

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION
June 21, 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. Absent from the meeting was Andrew Hoffman. Also present was Kevin Null, Township Manager. Absent from the meeting was 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 May 17, 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 had nothing to report on Emergency Services.

ITEM NO. 8 Report from Zoning Officer

A. Zoning/Hearing Board

There was no new business to discuss.

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, and a request for an extension has been received.

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 the extension review time expires on July 5, 2012, and a request for an extension has been received.

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 the extension review time expires on July 5, 2012, and a request for an extension has been received.

Jay Weisensale made a motion to table the Plan, seconded by Duane Diehl. **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, and a request for an extension has been received.

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

ITEM NO. 10 New Business

A. Zoning Hearing Board

(1) Application: Case –SE/HO-#2-05/09/12-Special Exception-Family Day Care

Ms. Leann Brammer, 130 Circle Drive, presented her request for a Special Exception to operate a Family Day Care out of her residence. Ms. Brammer stated that she has registered and is licensed by the State. Hours of operation would be 6:00 a.m. to 6:00 p.m. She stated that the residence is a single-family detached dwelling; that no more than six (6) non-resident children will be in the day-care; and that there is sufficient passenger drop-off and pick-up on site.

Darrell Raubenstine questioned the pool that is shown on the drawing. Ms. Brammer stated that the pool ladder is kept locked, that no children will be in the backyard unattended and that the State issued the license knowing that there was a pool on the property.

Discussion of Article 7, Section 2.13 (4) Outdoor Play Area-“shall be set back at least twenty-five (25) feet and screened from any abetting property...” The drawing depicts a fence, five foot off the property line, around the property. Ms. Brammer stated that the fence is five (5) foot high. Jay Weisensale stated that, in his opinion, the applicant did not meet the requirements of Article 7, Section 2.13 (4), for a 25 foot setback. However, the fence met the requirements of the Level 1 landscaping requirements.

Ms. Brammer did not want to install another fence inside the existing fence, thus, in order to comply with Article 7, Section 2.13 (4), the application would be withdrawn and resubmitted for a Special Exception-Family Day Care and for a Variance on Article 7 Section 2.13 (4).

Kevin Null, the Zoning Administrator stated that he would like to verify his interpretation of the 25 foot setback with our Solicitor.

Darrell Raubenstine made a motion for a Favorable Recommendation to the Zoning Hearing Board, knowing, seconded by Jay Weisensale, that a 25 foot setback is required and the five (5) foot high fence is more than adequate to meet the landscaping standards, however, if a variance is required it is to be obtained. **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 were no comments.

ITEM NO. 15 Next Meeting

The next Planning Commission meeting is scheduled for Thursday, July 19, 2012 at 6:00 pm.

ITEM NO. 16 Adjournment

Adjournment was at 6:45 p.m. in a motion by Duane Diehl, and seconded by Jay Weisensale. ***The motion carried.***

RESPECTFULLY SUBMITTED,

LAURA GATELY
RECORDING SECRETARY