

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, OCTOBER 18, 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, and Jay Weisensale, and Duane Diehl. Absent from the meeting was Andrew Hoffman. Also present was Kevin Null, Township Manager and Mike Knouse, C.S. Davidson.

Member Andrew Hoffman arrived to the meeting at 6:05 p.m.

ITEM NO. 3 Approval of Minutes – September 20, 2012

Chairman Jim Myers said page 6, Homestead Acres - Oakwood Dr. & Valley View Drive – 366 Lot Preliminary Subdivision Plan, third paragraph of the minutes should be corrected to read "...Phase 4 may only be constructed if through streets are constructed."

Duane Diehl made a motion, seconded by Jay Weisensale; to approve the minutes of the Planning Commission Meeting of September 20, 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) Letter from Hanover Land Services, Inc. dated October 8, 2012 requesting an extension request of review time until February 7, 2013 for James Horak and Donald Yorlets Partnership 7-Lot Preliminary Subdivision Plan.
- 6) Letter from Woodhaven Building & Development, Inc. dated October 9, 2012 requesting an extension request of review time until January 4, 2013 for High Pointe Final Subdivision Plan HOA Open Space Lots.
- 7) Letter from GHI Engineers dated October 4, 2012 requesting an extension request of review time until January 3, 2013 for St. David's United Church of Christ 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

Kevin Null, Zoning Officer reported that David & Salome Watkins appeared before the Zoning Hearing Board on September 25, 2012 to hear the request for a special exception for a home beauty salon at 125 Vista Loop. The Zoning Hearing Board approved the application.

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.

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

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

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

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

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

ITEM NO. 10 New Business

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

Jim Piet, Woodhaven Building and Development, Inc., was present to represent the developer on the plan that was submitted to the township. He said they would like to ask that the Commission recommend to the Board of Supervisors the approval to subdivide the HOA lots. He said they have addressed all of the county comments.

Mike Knouse, C.S. Davidson said all of the engineering and York County comments have been addressed.

Darrell Raubenstine made a favorable recommendation to the Board of Supervisors for the Final Subdivision Plan–Minor Plan, seconded by Duane Diehl. ***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 said they are asking for a favorable recommendation to the Board of Supervisors for approval. They have addressed all of the engineering and York County comments.

Mike Knouse, C.S. Davidson said all of the engineering comments have been addressed. The only remaining outstanding items that are to be addressed are the outside agency approvals. The outside agencies include DEP for the Planning Module and the York County Conservation District.

Chairman Jim Myers said Emergency Services letter dated August 23, 2012 indicates that the access and egress into and out of the parking areas are acceptable.

Darrell Raubenstine made a favorable recommendation to the Board of Supervisors for the Final Subdivision Plan–Minor Plan with the stipulation that the proper signatures are received from the church, and that the outside agency conditions are addressed, seconded by Andy Hoffman. ***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, November 15, 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 Darrell Raubenstine. ***The motion carried.***

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RESPECTFULLY SUBMITTED,

LAURA GATELY
RECORDING SECRETARY