

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, AUGUST 15, 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. Jay Weisensale was absent. Also present was Kevin Null, Township Manager.

ITEM NO. 3 Approval of Minutes

Duane Diehl made a motion to approve the minutes from the meeting of Thursday, July 18, 2013 Planning Commission meeting, seconded by Darrell Raubenstine. *The motion carried.*

ITEM NO. 4 Correspondence

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

- 1) Letter from Carl Gobrecht dated June 10, 2013 requesting an extension request of review time until October 3, 2013 for Orchard Estates.
- 2) Letter from HRG, Inc. Engineering dated June 10, 2013 requesting an extension request of review time until October 4, 2013 for Homestead Acres 134 Lot Preliminary Subdivision Plan.
- 3) Letter from Harry McKean of New Age Associates dated June 10, 2013 requesting an extension request of review time until October 4, 2013 for Benrus Stambaugh II et al Land Development Plan.
- 4) Letter from HRG, Inc. Engineering dated June 10, 2013 requesting an extension request of review time until October 4, 2013 for Homestead Acres 366 Lot Single Family- Detached Dwelling Preliminary Subdivision Plan.
- 5) Letter from Jack Powell, Engineer dated July 10, 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 was absent from the meeting. There was nothing new to report from the Emergency Services Group.

ITEM NO. 8 Report from Zoning Officer

A. Zoning/Hearing Board

Kevin Null, Zoning Officer said he had nothing new to report. He also reported that the draft of the proposed Zoning Ordinance updates have been sent to the York County Planning Commission for an initial review. Once the initial review is completed, and any necessary changes have been made, The Planning Commission may be able to make a recommendation to the Board of Supervisors.

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.

Duane Diehl made a motion to table the Plan, seconded by Andrew Hoffman. *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.

Darrell Raubenstine made a motion to table the Plan, seconded by Andrew 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 October 4, 2013.

Darrell Raubenstine made a motion to table the Plan, seconded by Andrew Hoffman. *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 Andrew Hoffman. *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.

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

ITEM NO. 10 New Business

A. Bob Hemler – Sketch Plan – Sunset Drive

Kevin Null, Township Manager said Doug Stambaugh from GHI, Group Hanover, Inc. Engineers submitted information to the Township that owner Bob Hemler would not be submitting a sketch plan for review at tonight's meeting and, at this time did not know when he would be submitting a plan for review.

ITEM NO. 11 Signing of Approved Plans

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

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.

Dave Barber, Kenlee Circle, Hanover, Pa.

ITEM NO. 14 Next Meeting

The next Planning Commission meeting is scheduled for September 17, 2013 at 6:00 pm.

ITEM NO. 15 Adjournment

Adjournment was at 6:30 p.m., in a motion by Duane Diehl, and seconded by Darrell Raubenstein. *The motion carried.*

RESPECTFULLY SUBMITTED,

LAURA GATELY
RECORDING SECRETARY