

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, DECEMBER 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, 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

Duane Diehl made a motion to approve the minutes from the meeting of Thursday, November 21, 2013 Planning Commission, 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 December 2, 2013 requesting an extension request of review time until April 3, 2014 for Orchard Estates.
- 2) Letter from HRG, Inc. Engineering dated December 3, 2013 requesting an extension request of review time until April 4, 2014 for Homestead Acres 134 Lot Preliminary Subdivision Plan.
- 3) Letter from Harry McKean of New Age Associates dated December 4, 2013 requesting an extension request of review time until April 4, 2014 for Benrus Stambaugh II et al Land Development Plan.
- 4) Letter from HRG, Inc. Engineering dated December 3, 2013 requesting an extension request of review time until April 4, 2014 for Homestead Acres 366 Lot Single Family- Detached Dwelling Preliminary Subdivision Plan.
- 5) Letter from Jack Powell, Engineer dated December 3, 2013 requesting an extension request of review time until April 3, 2014 for James Horak & Donald Yorlets Partnership – 7 - Lot Preliminary Plan.
- 6) Letter from Ronald and Sheila Carter dated December 4, 2013 requesting an extension request of review time until April 3, 2014 for Maryland View Farms – Glenville Rd - Lot #4 – 2-Lot Add-On.
- 7) Comments from Emergency Services on the following Subdivision Plans: Robert, Jr. & Cheryl Hemler, Homestead Acres, James Horak & Donald Yorlets Partnership
- 8) Letter dated November 25, 2013 to Robert Hemler, Jr. & Cheryl Hemler on the Planning Commission's favorable recommendation of the Final Subdivision plan to the Board of Supervisors.

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 met 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. The Zoning Hearing Board approved the Special Exception application. He said on the Zoning Hearing Board 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 tonight 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 April 3, 2014.

Andy Hoffman made a motion to table the Plan, seconded by Duane Diehl. ***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 April 4, 2014.

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 expires on April 4, 2014.

Duane Diehl 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 April 4, 2014.

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 expires on April 3, 2014.

Jay Weisensale made a motion to table the Plan, seconded by Andy Hoffman. ***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 April 3, 2014

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

ITEM NO. 10 New Business

A. James Horak & Donald Yorlets Partnership – Fairview Drive - 13 - Lot Preliminary Plan

1. Waiver Requests:

Jack Powell, Engineer was present on behalf of the owners. He reviewed the waiver requests.

a. Waiver Request: Section 512 Sidewalks, A. & Section 513. Curbing, A.

Jack Powell, Engineer said since widening improvements have recently been made to Fairview Dr., we request the placement of the following note on the Plan in accordance with "If the Supervisors feel that sidewalks, and/or curbing in accordance with Section 513, are not required at this time then the following language shall be provided on the final plans:"

"Concrete curbs, sidewalks, and street widening shall be installed in accordance with the West Manheim Township Construction and Materials Specifications by the owner, heirs, or assigns, within six months after receipt of written notice from West Manheim Township."

In a motion by Darrell Raubenstine, seconded by Duane Diehl, the Planning Commission made an unfavorable recommendation to the Board of Supervisors on the waiver request. The Planning Commission would like to see the sidewalks and curbing improvements installed. *The motion carried.*

b. Waiver Request: Section 524. Lighting Requirements and Design Standards, C.1.a.

Jack Powell, Engineer said instead of full compliance with "A community lighting system shall be installed in proposed land developments Light posts shall be located along one side of the street and at all intersections in the development, and shall be utilized to upgrade any existing intersections.", we propose the installation of community street lights at the intersections of Winona Dr. with Winifred Dr. and Fairview Dr. The remainder of the street lighting would be accomplished via individual house yard lamp posts.

He said the proposed yard lamp posts would be in accordance with those required in the Rural Growth Area. The use of such posts would also make the proposed development lots consistent with the approved High Pointe subdivision which it will be a part of.

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

B. Update on the Homestead Acres – 366 Lot Preliminary Subdivision Plan

Jeff Stough, J.A. Myers Building & Development provided an update on the subdivision plan to the Planning Commission and reviewed the sketch plan of the overall design.

C. Discussion of Zoning Ordinance Definitions

Chairman Jim Myers said the Planning Commission would like to review the comments received from York County Planning Commission on the proposed changes/additions to the Zoning Ordinance. They reviewed each section and provided comments and recommendations to the Township Manager. The Commission will review the recommended changes at their next meeting.

ITEM NO. 11 Signing of Approved Plans

There was no new business to discuss.

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ITEM NO. 12 Sketch Plans and Other Business

Chairman Jim Myers said the Planning Commission would like to review the comments received from York County Planning Commission on the proposed changes/additions to the Zoning Ordinance. They reviewed each section and provided comments and recommendations to the Township Manager. The Commission will review the recommended changes at their next 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 the Re-Organization Meeting, Thursday, January 16, 2014 at 6:00 pm.

ITEM NO. 15 Adjournment

Adjournment was at 8:05 p.m., in a motion by Andy Hoffman, and seconded by Duane Diehl. *The motion carried.*

RESPECTFULLY SUBMITTED,

LAURA GATELY
RECORDING SECRETARY