

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, APRIL 17, 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 Christopher Toms, C.S. Davidson.

ITEM NO. 3 Approval of Minutes

Andy Hoffman made a motion to approve the minutes from the Regular meeting of Thursday, March 20, 2014 Planning Commission meeting with the spelling corrections on page 4, seconded by Darrell Raubenstine. *The motion carried.*

ITEM NO. 4 Correspondence

Jim Myers, Chairman reported that the following correspondences were received:

- 1) Letter from Carl Gobrecht dated March 6, 2014 requesting an extension request of review time until July 3, 2014 for Orchard Estates.
- 2) Letter from HRG, Inc. Engineering dated March 6, 2014 requesting an extension request of review time until July 4, 2014 for Homestead Acres 134 Lot Preliminary Subdivision Plan.
- 3) Letter from Harry McKean of New Age Associates dated March 10, 2014 requesting an extension request of review time until July 4, 2014 for Benrus Stambaugh II et al Land Development Plan.
- 4) Letter from HRG, Inc. Engineering dated March 6, 2014 requesting an extension request of review time until July 4, 2014 for Homestead Acres 366 Lot Single Family- Detached Dwelling Preliminary Subdivision Plan.
- 5) Letter from Ronald and Sheila Carter dated March 12, 2014 requesting an extension request of review time until July 3, 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 he had nothing new to report.

Kevin Null, Township Manager introduced Christopher Toms, Engineer with C.S. Davidson. He said that Mike Knouse has moved on to other opportunities and said that Chris will be taking over the Township engineering projects.

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 July 3, 2014.

Jay Weisensale 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 July 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 expired on July 4, 2014.

Duane Diehl made a motion to table the Plan, seconded by Darrell Raubenstine. ***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 July 4, 2014.

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

E. 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 July 3, 2014.

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

2. Discussion of Zoning Ordinance Changes/Additions

Darrell Raubenstine made a motion, seconded by Jay Weisensale to discuss Agenda Item No. 9. (2) Old Business – Discussion of Zoning Ordinance Changes/Additions; after Item No. 10 (A) - New Business. ***The motion carried.***

Kevin Null, Township Manager said he submitted revised changes. He asked if there were any additional recommendations from the Commission.

Darrell Raubenstine said Page 3, Section 2.9 Unenclosed Storage. Recreational Vehicles, Boats, Campers and Trailers - (1), he asked if there was a time limit that was discussed.

Kevin Null, Township Manager said no there is no time limit.

Jay Weisensale said Page 5, Section 2.15 Home Occupations – (7), No manufacturing shall occur on the premises other than the products of customary hobbies and fabrication of garments by seamstress. He asked for clarification and what they are considering as customary hobbies, for example; picnic tables and furniture. He is not sure what is considered a customary hobby, or how to define.

Kevin Null, Township Manager said by definition a home occupation is two people and they could review this on a case by case basis. He said the home occupation would not be mass producing or manufacturing items but it is considered more of a hobby related home occupation.

Jay Weisensale noted the spelling errors on page 1, last paragraph.

Kevin Null, Township Manager said if they are satisfied with the content he would like a recommendation from the Planning Commission so he could move the document forward to the Board and York County Planning Commission.

Andy Hoffman made a motion for a favorable recommendation to the Board of Supervisors and York County Planning Commission on the current revised changes dated April, 2014 of the Zoning Ordinance, seconded by Darrell Raubenstine. ***The motion carried.***

ITEM NO. 10 New Business

- A. Application: Case – VA - #01 - 04/03/2014 - Applicant: Christopher Lookingbill, Jr. – Application for a Variance request from the West Manheim Township Zoning Ordinance, Article 5, Section 1.5 – Side Setbacks - Area Regulations, from the required side setback of 30 feet, to an average 8 foot setback to allow for construction of a new rancher style house with a 2 car garage at 355 Impounding Dam Road, zoned Farming.

Christopher Lookingbill, Jr. owner and applicant presented his application request for a variance to the side setbacks. He said he purchased property at 355 Impounding Dam Road. The property is very long and narrow. He is requesting a variance to construct a ranch style house with a two car garage. He said with this style of house that includes the two car garage the house encroaches into the side setbacks. He is requesting the variance so he can keep the proposed house uniform to the other houses that are located in this area along Impounding Dam Road.

Jay Weisensale asked Mr. Lookingbill if he would prefer the house to be turned parallel to the hill.

Mr. Lookingbill said with the other buildable lot in the area if the house was situated parallel on the property it would seem like they were living in a townhouse all over again. They wanted to move to the country and have the view of the woods. He is trying to keep the house close to the road and keep as much of the wooded area as possible.

Darrell Raubenstine asked if there was a 30 foot side setback.

Mr. Lookingbill said yes. He reviewed the plans provided to the Commission that shows the setback areas.

Darrell Raubenstine said he might have to make the house a different shape and situated the garage on the backside of the house and drive around to enter the garage and to help make it feasible. He understands his situation, but there are other 100 foot wide lots throughout the township that do not come as close to the property line as his is shown on the drawings. He said it would also be difficult to maintain the property with only having 7 feet 8 inches.

Andy Hoffman said he would not be able to drive a tractor around from the front of the house to the back of the house.

Mr. Lookingbill said he did bring a drawing that shows a detached garage to allow more room.

Jay Weisensale said he needs to show the Commission that he is experiencing a hardship by not being able to follow the ordinance. This is what the Planning Commission would have to base their decision. He does not see that he has a hardship because the house can be easily turned to still meet the setbacks.

Andy Hoffman said this is a huge request he is asking of the Planning Commission to go beyond the setbacks since they have not heard of any reason he cannot build within the setbacks by turning the house.

Mr. Lookingbill said that is correct, he was just trying to make it uniform with most of the house that are along Impounding Dam Road.

Chairman Jim Myers said it seems like there is a consensus that the hardship is not shown as presented. He said even with the alternative drawing they would agree that there is not a hardship shown because the position of the house.

Mr. Lookingbill said he did not look into the side setbacks when he purchased the property.

Darrell Raubenstine asked the Engineer if he had any concerns.

Christopher Toms, C.S. Davidson said from an engineering perspective the only concern would be stormwater management with only a 7 foot setback on either side of the home.

Darrell Raubenstine asked if the property has been perced and probed.

Mr. Lookingbill said yes about two months. He said it's a conventional system.

Jay Weisensale asked about a proposed well.

Mr. Lookingbill said no he wanted to go through the variance request process and the location of the house before they determined the location of the well.

Darrell Raubenstine made a motion for an unfavorable recommendation to the Zoning Hearing Board for the variance request, seconded by Andy Hoffman. *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

A. Discussion of Re-zoning of 2100 Baltimore Pike / Reichart's Camping Center (Camping World)

Kevin Null, Township Manager reviewed the memo provided on the property and the reason for the re-zoning request. (Memo & copy of site plan which highlights the property and the lot in question was distributed to the Planning Commission members and Staff (copy in Township files). He said he would recommend that the Planning Commission consider making a recommendation to the Board of Supervisors, to rezone the undeveloped lot as commercial. He said this would make the Township Zoning Map correspond with the actual use of the property.

Darrell Raubenstine said he would like to suggest that the Planning Commission members go and take a look at the area.

Chairman Jim Myers asked if there was any further discussion. There was no further discussion from the Planning Commission members.

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Jay Weisensale made a motion to table the discussion of the rezoning until the next meeting, seconded by Darrell Raubensline.
The motion carried.

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 May 15, 2014 at 6:00 pm

ITEM NO. 15 Adjournment

Adjournment was at 7:40 p.m., in a motion by Jay Weisensale, and seconded by Andy Hoffman. *The motion carried.*

RESPECTFULLY SUBMITTED,

LAURA GATELY
RECORDING SECRETARY