

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, FEBRUARY 20, 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, Jay Weisensale, Andrew Hoffman and Duane Diehl. Darrell Raubenstine was absent. Also present was Kevin Null, Township Manager.

Darrell Raubenstine arrived to the meeting at 6:40 p.m.

ITEM NO. 3 Approval of Minutes

Andy Hoffman made a motion to approve the minutes from the Re-Organization meeting of Thursday, January 16, 2014 Planning Commission meeting, 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 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. 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

There was nothing new to report from the Emergency Services Group. He said that he provided comments on the Conditional Use application that is on the agenda for review during tonight's meeting. 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. 8 Report from Zoning Officer

A. Zoning/Hearing Board

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

ITEM NO. 9 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.

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

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

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 expired on April 4, 2013.

Duane Diehl 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.

Jay Weisensale made a motion to table the Plan, seconded by Andy Hoffman. Jim Myers was opposed. ***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.

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

2. Discussion of Zoning Ordinance Changes/Additions

Andy Hoffman made a motion, seconded by Jay Weisensale to discuss Agenda Item No. 9. Old Business – Discussion of Zoning Ordinance Changes/Additions; after Item No. 10 - New Business – A & B. ***The motion carried.***

The Planning Commission reviewed the examples provided on temporary retail sales. Kevin Null, Township Manager/Zoning Officer said he would make the recommended changes and send a revised copy to the Planning Commission to review before the next meeting.

ITEM NO. 10 New Business

A. James Horak & Donald Yorlets Partnership – Fairview Drive - 13 - Lot Preliminary Plan-Request for conditional approval of the preliminary plan pending NPDES & Planning Module approval

Jack Powell, Engineer was present on behalf of the owners. He said they are asking for conditional approval of the plan. The Board of Supervisors reviewed the waiver requests and they denied the Waiver Request for the sidewalks and curbing, and approved the Waiver Request for street lighting requirements and design standards. He said the Township Engineer has reviewed the revised plans in addition to the Stormwater and he believes everything is in order. He said that they are continuing to work on the NPDES and the Planning Module.

Chairman Jim Myers asked if the Planning Commission had any questions.

Mike Knouse, C.S. Davidson said the engineering comments have been addressed. He said as Jack Powell, Engineer stated the NPDES and the Planning Module still need approval. He said they typically move the preliminary plan forward with the condition of approval that all third party agency items have been addressed. He said otherwise, his comments and the York County Planning Commission comments have been addressed.

Duane Diehl made a motion, seconded by Jay Weisensale, for a favorable recommendation to the Board of Supervisors of the request for conditional approval of the Preliminary Plan pending approval of the NPDES and Planning Module. ***The motion carried.***

B. Patricia Kulacki – 890 Hobart Road – Application for a Conditional Use and Waiver Request

- Conditional Use Application - Section 3, Article 7: 3.2 of the Subdivision and Land Development Ordinance (SALDO) for Echo Housing at 890 Hobart Road.

Matt Spade, GHI Engineering was present on behalf of the owner Patricia Kulacki who was also present to answer any questions. He said the owner is present tonight to request a conditional use application for ECHO housing that has been filed with the Township, and a waiver request from the Subdivision and Land Development Ordinance (SALDO) for the maximum permissible driveway slope. He said this is an individual lot and driveway to the proposed house. He said it is a panhandle lot and at the top of the panhandle it is the steepest section of the site. The existing slopes are almost 20% at this location and then it levels out. He said the perks have been done and the well has been drilled for the proposed house.

Chairman Jim Myers asked if the Planning Commission had any questions on the conditional use application.

Andy Hoffman asked if this was new construction.

Patricia Kulacki said yes. She and her husband will be living with their daughter at the residence.

Andy Hoffman and Jay Weisensale said they did not see any problems with the ECHO housing.

Andy Hoffman made a motion, seconded by Duane Diehl, for a favorable recommendation of the Conditional Use Application for ECHO housing. *The motion carried.*

- Waiver Request – Article 5, Section 510.E, of the Subdivision and Land Development Ordinance (SALDO), a request to be exempt from the slope requirement for a driveway to serve a proposed dwelling.

Matt Spade, GHI Engineering was present on behalf of the owner Patricia Kulacki to present the information on the waiver request. He said the Subdivision and Land Development Ordinance (SALDO) specifies a maximum 5% grade and the 25 feet of the right-of-way for the entrance into the property, which has been met. He said with trying to plan ahead with regards to the stormwater review they would be required to submit an NPDES permit to the County. They have tried to design the driveway with the best design to utilize the best use of the property but to also try and minimize the cuts. He said with the grading there will be a 5% grade at the entrance to the property, 9% approximately halfway back to the panhandle, and then to 13% and 9% at the house where it will flatten out and provide an area for parking. This will allow the ability to turnaround coming out of the garages. He said there is an existing farm lane which they tried to match with the design.

Chairman Jim Myers asked about the cuts along Hobart Road.

Matt Spade said on Hobart Road there is a little cutting. They are matching grade within the right-of-way.

Chairman Jim Myers said there was also concern from Emergency Management regarding the grade percentages of the proposed driveway. (Copy of comments in Township files) He said with the concern of the proposed driveway slope being as much as 13% he asked if there was any other way to enter the property.

Patricia Kulacki said so this was the only way. She said the property was 27 acres.

Andy Hoffman said that Emergency Management noted in their comments that there was no cartway width listed on the plan. He wanted to clarify the cartway width.

Matt Spade, GHI Engineering indicated it was 12 feet wide.

Patricia Kulacki said the driveway would be blacktopped and completely paved.

Andy Hoffman suggested providing a pull-off area halfway up the driveway that is 20 feet wide.

Mike Knouse, C.S. Davidson read the driveway slope requirements from the Subdivision and Land Development Ordinance (SALDO) and the recommendations from Appendix D of the International Fire Code.

Andy Hoffman said he would recommend that design be made to meet the 10% grade.

Matt Spade, GHI Engineering said with the current alignment he does not think it can be met.

Patricia Kulacki said this is an existing road.

Matt Spade, GHI Engineering said in order to meet the 10% grade they would have to make more cuts through the panhandle and include another switchback that would come down slope of the septic area and then come back into the current alignment and then into the house.

Chairman Jim Myers said since this is the only access they have to work with what they have with the existing conditions, and with the additional switchbacks the turning radius would cause problems for emergency responders. He feels the waiver should be granted because of the conditions.

In a motion by Andy Hoffman, seconded by Darrell Raubenstine, with a vote of 3-2, Jim Myers and Duane Diehl being opposed, the Planning Commission made a favorable recommendation to the Board of Supervisors based on the condition that the driveway slope is no more than 10%. *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 March 20, 2014 at 6:00 pm

ITEM NO. 15 Adjournment

Adjournment was at 7:25 p.m., in a motion by Duane Diehl, and seconded by Andy Hoffman. *The motion carried.*

RESPECTFULLY SUBMITTED,

LAURA GATELY
RECORDING SECRETARY