

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, SEPTEMBER 19, 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, Jay Weisensale, Andrew Hoffman and Duane Diehl. Darrell Raubenstine 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, July 18, 2013 Planning Commission meeting with the correction on agenda Item 14 Next Scheduled Meeting. It was noted the meeting would be held on Thursday, August 15, 2013 instead of Thursday, September 19, 2013, seconded by Andy Hoffman. *The motion carried.*

ITEM NO. 4 Correspondence

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

- 1) Letter from Carl Gobrecht dated August 21, 2013 requesting an extension request of review time until January 2, 2014 for Orchard Estates.
- 2) Letter from HRG, Inc. Engineering dated August 27, 2013 requesting an extension request of review time until January 3, 2014 for Homestead Acres 134 Lot Preliminary Subdivision Plan.
- 3) Letter from Harry McKean of New Age Associates dated August 27, 2013 requesting an extension request of review time until January 4, 2014 for Benrus Stambaugh II et al Land Development Plan.
- 4) Letter from HRG, Inc. Engineering dated August 27, 2013 requesting an extension request of review time until January 3, 2014 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 said that there would be a Special Exception Home Occupation application submitted for a massage therapy business for review at the October Planning Commission meeting.

ITEM NO. 9 Old Business

Extension Requests/Subdivision Plan Updates:

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

Chairman Jim Myers noted that the extension review time expired on January 2, 2014.

1. Subdivision Plan Update

Carl Gobrecht, property owner said he is still in the same position as previously reported regarding the sewer capacity which is the reason he is not moving forward with the plan. He said that his son will be receiving the homestead and ten acres and they are currently in the process of reworking revised plans and determining which ten acres should be given along with the buildings. He asked them not to push him to do something immediately because if he has to then he would have to move quickly and involve a developer. He said it is also difficult to develop without the sewer capacity.

Duane Diehl made a motion for a favorable recommendation on the time extension request to the Board of Supervisors and 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 January 3, 2014.

1. Subdivision Plan Update

Kevin Null, Township Manager said there was no representative present to provide an update on the subdivision plan. He reported the revised plans for the 355 lot subdivision was submitted to the Township this afternoon. He said that on behalf of J. A. Myers Building & Development, Inc., Herbert, Rowland & Grubic, Inc. (HRG) has submitted a letter dated September 17, 2013 indicating that they were currently finalizing the revisions to the Preliminary Subdivision and Land Development Plan for the single-family attached dwellings version and plan to submit to the Township on September 19, 2013. The letter also indicated that they were not planning to have a representative present at the September 19, 2013 Planning Commission meeting or the October 3, 2013 Board of Supervisors meeting to provide an update since the revised plans have been submitted to the Township and is the current status of the plan. The revised plans now include a 355 lot subdivision instead of a 366 lot subdivision. He said they also submitted a letter requesting sewer EDU's.

Andrew Hoffman made a motion for an unfavorable recommendation on the time extension to the Board of Supervisor due to no effort on the part of the developer to move forward on the project, 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 January 4, 2014.

1. Subdivision Plan Update

Harry McKean, owner was present on behalf of the subdivision plan. He said they have had some inquiries and had a few contracts written on the property, but they were not acceptable. They want to hold onto the property to try and get the highest and best use for the property for the Township due to the property being prime commercial land. They see no reason to withdraw the plan with the amount of work that has been invested. It was at no fault of the owner that the plan was not able to move forward prior to the sewer moratorium. He said they owned the sewer capacity but were unable to use it due to the issues with the Penn Township sewer moratorium. He is asking for an extension until January.

Duane Diehl made a motion for a favorable recommendation on the time extension request to the Board of Supervisors and tabled 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 January 3, 2014.

1. Subdivision Plan Update

Kevin Null, Township Manager said there was no representative present to provide an update on the subdivision plan. He reported the revised plans for the 355 lot subdivision was submitted to the Township this afternoon. The revised plans now include a 355 lot subdivision instead of a 366 lot subdivision. He said they also submitted a letter requesting sewer EDU's. He said that on behalf of J. A. Myers Building & Development, Inc., Herbert, Rowland & Grubic, Inc. (HRG) has submitted a letter dated September 17, 2013 indicating that they were currently finalizing the revisions to the Preliminary Subdivision and Land Development Plan for the single-family attached dwellings version and plan to submit to the Township on September 19, 2013. The letter also indicated that they were not planning to have a representative present at the September 19, 2013 Planning Commission meeting or the October 3, 2013 Board of Supervisors meeting to provide an update since the revised plans have been submitted to the Township and is the current status of the plan.

Andrew Hoffman made a motion for a favorable recommendation on the time extension request to the Board of Supervisors and tabled 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.

1. Subdivision Plan Update

Jack Powell, Engineer, Jack N. Powell, PE, Inc. was present on behalf of the owner. He said they have submitted plans to the Township for the additional lots and are currently being reviewed by the Township Engineer. They are moving forward. He said they previously discussed the 6 lots coming from the High Pointe subdivision and there is an agreement in place with Woodhaven Development.

Duane Diehl made a motion for a favorable recommendation on the time extension request to the Board of Supervisors and tabled the plan, seconded by Jay Weisensale. *The motion carried.*

ITEM NO. 10 New Business

A. Ron & Sheila Carter – Maryland View Farms – Glenville Rd - Lot #4 – 2-Lot Add-On

Ron Carter, the property owner reviewed the following subdivision plan application waiver requests. He said they are reconfiguring the existing lot of record and changing the lot lines.

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

In a motion by Duane Diehl, seconded by Andrew Hoffman, 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 Andy Hoffman, the Planning Commission made a favorable recommendation of the waiver request to the Board of Supervisors. *The motion carried.*

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

Mike Knouse, C.S. Davidson reviewed the requirements for Form “B” waiver request.

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

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

ITEM NO. 11 Signing of Approved Plans

- A. St. David’s United Church of Christ – 1-Lot Final 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. 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 October 17, 2013 at 6:00 pm.

ITEM NO. 15 Adjournment

Adjournment was at 6:45 p.m., in a motion by Andy Hoffman, and seconded by Jay Weisensale. *The motion carried.*

RESPECTFULLY SUBMITTED,

LAURA GATELY
RECORDING SECRETARY