

MINUTES  
WEST MANHEIM TOWNSHIP  
PLANNING COMMISSION MEETING  
THURSDAY, MARCH 21, 2013  
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, Andrew Hoffman and Duane Diehl. Commission Member Weisensale was absent from the meeting. Also present was Kevin Null, Township Manager, Linus Fenicle, Solicitor and Mike Knouse, C. S. Davidson.

ITEM NO. 3 Approval of Minutes

Duane Diehl made a motion to approve the minutes from the meeting of Thursday, February 21, 2013 Planning Commission meeting, seconded by Andy Hoffman. *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

Kevin Null, Township Manager said there was nothing new to report from the Emergency Services Group. Mike Hampton was absent from the meeting.

ITEM NO. 8 Report from Zoning Officer

A. Zoning/Hearing Board

Kevin Null, Zoning Officer provided a handout that included a list of definitions included in the Zoning Ordinance. He asked the Planning Commission members to review the information and let him know if they would like to implement any changes to the Zoning Ordinance.

ITEM NO. 9 Old Business

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

Chairman Jim Myers noted that the extension review time expired on July 4, 2013.

Duane Diehl 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

Chairman Jim Myers noted that the extension review time expired on July 5, 2013.

Duane Diehl made a motion to table the Plan, seconded by Andy Hoffman. *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 expired on July 4, 2013.

Darrell Raubenstine 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 expired on July 5, 2013.

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

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

Chairman Jim Myers noted that the extension review time expired on May 2, 2013.

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

ITEM NO. 10 New Business

A. Homestead Acres

The Planning Commission members discussed with Solicitor Linus Fenicle how subdivision plans can be reviewed by the Commission and how recommendations are made on approvals and denials. The Commission requested that the developers attend the April 18<sup>th</sup> Planning Commission meeting to provide an update.

Darrell Raubenstine made a motion, seconded by Duane Diehl to request that the developers attend the April 18<sup>th</sup> meeting to provide an update on the project. *The motion carried.*

Chairman Jim Myers asked Darrell Raubenstine to amend his motion to include an update from all other developments and provide an update on the status of the project to the Commission.

Darrell Raubenstine amended his motion, Duane Diehl amended his second to include an update from all other developments and provide an update on the status of the project to the Commission. *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 was no one present from the public to address the Commission.

ITEM NO. 14 Next Meeting

The next Planning Commission meeting is scheduled for April 18, 2013 at 6:00 pm

ITEM NO. 15 Adjournment

Adjournment was at 7:00 p.m., in a motion by Duane Diehl, and seconded by Andy Hoffman. *The motion carried.*

RESPECTFULLY SUBMITTED,

LAURA GATELY  
RECORDING SECRETARY