

MINUTES  
WEST MANHEIM TOWNSHIP  
PLANNING COMMISSION MEETING  
THURSDAY, JULY 18, 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, Jay Weisensale, and Duane Diehl. Andrew Hoffman was absent. 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 meeting of Thursday, June 20, 2013 Planning Commission meeting, seconded by Jay Weisensale. *The motion carried.*

ITEM NO. 4 Correspondence

Jim Myers, Chairman reported that the following correspondences were received:

- 1). Letter from Jack N. Powell, Engineer dated April 1, 2013 requesting an extension request of review time until November 7, 2013 for James Horak & Donald Yorlets Partnership – 7 - Lot Preliminary 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, EMA Director said there was nothing new to report from the Emergency Services Group. The next Emergency Management meeting will be held on Monday, August 26, 2013 at 7:00 p.m. in the large conference room.

ITEM NO. 8 Report from Zoning Officer

A. Zoning/Hearing Board

Kevin Null, Zoning Officer said he had nothing new to report.

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 October 4, 2013.

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

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

Duane Diehl made a motion to table the Plan, seconded by Jay Weisensale. *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 October 4, 2013.

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

Chairman Jim Myers noted that the extension review time expired on October 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 November 7, 2013.

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

F. George Morningstar – 420 Impounding Dam Rd.- 3-Lots - Add On Final Subdivision Plan

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

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

ITEM NO. 10 New Business

A. George Morningstar – 420 Impounding Dam Rd.- 3-Lots - Add On Final Subdivision Plan

Doug Stambaugh, Herbert, Rowland & Grubic, Inc. was present on behalf of the developer and gave an overview of the proposed project. He said that the subdivision consists of 3 add-on lots that are being conveyed to adjoining family members and there are no proposed public or private improvements. He also reviewed each of the waiver requests provided in the planning packet.

In a motion by Darrell Raubenstine, seconded by Duane Diehl, the Planning Commission made a favorable recommendation for approval on the Final Subdivision Plan to the Board of Supervisors. *The motion carried.*

1. Waiver Request – Article 3, Section 305 A & B to allow plan to be considered as a Final Plan

In a motion by Darrell Raubenstine, seconded by Jay Weisensale, the Planning Commission made a favorable recommendation of the waiver request to the Board of Supervisors. ***The motion carried.***

2. Waiver Request – Article 4, Section 402 A.4.F.5 to allow the plan to be exempt from showing on-lot sanitary sewer, wells and other water supply facilities within one thousand (1000) feet of site.

In a motion by Jay Weisensale, seconded by Darrell Raubenstine, the Planning Commission made a favorable recommendation of the waiver request to the Board of Supervisors. Jim Myers was opposed. ***The motion carried with a 3-1 vote.***

3. Form “B” Waiver – Request for Planning Waiver & Non-Building Declaration

Chairman Jim Myers asked for a motion to approve the signing of the waiver by the Planning Commission Secretary.

In a motion by Darrell Raubenstine, seconded by Duane Diehl, the Planning Commission authorized the Secretary of the Planning Commission to Sign Form “B” Waiver request. ***The motion carried.***

B. Bob Ward Company, Developer – Reservoir Heights Subdivision – Request to relocate sidewalks

Chairman Jim Myers asked if there were any representatives present that wished to address the Commission regarding the Subdivision Plan, and received no reply.

In a motion by Darrell Raubenstine, seconded by Jay Weisensale, the Planning Commission made an unfavorable recommendation to the Board of Supervisors regarding the request to be exempted from installing the balance of public sidewalk going out to Shorbs Hill Road as shown on the recorded Final Subdivision and Land Development Plan for Lot 145 located on Reservoir Heights Drive. Duane Diehl was opposed. ***The motion carried.***

C. Discussion of Zoning Ordinance Definitions

Kevin Null, Township Manager reviewed the revised handouts submitted to the Planning Commission on the discussion of the Zoning Ordinance definitions. (Copy in Township file) He reviewed in the handouts the previous discussions on each of the provided definitions and the requested changes of the Planning Commission. The Zoning Officer recommended that the requested *draft* changes be forward to the York County Planning Commission for their review and input. The planning Commission will have an opportunity to review and provide further input on zoning changes if necessary.

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 that wished to address the Commission; he closed the public portion of the meeting.

ITEM NO. 14 Next Meeting

The next Planning Commission meeting is scheduled for August 15, 2013 at 6:00 pm.

ITEM NO. 15 Adjournment

Adjournment was at 7:15 p.m., in a motion by Duane Diehl, and seconded by Darrell Raubenstein. *The motion carried.*

RESPECTFULLY SUBMITTED,

LAURA GATELY  
RECORDING SECRETARY