

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, JUNE 19, 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, 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, May 15, 2014 Planning Commission meeting, 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 June 10, 2014 requesting an extension request of review time until October 3, 2014 for Orchard Estates.
- 2) Letter from HRG, Inc. Engineering dated June 10, 2014 requesting an extension request of review time until October 3, 2014 for Homestead Acres 134 Lot Preliminary Subdivision Plan.
- 3) Letter from Harry McKean of New Age Associates dated June 9, 2014 requesting an extension request of review time until October 4, 2014 for Benrus Stambaugh II et al Land Development Plan.
- 4) Letter from HRG, Inc. Engineering dated June 10, 2014 requesting an extension request of review time until October 3, 2014 for Homestead Acres 366 Lot Single Family- Detached Dwelling Preliminary Subdivision Plan.
- 5) Letter from Ronald and Sheila Carter dated June 10, 2014 requesting an extension request of review time until October 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 that the Zoning Hearing Board met 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. Mr. Lookingbill withdrew his request for a variance.

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 October 3, 2014.

Andy Hoffman made a motion to table the Plan, seconded 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 expired on October 3, 2014.

Duane Diehl 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 October 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 expired on October 3, 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 October 3, 2014.

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

ITEM NO. 10 New Business

A. Church of Christ of Hanover 2 lots – Final subdivision Plan – 1560 Wanda Drive

1. Request for a Waiver to the West Manheim Township Board of Supervisors to grant the following waivers to the Subdivision and Land Development Ordinance (SALDO)

A. Waiver – ARTICLE 3, SECTION 305 A&B to allow the plan to be considered as a Final Plan.

Ed Mort, GHI and Andy Boyer representing the Church of Christ requested the waiver due to the minor nature of the plan and only creating one additional lot.

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

B. Waiver – ARTICLE 4, SECTION 402 A.4.F.5 to allow the plan to be exempt from showing on-lot sanitary sewer, wells and other water supply facilities within one thousand (1000) feet of the site.

Ed Mort, GHI and Andy Boyer representing the Church of Christ requested the waiver due to the minor nature of the plan and the area is served by public water and sewer facilities.

Duane Diehl made a motion to approve the waiver, 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

Chris Toms provided an engineering update on Homestead Acres 355 unit subdivision. Commission members were provided a copy of C.S. Davidson's comments prepared in December 2013 as well as a full size copy of the plan. The plan has not yet been submitted to the Planning Commission for their review.

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 July 17, 2014 at 6:00 pm

ITEM NO. 15 Adjournment

Adjournment was at 6:55 p.m., in a motion by Andy Hoffman, and seconded by Duane Diehl. *The motion carried.*

RESPECTFULLY SUBMITTED,

LAURA GATELY
RECORDING SECRETARY