

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, APRIL 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, Andrew Hoffman, Jay Weisensale, and Duane Diehl. 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 March 15, 2012, seconded by Jay Weisensale. ***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.

ITEM NO. 8 Report from Zoning Officer

A. Zoning/Hearing Board

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

ITEM NO. 9 Old Business

1. Extension Requests:

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

Chairman Jim Myers noted that the extension review time expires on July 5, 2012.

Mike Knouse, C.S. Davidson said he had nothing new to report.

Andy Hoffman made a motion to table the Plan, seconded by Duane Diehl. ***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 July 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 July 5, 2012.

Mike Knouse, C.S. Davidson said he had nothing new to report.

Andy Hoffman 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 the extension review time expires on July 6, 2012.

Mike Knouse, C.S. Davidson said he had nothing new to report.

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

ITEM NO. 10 New Business

A. South Pointe – Phase 3 – Parcel 2B – 28 Lots - Final Subdivision Plan

Jerry Funke, GHI Engineers was present on behalf of the applicant. He said this is the final phase of South Pointe subdivision lots. He said there are 28 lots in this section. He said the curbing has been installed, and the storm sewer sanitary and water is complete. They are hoping to apply the base course of blacktop before the final approval.

Chairman Jim Myers asked about the access drive.

Jerry Funke said the access drive has been changed and updated on the submitted cover sheet of the plans and it will now be maintained by the homeowner's association.

Mike Knouse, C.S. Davidson said the applicant has addressed the comments from York County Planning Commission, Emergency Management who were favorable to the plan. The fire hydrants have been relocated per the recommendations from the York Water Company. He said the engineering comments have all been addressed. He said the two items that will need to be addressed before approval by the Board of Supervisors is to provide the recreation fees and the public improvement security. He said all other items have been addressed.

Duane Diehl made a motion for a favorable recommendation to the Board of Supervisors of the application for the Final Subdivision Plan, seconded by Darrell Raubenstine. ***The motion carried.***

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, May 17, 2012 at 6:00 pm.

ITEM NO. 15 Adjournment

Adjournment was at 6:25 p.m. in a motion by Duane Diehl, and seconded by Jay Weisensale. ***The motion carried.***

RESPECTFULLY SUBMITTED,

LAURA GATELY
RECORDING SECRETARY