

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION RE-ORGANIZATION MEETING
THURSDAY, JANUARY 16, 2014
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 Re-Organization – 2014

A. Chairman

Andy Hoffman moved to nominate Jim Myers as Chairman, seconded by Duane Diehl. ***The motion carried.***

B. Vice-Chairman

Darrell Raubenstine moved to nominate Andy Hoffman as Vice-Chairman, seconded by Jay Weisensale. ***The motion carried.***

C. Secretary

Jay Weisensale moved to nominate Darrell Raubenstine as Secretary, seconded by Andy Hoffman. ***The motion carried.***

D. Recording Secretary

The Planning Commission agreed that Laura Gately, Township Secretary would continue as the Recording Secretary.

E. Establish the Meeting Dates and Times for the Planning Commission Meetings

Jay Weisensale made a motion to keep the meetings on the third Thursday of each month starting at 6:00 pm, seconded by Andy Hoffman. ***The motion carried.***

ITEM NO. 4 Approval of Minutes

Duane Diehl made a motion to approve the minutes from the December 19, 2013 Planning Commission meeting, seconded by Andy Hoffman. ***The motion carried.***

ITEM NO. 5 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) Letter to James E. Horak and Donald L. Yorlets Partnership dated January 16, 2014 regarding the requests for waivers presented to the Board of Supervisors.

ITEM NO. 6 Visitors

Chairman Jim Myers asked if there were any visitors present that wished to address the Commission, and received no reply.

ITEM NO. 7 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. 8 Emergency Services Group Report

Mike Hampton said he had nothing new to report. The next Emergency Management meeting will be held on Monday, February 24, 2014 at 7:00 p.m. in the large conference room.

ITEM NO. 9 Report from Zoning Officer

A. Zoning/Hearing Board

Kevin Null, Zoning Officer said he had nothing new to report.

ITEM NO. 10 Old Business

1. Extension Requests:

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

Chairman Jim Myers noted that the extension review time expired on April 4, 2013.

Darrell Raubenstine made a motion to table the Plan, seconded by Andy 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 April 4, 2013.

Darrell Raubenstine made a motion to table the Plan, seconded by Andy 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 April 4, 2013.

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 expired on April 4, 2013.

Jay Weisensale made a motion to table the Plan, seconded by Andy 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 May 2, 2013.

Darrell Raubenstine 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.*

2. Discussion of Zoning Ordinance Changes/Additions

The Planning Commission discussed the following items provided in the memo dated January 11, 2014:

- Carports
- Portable Carports
- Home Occupations and
- Temporary Sales

After further discussion with the Planning Commission members the Zoning Officer will make the recommended revisions and provide additional examples of temporary retail sales for review.

ITEM NO. 11 New Business

There was no new business to discuss.

ITEM NO. 12 Signing of Approved Plans

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

ITEM NO. 13 Sketch Plans and Other Business

There was no new business to discuss.

ITEM NO. 14 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. 15 Next Meeting

The next Planning Commission meeting is scheduled for February 20, 2014 at 6:00 pm

ITEM NO. 16 Adjournment

Adjournment was at 8:00 p.m., in a motion by Jay Weisensale, and seconded by Darrell Raubenstine. *The motion carried.*

RESPECTFULLY SUBMITTED,

LAURA GATELY
RECORDING SECRETARY