

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, DECEMBER 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, Jay Weisensale Andrew Hoffman, and Duane Diehl. Absent from the meeting: Darrell Raubenstine. 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 November 15, 2012, seconded by Andrew Hoffman. ***The motion carried.***

ITEM NO. 4 Correspondence

Chairman Jim Myers reported that the following correspondences were received:

- 1) Letter from Carl Gobrecht dated December 10, 2012 requesting an extension request of review time until April 4, 2013 for Orchard Estates.
- 2) Letter from Harry McKean of New Age Associates dated December 10, 2012 requesting an extension request of review time until April 4, 2013 for Benrus Stambaugh II et al Land Development Plan.
- 3) Letter from HRG, Inc. Engineering dated December 10, 2012 requesting an extension request of review time until April 5, 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.

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

EMA had nothing new to report on for Emergency Services.

ITEM NO. 8 Report from Zoning Officer

A. Zoning/Hearing Board

Kevin Null, Zoning Officer said that there was nothing new to report on for the Zoning Hearing Board.

ITEM NO. 9 Old Business

Extension Requests:

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

Orchard Estates requested and received an extension until April 4, 2013 from the Board of Supervisors. A Motion to table the plan was made by Duane Diehl, second by Andy Hoffman. **Motion carried.**

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

A Motion to table the plan was made by Duane Diehl, second by Andy Hoffman. **Motion carried.**

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

Benrus Stambaugh - requested and received an extension until April 4, 2013 from the Board of Supervisors. A Motion to table the plan was made by Duane Diehl, second by Andy Hoffman, **Motion carried.**

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

Homestead Acres 366 lot - requested and received an extension until April 4, 2013 from the Board of Supervisors. A Motion to table the plan was made by Duane Diehl, second by Andy Hoffman. **Motion carried.**

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

Horak & Yorlets - 7 - Lot Preliminary Plan requested and received an extension until April 4, 2013 from the Board of Supervisors. A Motion to table the plan was made by Jay Weisensale, second by Andy Hoffman. **Motion carried.**

ITEM NO. 10 New Business

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

The Board of Supervisors requested that the Planning Commission hear the waiver request again since the developers have a new Engineer representing the subdivision plan on their behalf.

- (1) Waiver SALDO Section 504: Private Streets
- (2) Waiver-SALDO Section 512A; Sidewalks (along Private Road and along Fairview Drive)
- (3) Waiver SALDO Section 505.f.2 and Section 513; Curbing & road Improvements (Fairview Drive)
- (4) Waiver SALDO Section 507.C Lots
- (5) Waiver SALDO Section 524.1.a Lighting Requirements

Jack Powell, Jack N. Powell, Inc. was representing the developers, he stated that based on a new site plan, they would most likely be withdrawing all of the waiver requests, with the exception of a Waiver of Section 505.f.2 of the SALDO, Subdivision and Land Development Ordinance; regarding improvements along Fairview Drive. He said instead, they are suggesting a tie in to the High Pointe Development, making the road a through-road and not a cul-de-sac.

Mr. Powell presented a sketch plan showing the proposed street extended to Winfred Drive in the High Pointe Development. The street would be 32 feet wide with sidewalks.

All lots meet minimum lot size and they would plan on using a gravity line to connect to sewer on Winfred Drive.

The Planning Commission voiced their support for the revised sketch plan; however, the Planning Commission members felt strongly that sidewalks should be required along Fairview Drive. Further, the Planning Commission would consider a recommendation to the Board of Supervisor suggesting that other property owners along Fairview Drive be required to install sidewalks.

Mr. Powell was advised to amend his Waiver Request accordingly and to submit the plan to the EMA Committee for review.

Jay Weisensale made a Motion, and seconded by Andy Hoffman, to table the Waiver request, items A1-A5 as listed on the agenda. **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. 14 Next Meeting

The next Planning Commission meeting is the Re-Organization Meeting scheduled for Thursday, January 17, 2013 at 6:00 pm.

ITEM NO. 16 Adjournment

Adjournment was at 6:40 p.m. in a motion by Andy Hoffman, and seconded by Jay Weisensale.
The motion carried.

RESPECTFULLY SUBMITTED,

LAURA GATELY
RECORDING SECRETARY