

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, SEPTEMBER 20, 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 Jay Weisensale. Absent from the meeting was Duane Diehl. Also present was Kevin Null, Township Manager and Mike Knouse, C.S. Davidson.

ITEM NO. 3 Approval of Minutes

Chairman Jim Myers said page 2, second paragraph of the minutes should be corrected to note; "their residence".

Andy Hoffman made a motion, seconded by Darrell Raubenstine; to approve the minutes of the Planning Commission Meeting of August 16, 2012 as corrected. ***The motion carried.***

ITEM NO. 4 Correspondence

Chairman Jim Myers reported that the following correspondences were received:

- 1) Letter from Carl Gobrecht dated August 29, 2012 requesting an extension request of review time until January 3, 2013 for Orchard Estates.
- 2) Letter from Harry McKean of New Age Associates dated September 4, 2012 requesting an extension request of review time until January 3, 2013 for Benrus Stambaugh II et al Land Development Plan.
- 3) Letter from HRG, Inc. Engineering dated August 30, 2012 requesting an extension request of review time until January 4, 2013 for Homestead Acres 134 Lot Preliminary Subdivision Plan.
- 4) Letter from HRG, Inc. Engineering dated August 30, 2012 requesting an extension request of review time until January 4, 2013 for Homestead Acres 366 Lot Single Family- Detached Dwelling Preliminary Subdivision Plan.
- 5) Comments from Emergency Management dated August 23, 2012 regarding the Preliminary Subdivision Plan for Homestead Acres 366 Lot Single Family Detached Dwelling, St. David's United Church of Christ and James Horak & Donald Yorlets Partnership 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 was not present to report on Emergency Services.

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 David & Salome Watkins will appear before the Zoning Hearing Board on September 25, 2012 to hear the request for a variance and special exception for a home daycare.

ITEM NO. 9 Old Business

Extension Requests:

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

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

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

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

C. Benrus L. Stambaugh II, et al – 1 Lot Land Development Plan – Brunswick Dr. & Oak Hills Dr.

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

ITEM NO, 10 New Business

A. High Pointe at Rojen Farms – 3 HOA Lots - Final Subdivision Plan–Minor Plan

- (1). Subdivide the "Common Area" lots from the parent tract
- (2). Waiver Request – Relief from showing contours on the plan – SALDO – Section 402.A.4.e
- (3). Waiver Request – Relief from showing miscellaneous existing features –SALDO – Section 402. A.4.f
- (4). Waiver Request – Relief from showing soil types and boundaries –SALDO – Section 402.A.5.c
- (5). Planning Waiver / Non-building declaration

Robert Sharrah, President, Sharrah Design Group, Inc. and Jim Piet, Woodhaven Development, Inc. were present to review the revised plan that was submitted to the township.

Andy Hoffman made a motion, seconded by Jay Weisensale, for a favorable recommendation to the Board of Supervisors for the five waiver requests. ***The motion carried.***

B. St. David's United Church of Christ – 1-Lot Final Plan

Gerald Funke, GHI, Engineers was present to represent the plan on behalf of the applicant. He reviewed each of the waiver requests presented.

Andy Brough, Conewago Enterprises, Inc. representing St. David's United Church of Christ was present to answer any questions on the behalf of the church.

(1). Waiver of Preliminary Plan request – SALDO – Section 305.A & B

The applicant is requesting that the Planning Commission consider the submitted plan dated August 15, 2012 as a Final Plan, Subdivision and Land Development Ordinance (SALDO), Section 305 A & B.

Jay Weisensale made a favorable recommendation to the Board of Supervisors for the waiver request, seconded by Andy Hoffman. ***The motion carried.***

(2). Waiver of clear sight triangle – SALDO - Section 511.C

The applicant is requesting relief of the requirement of "A 100' clear sight triangle" Subdivision and Land Development Ordinance (SALDO), Section 505 E.6. They request that the waiver be granted in favor of using a 50' clear sight triangle for local streets, Section 505.E.6, Table V-3.

Andy Hoffman made a favorable recommendation to the Board of Supervisor for the waiver request, seconded by Darrell Raubenstine. The motion carried.

(3). Waiver of number of permitted access drives – SALDO – Section 511.A

The applicant is requesting a waiver from "the number of access drives intersecting with each street shall not exceed two (2) per lot", Subdivision and Land Development Ordinance (SALDO), Section 511A. By creating three (3) points of ingress, of which two (2) will also be egress, creates a safer situation over the existing configuration which allows ingress and egress along the entire frontage of the parking area.

Jay Weisensale made a favorable recommendation to the Board of Supervisors on the waiver request with the condition that the lower access drive (closest to Baltimore Pike) be ingress only ("one-way") and posted accordingly, seconded by Andy Hoffman. ***The motion carried.***

(4). Waiver of landscape divider strip – SALDO – Section 523.E.4.a.5

The applicant is requesting a waiver from the requirement that "A landscaped divider strip between abutting rows of parking shall be installed", Subdivision and Land Development Ordinance (SALDO), Section 523 E.4a5. With the required orientation of the parking area constructed to provide proper traffic flow, the planting dividers would create a safety issue for pedestrians.

Andy Hoffman made a favorable recommendation to the Board of Supervisors on the waiver request, seconded by Darrell Raubenstine. ***The motion carried.***

(5). Waiver of 10' wide planting strip – SALDO– Section 523.E.3.c.1

The applicant is requesting a waiver from the requirement of “A minimum ten-foot wide planting strip shall be provided along all property lines which abut residential zoning districts or properties”, Subdivision and Land Development Ordinance (SALDO), Section 523 E.3.c. 1. The existing trees to the north already create an adequate screen from the site, and the project will create no additional visual impact to the existing property to the west.

Andy Hoffman made a favorable recommendation to the Board of Supervisors on the waiver request, seconded by Jay Weisensale. ***The motion carried.***

(6). Waiver of required cartway width – SALDO – Section 505.B (Street Right of Way and Cartway Width)

The applicant is requesting a waiver from the required cartway width of 28 ft. and the requirement to bring cartway width up to Township Standards, Subdivision and Land Development Ordinance (SALDO), Section 505B. The existing road width is approximately 23 feet wide. Under this section the Church would be required to improve the cartway approximately two (2) feet wide along the church property.

Andy Hoffman made a favorable recommendation on the waiver request on the condition that the Church enter into negotiations with the Township to obtain a right of way on the south side of Hobart Road, on property owned by the Church, seconded by Darrell Raubenstine. ***The motion carried.***

(7). Waiver of required access drive distance from the intersection of any street right of way lines – SALDO – Section 511.b.1 (Access Drives)

The applicant is requesting a waiver for the requirement that access drives be a minimum of one hundred (100) feet from the intersection of any street right of way, Subdivision and Land Development Ordinance (SALDO), Section 511.b.1. The proposed eastern most driveway does not meet the criteria. The location is based on having a drop off area close to the church's main entrance.

Darrell Raubenstine made a favorable recommendation to the Board of Supervisors on the waiver request, seconded by Andy Hoffman, with the condition that the access drive is ingress only. This option makes a situation that is currently less than desirable, much better and safer. ***The motion carried.***

Darrell Raubenstine made a motion, seconded by Andy Hoffman to authorize the signature of the Planning Commission Secretary for the Planning Module. ***The motion carried.***

C. James Horak & Donald Yorlets Partnership – 7 - Lot Preliminary Plan

(1). Waiver – SALDO - Section 504: Private Streets

Doug Barmoy, Hanover Land Services, was present to represent the owner. He reviewed the waiver requests that were submitted to the Planning Commission.

The applicant is requesting a waiver to construct a Private Road with a width of 28 feet instead of the required 32 feet, Subdivision and Land Development Ordinance (SALDO), Section 504. The Private Road will only serve seven (7) lots and ends with a permanent cul-de-sac. Off street parking will also be provided.

Darrell Raubenstine made an unfavorable recommendation to the Board of Supervisors of the waiver request, seconded by Jay Weisensale, due to concerns over emergency equipment access. ***The motion carried.***

(2). Waiver – SALDO - Section 512.A: Sidewalks be installed for all developments (Along private road and Fairview Drive)

The applicant is Requesting a waiver to eliminate the installation of sidewalks along the new private road and along Fairview Drive, Subdivision and Land Development Ordinance (SALDO), Section 512 A. There are no existing sidewalks within close proximity of the subdivision.

Darrell Raubenstine made an unfavorable recommendation to the Board of Supervisors on the waiver request, seconded by Andy Hoffman. ***The motion carried.***

(3) Waiver – SALDO – Section 505.B.2 and Section 513: Curbing and Road Improvements (Fairview Drive)

The applicant is requesting a waiver to eliminate the installation of the road improvements and curbing along the property which fronts Fairview Drive, Subdivision and Land Development Ordinance (SALDO), Section 505 B.2 and Section 513. Within the vicinity of the project there are no pavement widening and/or curbing along Fairview Drive. The applicant proposes to install new curbing for the private street that will be setback approximately 5 feet from the edge of the existing paving. A paved transition strip will be installed at the entrance.

Andy Hoffman made a favorable recommendation to the Board of Supervisors of the waiver request, seconded by Jay Weisensale, on the condition that improvements are completed as shown on the submitted plans dated July 31, 2012 Darrell Raubenstine was opposed. ***The motion carried.***

(4). Waiver – SALDO - Section 507.C: Prohibition of “double-fronted” Lots

The applicant is requesting a waiver to allow the use of a double fronted lot that is being created for an approved lot located on the adjacent High Pointe Subdivision, Subdivision and Land Development Ordinance (SALDO), Section 507 C. To alleviate access from this lot onto the private road, a permanent landscape buffer is being created.

Darrell Raubenstine made an unfavorable recommendation to the Board of Supervisors, seconded by Jay Weisensale on the waiver request. ***The motion carried.***

(5). Waiver – SALDO - Section 524.C.1.a: Lighting Requirements

The applicant is requesting a waiver from the requirement to install a community lighting system, Subdivision and Land Development Ordinance (SALDO), Section 524 C. 1.a. Propose to install individual post lights on each lot that is owned and maintained by the individual home owner.

Jay Weisensale made an unfavorable recommendation to the Board of Supervisors, seconded by Darrell Raubenstine on the waiver request. Andy Hoffman was opposed. ***The motion carried.***

D. Homestead Acres 366 Lot Preliminary Subdivision Plan - Sketch Plan

At the request of the Board of Supervisors the West Manheim Township Planning Commission reviewed the waiver request previously presented, and acted on, by the Planning Commission on January 19, 2012, as a revised Sketch Plan for Homestead Acres 366 lot subdivision plan has been submitted to address recommendations and comments made by the Planning Commission.

While the sketch plan addresses issues with cul-de-sacs' and parking it does not address the minimum distance between intersection requirements and does not adequately address emergency access.

The Planning Commission appreciates the efforts of the Developer, particularly with the stipulation that Phase 4 may only be constructed if through streets are constructed. The Planning Commission recommends that Phase 4 also include the area from the circle at Acre Drive and Homestead Drive through the existing Phase 4 plan.

The Planning Commission concurs with the waiver request recommendations made at the January 19, 2012 meeting and would like them to remain as they previously recommended.

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, October 18, 2012 at 6:00 pm

ITEM NO. 16 Adjournment

Adjournment was at 8:50 p.m. in a motion by Andy Hoffman, and seconded by Jay Weisensale. ***The motion carried.***

RESPECTFULLY SUBMITTED,

LAURA GATELY
RECORDING SECRETARY