

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, JULY 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

Duane Diehl made a motion to approve the minutes from the Regular meeting of Thursday, June 19, 2014 Planning Commission meeting, seconded by Andy Hoffman. *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 4, 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 August 8, 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 4, 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

The Agenda was amended and approved with the addition of Item 10. B. New Business – Homestead Acres – Discussion of Sewer Connections, in a motion by Duane Diehl and seconded by Andy Hoffman. *The motion carried.*

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 said 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 that he had nothing new to report. He said he did want to report that the Board of Supervisors reviewed the extension requests at their regular meeting on Thursday, July 3, 2014, and they approved the extension requests.

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 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 October 4, 2014.

Jay Weisensale 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 due to the representative for the plan being unable to attend the Board of Supervisors meeting on July 3, 2014 as requested, the Board of Supervisors granted a 30 day extension until Friday, August 8, 2014. The representative has requested to review the plan with the Supervisors at their regular meeting on Thursday, August 7, 2014.

Jay Weisensale made a motion to table the plan and the extension review time until August 8, 2014, 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 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 October 3, 2014.

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

ITEM NO. 10 New Business

A. High Pointe at Rojen Farms - Phase IIB – South Section – Revisions to Preliminary Plan

Bob Sharrah, Sharrah Design Group, Inc. was present on behalf of the developer Woodhaven Building and Development, Inc. He stated that High Pointe, LLC purchased property from the Horak & Yorlets Partnership to better incorporate the conditionally approved plan into the High Pointe community infrastructure. He said that once incorporated, it would allow them to better integrate the infrastructure, including connection to the preliminarily approved High Pointe stormwater drainage and management systems and erosion and sediment controls. He said that they we would be able to reconfigure some lot lines and make more desirable lot configurations. He noted seven (7) of the lots have been reconfigured from the

conditionally approved Horak & Yorlets plan and seven (7) of the lots are reconfigured from the 195 lot High Pointe Preliminary Plan that was approved over seven years ago under the previous SALDO. There will be no changes to the previously approved High Pointe infrastructure, excepting the sanitary sewer tie-in to Phase IIA (where Myers is presently building homes).

Darrell Raubenstine made a motion for a favorable recommendation for a conditional approval for the revisions to Preliminary Plan to the Board of Supervisors with the understanding that all of the York County Planning and Engineering comments are addressed, seconded by Duane Diehl. *The motion carried.*

B. Homestead Acres – Discussion of sewer connections

Jeff Stough, J.A. Myers Building & Development was present provided a sketch of the utilities plan for Phase I & Phase II showing the different options for running the sewer. He said they are going to continue the preliminary plan layout showing the pump station layout and a gravity line layout all on one plan. He said at final plan approval they are going to show Phase I and Phase II gravity operated to allow him to continue with the engineering. He said he is trying to get the ok to go ahead and proceed with the engineering on Phase I and Phase II so he can go to gravity line.

Andy Hoffman said he would be opposed to this type of request per the Municipal Planning Code. He said building two more pump stations would be a negative for the township.

Darrell Raubenstine said he does not want to see two pump stations and only have one phase and not two phases.

ITEM NO. 11 Signing of Approved Plans

There was no new business to discuss.

ITEM NO. 12 Sketch Plans and Other Business

Andy Hoffman said he would like to suggest that the Board of Supervisors look at changing the lighting specifications and recommend using street lights that meets today's expectations as a community and to not have lights that are lighting up the night skies. He said there are bad fixtures being installed.

Chris Toms, Township Engineer said the specifications do not call out any particular makes or models but it does provide general parameters and it notes to be approved by the Township. He would appreciate any input.

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 August 21, 2014 at 6:00 pm

ITEM NO. 15 Adjournment

Adjournment was at 7:15 p.m., in a motion by Duane Diehl, and seconded by Darrell Raubenstine. *The motion carried.*

RESPECTFULLY SUBMITTED,

LAURA GATELY
RECORDING SECRETARY