

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, OCTOBER 17, 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, Andrew Hoffman and Duane Diehl. Also present was Kevin Null, Township Manager and Mike Knouse, C.S. Davidson.

ITEM NO. 3 Approval of Minutes

Andy Hoffman made a motion to approve the minutes from the meeting of Thursday, September 19, 2013 Planning Commission, seconded by Duane Diehl. *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 6, 2014 for Orchard Estates.
- 2) Letter from HRG, Inc. Engineering dated August 27, 2013 requesting an extension request of review time until January 6, 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 6, 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 6, 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 January 6, 2013 for James Horak & Donald Yorlets Partnership – 7 - Lot Preliminary Plan.
- 6) Letter from Ronald and Sheila Carter dated October 7, 2013 requesting an extension request of review time until January 6, 2014 for Maryland View Farms – Glenville Rd - Lot #4 – 2-Lot Add-On.

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 on the agenda tonight is the application request for a Special Exception Home Occupation for a licensed massage therapy business. He said that there would be a request for a Special Exception application submitted for a family home daycare business for review at the November Planning Commission meeting.

ITEM NO. 9 Old Business

Extension Requests:

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

Chairman Jim Myers noted that the extension review time expired on January 6, 2014.

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 January 6, 2014.

Duane Diehl made a motion to table the Plan, seconded by Darrell Raubenstine. ***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 6, 2014.

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 January 6, 2014.

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

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

Chairman Jim Myers noted that the extension review time expired on January 6, 2014.

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

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

Chairman Jim Myers noted that the extension review time expired on January 6, 2014

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

ITEM NO. 10 New Business

A. Special Exception/Home Occupation Applications:

1. Deborah Clawson – Freeland – 2 Nace Drive - SE/HO - #01 - 09/11/13

Application for a Special Exception-Home Occupation, to operate a licensed massage therapy business at 2 Nace Drive, zoned Residential, West Manheim Township Zoning Ordinance, Article 4, Section 1.3 F and Article 7, Section 2.15.

Deborah Clawson-Freeland, applicant/owner presented her request for a Special Exception – Home Occupation.

Darrell Raubenstine made a motion for a favorable recommendation to the Zoning Hearing Board, seconded by Andy Hoffman, with the understanding that the applicant provides clarification to the Zoning Hearing Board on the hours of operation.

B. Robert & Cheryl Hemler – 130 Sunset Drive – 1 Lot Add-on Final Subdivision Plan

Robert Hemler, the property owner reviewed the following subdivision plan application waiver requests.

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

3. Waiver Request - Article 5, Section 513 to allow this plan to be exempt from curbing due to the minor nature of this plan and no adjoining properties on either side or across the street have curbing.

In a motion by Darrell Raubenstine, seconded by Duane Diehl, the Planning Commission made a favorable recommendation of the waiver request to the Board of Supervisors including the addition of General Note #8 on the plans: Concrete curb, sidewalks, and required street widening shall be installed in accordance with the West Manheim Township Construction and Materials Specifications by the Owner, their Heirs, or Assigns within six (6) months after receipts of written notice from West Manheim Township. ***The motion carried.***

4. Waiver Request - Article 5 Section 512 to allow this plan to be exempt from sidewalks due to the minor nature of this plan and no adjoining properties on either side or across the street have sidewalks.

In a motion by Jay Weisensale, seconded by Duane Diehl, the Planning Commission made a favorable recommendation of the waiver request to the Board of Supervisors including the addition of General Note #8 on the plans: Concrete curb, sidewalks, and required street widening shall be installed in accordance with the West Manheim Township Construction and Materials Specifications by the Owner, their Heirs, or Assigns within six (6) months after receipts of written notice from West Manheim Township. ***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 November 21, 2013 at 6:00 pm.

ITEM NO. 15 Adjournment

Adjournment was at 6:45 p.m., in a motion by Duane Diehl, and seconded by Darrell Raubenstine. *The motion carried.*

RESPECTFULLY SUBMITTED,

LAURA GATELY
RECORDING SECRETARY