeting of February 16, 2012, seconded by Jay Weisensale. ***The motion carried.***

ITEM NO. 4 Correspondence

Chairman Jim Myers reported that the following correspondences were received:

- 1) Letter from Carl Gobrecht dated March 5, 2012 requesting an extension request of review time until July 5, 2012 for Orchard Estates.
- 2) Letter from Harry McKean of New Age Associates dated March 6, 2012 requesting an extension request of review time until July 5, 2012 for Benrus Stambaugh II et al Land Development Plan.
- 3) Letter from HRG, Inc. Engineering dated March 6, 2012 requesting an extension request of review time until July 6, 2012 for Homestead Acres 134 Lot Preliminary Subdivision Plan.
- 4) Letter from HRG, Inc. Engineering dated March 6, 2012 requesting an extension request of review time until July 6, 2012 for Homestead Acres 366 Lot Single Family- Detached Dwelling Preliminary Subdivision Plan.
- 5) Comments from Kevin Null, Zoning Officer dated March 15, 2012 regarding the review of the three waiver requests from Homestead Acres as a follow-up from the Planning Commission meeting on February 16, 2012.
- 6) Comments from Mike Knouse, C.S. Davidson dated March 15, 2012 regarding the Homestead Acres waiver requests.
- 7) Comments from Mike Hampton, Emergency Services Coordinator dated February 29, 2012 regarding Homestead Acres Land Development Plan.

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.

ITEM NO. 8 Report from Zoning Officer

A. Zoning/Hearing Board

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

Applicant: St. David's United Church of Christ – 142 Hobart Rd.-

Kevin Null, Zoning Officer said the Zoning Hearing Board met on Tuesday, February 28, 2012 to hear the request for a Variance and Special Exception from St. David's United Church of Christ. He said both requests for the special exception and variances were granted by the Zoning Hearing Board.

ITEM NO. 9 Old Business

1. Extension Requests:

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

Chairman Jim Myers noted that they did receive an extension request dated March 5, 2012 and the review time expires on July 5, 2012.

Duane Diehl 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 they did receive an extension request dated March 6, 2012 and the review time expires on July 6, 2012.

Duane Diehl made a motion to table the Plan, seconded by Jay Weisensale. ***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 they did receive an extension request dated March 6, 2012 and the review time expires on July 5, 2012.

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

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

Chairman Jim Myers noted that they did receive an extension request dated March 6, 2012 and the review time expires on July 6, 2012.

Brian Reisinger, Project Manager, HRG, Inc. Engineering and Jeff Stough, J.A. Myers Building & Development, Inc. was present to answer any questions.

Jeff Stough, J.A. Myers Building & Development, Inc. said they would like to discuss the three waiver requests from last month's meeting. He provided a copy of a sketch plan to the Commission that showed the intersection distances, the number of units and the roads throughout the development. He said they would also like to discuss the driveway issue.

Brian Reisinger, Project Manager, HRG, Inc. Engineering reviewed the changes to the number of units, and cul-de-sacs as noted on the sketch plan as provided to the Planning Commission.

Jay Weisensale said he would like to suggest that Emergency Services review the sketch plan that was submitted and make recommendations.

Jeff Stough, J.A. Myers Building & Development, Inc. said they were hoping to present the plan to the supervisors next month for approval.

Darrell Raubenstine said he agrees with Commission Member Jay Weisensale. He would also like to have Emergency Services review the plan.

Chairman Jim Myers said he also supports having Emergency Services review the submitted plan changes.

Darrell Raubenstine made a motion, seconded by Duane Diehl, for an unfavorable recommendation to the Board of Supervisors of all three waiver requests; (1). Section 505(e): Cul-de-sac with emergency access; (2) Section 506(e): 500' intersection distances; (3) Section 507(d): Driveway within 3 foot of the property line as per the recommendations of the West Manheim Township Subdivision and Land Development Ordinance (SALDO), and taking into consideration all of the correspondence from Emergency Services, the Township Engineer, the Zoning Officer, and the correspondence that have gone back and forth between the Planning Commission and Homestead Acres. ***The motion carried.***

Duane Diehl made a motion to table the Plan, seconded by Jay Weisensale. ***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, April 19, 2012 at 6:00 pm.

ITEM NO. 16 Adjournment

Adjournment was at 7:00 p.m. in a motion by Duane Diehl, and seconded by Jay Weisensale. ***The motion carried.***

RESPECTFULLY SUBMITTED,

LAURA GATELY
RECORDING SECRETARY