

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, MAY 15, 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, April 17, 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 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.
- 6) Letter to owner Christopher Lookingbill, Jr. dated April 22, 2014 from the Planning Commission on the unfavorable recommendation to the Zoning Hearing Board.

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. He said that the Zoning Hearing Board would be holding a meeting on Tuesday, May 27, 2014 at 7:00 pm, to hear the variance request for Christopher Lookingbill, Jr. for the property located at 355 Impounding Dam Road.

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.

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 July 4, 2014.

Andy Hoffman 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.

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

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

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

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

Chris Toms, Township Engineer provided copies of the property deed from 1995 and final plans from 1983 and 1984. He reviewed the 1983 plan that shows five lots along Country Lane. He read the note noted on the plan that indicates Lot 62, reserved for possible future extension of Smeach Drive to serve Commercial Area (See Sheet 2 of 2). He said the sixth lot in the balance would include the lot in questions and he does not interpret Lot 62 as being a lot. In 1983, it was still one lot and the potential access was not separated out to create a separate lot. The 1984 plan continues to develop lots out Country Lane. He said the same note on the 1984 plan on page 2 indicates that the lot is reserved for possible future extension of Smeach Drive to serve commercial area. He said the lot number that was previously reference on the plan was not included on page 2 of the 1984 plan. The overall layout shows that the remaining lot does extend and fronts on County Lane. He said in the early 80's it was not a separate building lot. He said the 1995 plan shows land development and the creation of Lot 2, the portion of the property that fronts on Fuhrman Mill Road. He said when reviewing the

correspondence it appears that the plan was originally submitted as a 3 lot plan with a separate lot fronting Country Lane, and due to the perc test failing the lot was combined back in and then approved as a 2 lot subdivision. He said when the 2003 plan was originally submitted, the zoning line followed as it did on the 1995 plans and then revised to follow the rear of the lot lines, as noted in the engineering comments. When the plan was revised the zoning line was shown along the property line.

Kevin Null, Township Manager said at some point the zoning was never requested to be changed to commercial zoning as is reflected on the zoning map. He said he would ask for a recommendation from the Planning Commission on what they would like to propose to the Board of Supervisors on the undeveloped lot bordering Country Lane. It will be the decision of the Board of Supervisors whether they would like to move forward to the County on the rezoning request. The request is a zoning update to the Ordinance and not a separate zoning request. There would also be a public hearing held which the Board of Supervisors will base their decision on with regards to the rezoning. He said this would make the Township Zoning Map correspond with the actual use of the property.

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

Duane Diehl made a motion to recommend to the Board of Supervisor to include the property rezoning at the same time as the Zoning Ordinance updates and map changes to correct an oversight that was over looked in the past, seconded by Andy Hoffman. **The motion carried.**

ITEM NO. 10 New Business

There was no new business to discuss.

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 June 19, 2014 at 6:00 pm

ITEM NO. 15 Adjournment

Adjournment was at 6:35 p.m., in a motion by Andy Hoffman, and seconded by Jay Weisensale. **The motion carried.**

RESPECTFULLY SUBMITTED,

LAURA GATELY
RECORDING SECRETARY