

MINUTES  
WEST MANHEIM TOWNSHIP  
PLANNING COMMISSION MEETING  
THURSDAY, AUGUST 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, Andrew Hoffman, Darrell Raubenstine and Duane Diehl. Absent from the meeting was Jay Weisensale and Mike Knouse, C.S. Davidson. Also present was Kevin Null, Township Manager.

ITEM NO. 3 Approval of Minutes

Duane Diehl made a motion to approve the minutes from the Planning Commission Meeting of July 19, 2012, seconded by Darrell Raubenstine. ***The motion carried.***

ITEM NO. 4 Correspondence

Chairman Jim Myers reported that the following correspondences were received:

- 1) Letter from Carl Gobrecht dated June 7, 2012 requesting an extension request of review time until October 4, 2012 for Orchard Estates.
- 2) Letter from Harry McKean of New Age Associates dated June 6, 2012 requesting an extension request of review time until October 4, 2012 for Benrus Stambaugh II et al Land Development Plan.
- 3) Letter from HRG, Inc. Engineering dated June 5, 2012 requesting an extension request of review time until October 5, 2012 for Homestead Acres 134 Lot Preliminary Subdivision Plan.
- 4) Letter from HRG, Inc. Engineering dated June 5, 2012 requesting an extension request of review time until October 5, 2012 for Homestead Acres 366 Lot Single Family- Detached Dwelling Preliminary Subdivision 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, Emergency Services Director, notified the Commission that he was not able to attend the meeting this evening. He had nothing new to report from Emergency Services. The next Emergency Services board meeting is scheduled for Wednesday, August 22, 2012 at 7:00pm, at the township building. One of the agenda items is the emergency access road surface between Flanders Court and Louvain Drive. During the meeting Emergency Services would also be discussing the Preliminary Plan for the Horak and Yorlets Sub-Division.

ITEM NO. 8 Report from Zoning Officer

A. Zoning/Hearing Board

(1) Application: Case – SE/HO - #04 – 07/13/2012

Applicant: David & Salome Watkins - Application for a Special Exception/Home Occupation, to operate a home Hair Salon at 125 Vista Loop, zoned Residential. West Manheim Township Zoning Ordinance, Article 4, Section 1.3.F (4) Special Exception, and Article 7, Section 2.15 Home Occupation.

Kevin Null, Zoning Officer reported that the Zoning Hearing Board met last month to hear the request for a variance and special exception for a home daycare. The Zoning Hearing Board did approve the application request. He presented the application request for David and Salome Watkins for a request to operate a home hair salon at 125 Vista Loop which is located in the residential zone.

David Watkins and his wife Salome Watkins were present to request approval to operate a home hair salon at their residence located at 125 Vista Loop. He said his wife has been a licensed cosmetologist for six years and has decided to start her own home hair salon. He said the business will be by appointment only. They have submitted the application to the Homeowners' Association and they have provided a letter of approval if the Township Zoning Ordinance recommends approval of the Special Exception. He said his wife has received information from the State Cosmetology Board and when the salon receives final approval they will comply with all of the required State laws. He said the salon will be located in the den area as shown on the drawings provided with the application. He said the salon will include one chair and be by appointment only. There will be two parking spaces provided in front of the home and additional curb parking. There will be no signage allowed per the Homeowners' Association covenants. He said they still want to maintain the integrity of the neighborhood.

Andrew Hoffman asked if the State addresses ADA requirements.

Kevin Null, Zoning Officer said that is something the applicant will need to be aware of addressing this in case there are questions related to access into the home business.

Mr. Watkins said there is a walkout basement.

Andrew Hoffman asked what the hours of operation were going be for the salon.

Mrs. Watkins said Tuesday through Friday 9:00am – 5:00 pm and Saturday 10:00am – 2:00 pm.

Chairman Jim Myers asked if there were any further questions.

Darrell Raubenstine made a motion for a favorable recommendation to the Zoning Hearing Board for the variance and special exception request for a home hair salon and note that the applicants follow the Ordinance related to signage, parking, and the square footage of the salon area, seconded by Duane Diehl. ***The motion carried.***

ITEM NO. 9 Old Business

Extension Requests:

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

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

B. Homestead Acres – J.A. Myers – Oakwood Dr. & Valley View Dr. – 134 Lot Preliminary Plan

Darrell Raubenstine 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.

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

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

Darrell Raubenstine made a motion to table the Plan, seconded by Andrew 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 were no comments.

ITEM NO. 15 Next Meeting

The next Planning Commission meeting is scheduled for Thursday, September 20, 2012 at 6:00 pm

Duane Diehl said that he would be absent from the September meeting.

ITEM NO. 16 Adjournment

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

RESPECTFULLY SUBMITTED,

LAURA GATELY  
RECORDING SECRETARY