

MINUTES  
WEST MANHEIM TOWNSHIP  
PLANNING COMMISSION MEETING  
THURSDAY, OCTOBER 16, 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 6:05 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, Jay Weisensale was not present. Also present 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, September 18, 2014, Planning Commission meeting, seconded by Darrell Raubenstine. *The motion carried.*

ITEM NO. 4 Correspondence

Chairman Myers reported that they had received the Engineer's Report and would act on this later in the meeting.

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 was not present so there was no report.

ITEM NO. 8 Report from Zoning Officer

A. Zoning/Hearing Board

Kevin Null, Township Manager, reported that the Public Hearing for the updates to the Zoning Ordinance took place on October 2, 2014. He reported that two resident from the Township did come and expressed their concerns. Kevin also reported that Board of Supervisor did approve the changes.

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 will expire on January 5, 2015.

Duane Diehl made a motion to table the Plan, seconded Andy Hoffman. *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 will expire on January 5, 2015.

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 will expire on January 5, 2015.

Darrell Raubenstine 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 will expire on January 5, 2015.

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 will expire on January 5, 2015.

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

ITEM NO. 10 New Business

A. George M. Morningstar – Final Subdivision – Plan 420 Impounding Dam Road

Mr. Wayne Kirby, 870 Sunset Drive, was present on behalf of Mr. Morningstar and gave an overview of the proposed project. He explained that the subdivision consists of adding 3 acres to his existing property and that there are no proposed public or private improvements. He also reviewed each of the waiver requests.

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.

Darrell Raubenstine made a motion, seconded Andy Hoffman, that the Planning Commission made a favorable recommendation of the waiver request to the Board of Supervisors. *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 site.

Andy Hoffman made a motion, seconded by Darrell Raubenstine, that the Planning Commission made a favorable recommendation of the waiver request to the Board of Supervisors. *The motion carried.*

Chris Toms asked the Commission to consider making a motion to approve the plan this evening. He said that there was no reason not to vote on it this evening when it was such a simple addition. He said that the motion could include the engineer comments need to be met for final approval by the Board of Supervisors.

Darrell Raubenstine made a motion, seconded by Andy Hoffman, the Planning Commission made a favorable recommendation for approval on the Final Subdivision Plan to the Board of Supervisors when all engineer comments are met. ***The motion carried.***

ITEM NO. 11 Signing of Approved Plans

There were no plans to sign.

ITEM NO. 12 Sketch Plans and Other Business

Darrell Raubenstine brought a concern to the Commission regarding the Township's Ordinance on driveways. *His concern is whether the Township's Ordinance concerning driveways is being enforced. In particular developers are coming into the Township and submitting subdivision plans that show no access to the land that would not have to be re-engineered for a driveway into the home, because it is too steep at the roadway. His concern is that driveway access to vacant property is covered in the Township's Ordinance as long as the Township enforces the Ordinance.*

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 November 20, 2014 at 6:00 pm

ITEM NO. 15 Adjournment

Duane Diehl made a motion to adjourn at 6:37 p.m., seconded by Andy Hoffman. ***The motion carried.***

Respectfully Submitted,

Miriam E. Clapper  
Acting Secretary