

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, NOVEMBER 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, 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, October 17, 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 said 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 Tuesday, November 26th at 7:00 pm the Zoning Hearing Board will meet to hear the request from Deborah Clawson – Freeland of 2 Nace Drive regarding the Application for a Special Exception/Home Occupation, to operate a licensed massage therapy business. He said on the agenda tonight is the application request for a Special Exception for an accessory use to operate a daycare, family for six (6) children. He said that the December Zoning Hearing Board meeting will be held on Thursday, December 19, 2013 at 7:00 pm instead of Tuesday, December 24th due to the Christmas Eve Holiday.

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 expires on January 6, 2014.

Andy Hoffman 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 expires on January 6, 2014.

Andy Hoffman 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 expires on January 6, 2014.

Darrell Raubenstine made a motion to table the Plan, seconded by Andy 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 expires on January 6, 2014.

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

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

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

Andy Hoffman made a motion to table the Plan, seconded by Darrell Raubenstine. ***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 expires on January 6, 2014

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

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ITEM NO. 10 New Business

A. Special Exception Application:

1. Vicky Martin – 17 Grand Valley Road - SE - #02 - 10/11/13 - Application for a Special Exception for an accessory use to operate a daycare, family for six (6) children at 17 Grand Valley Road, zoned Farming, West Manheim Township Zoning Ordinance, Article 7, Section 2.13.

Vicky Martin, applicant/owner presented her application request for a Special Exception.

Duane Diehl made a motion for a favorable recommendation to the Zoning Hearing Board, seconded by Andy Hoffman, for the Special Exception for an accessory use to operate a daycare, family for six (6) children at 17 Grand Valley Road.

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

Robert Hemler, the property owner said he would like to request final approval from the Planning Commission on the Final Subdivision Plan.

Mike Knouse, C.S. Davidson said all of the zoning and engineering comments have been addressed. The only remaining outstanding items that are to be addressed are the third party outside agencies and any recreation fees.

In a motion by Jay Weisensale, seconded by Andy Hoffman, the Planning Commission made a favorable recommendation to the Board of Supervisors on the Final Subdivision Plan. ***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

Chairman Jim Myers said the Planning Commission did receive comments from York County Planning Commission on the proposed changes/additions to the Zoning Ordinance. He said the Planning Commission would review the comments during the December meeting.

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 December 19, 2013 at 6:00 pm.

ITEM NO. 15 Adjournment

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

RESPECTFULLY SUBMITTED,

LAURA GATELY
RECORDING SECRETARY