

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, DECEMBER 18, 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, Duane Diehl, and Jay Weisensale. Also, present Kevin Null, Township Manager. Chris Toms, Township Engineer was not present

ITEM NO. 3 Approval of Minutes

Andy Hoffman made a motion to approve the minutes from the regular meeting of Thursday, November 20, 2014, Planning Commission meeting as corrected, seconded by Jay Weisensale. *The motion carried.*

ITEM NO. 4 Correspondence

Chairman Myers indicated that request for extension letters had been received from developers who have currently active subdivision plans waiting for approval.

ITEM NO. 5 Visitors

Chairman Jim Myers asked were there 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. Darrell Raubenstine would like to talk about the Leppo Mill Road Subdivision. Move to New Business.

ITEM NO. 7 Emergency Services Group Report

Mike Hampton was not present so no report was given.

ITEM NO. 8 Report from Zoning Officer

A. Zoning/Hearing Board

Kevin Null, Township Manager informed the Planning members the Township received a request for a zoning hearing for a billboard. They are seeking a change in the electronic time from every 45 seconds to every eight seconds. Penn DOT and Federal Regulations allow every eight seconds. The Planning Commission will see this request at the January meeting.

Andy Hoffman asked if Penn DOT could override the Township. Kevin did not know the answer. He is seeking an answer from the Township's solicitor. Penn DOT really allows every five seconds, but the average is eight seconds.

Andy Hoffman offered his comments at this time since he will not be at the January meeting. He explained there is a full size electronic billboard located in the New Oxford/Cross Keys area that changes six times per minute. As he drives thru other Townships, he sees these billboards just flashing away. He feels they are very distracting with all of the flashing of colors,

especially when it is foggy. It is hard to determine if the lights are traffic lights or it is an emergency vehicle lights. They can be very distracting and he believes that the Township should stick to the current requirements. He believes it is a matter of safety.

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 expires on January 5, 2015.

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 expires 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 expires on January 5, 2015.

Jay Weisensale 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 expires on January 5, 2015.

Jay Weisensale 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 January 5, 2015.

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

ITEM NO. 10 New Business

Ron L. & Shelia L. Carter – Maryland View Farms – 420 Glenville Road – Lot #4 Lot 2 Lot Add-On

A. Application for Consideration of a Waiver Article 5, Section 1.5 Maximum Lot Area of 2 Acres in Accordance with Notation No.1

Ron Carter was present and gave an overview of why they are asking for this waiver. He read directly from and he gave the Township a copy of the Nitrate Study. After a brief discussion on the lot, the layout of the lot and the waiver request, Chairman Myers asked for a motion for approval and discussion.

Jay Weisensale made a motion to send a favorable recommendation to the Board of Supervisors for Consideration of a Waiver of Article 5. Section 1.5 Maximum Lot Area of 2 Acres in Accordance with Notation No. 1, seconded by Duane Diehl. *The motion carried.*

B. Leppo Mill Road

Darrell Raubenstine asked Kevin Null, Township Manager to bring the Planning Commission up-to-date as to what is happening with the Leppo Mill Road Subdivision instead of what they have been hearing.

Kevin Null, Township Manger immediately cleared up any misunderstanding as to what he can and cannot do as the Zoning Officer.

Kevin Null, Township Manager explained there is currently an access road coming off Leppo Mill Road that goes back to an existing tract of land that consist of seven acres with a 50-foot right-of-way. The Subdivision Plan in question consists of several lots and on the Subdivision plan it shows this access road coming off Leppo Mill Road with the 50-foot access easement going back to the seven acres tract of land. In 2007 or 2008, the subdivision plan received approval.

Kevin Null, Township Manager explained that on the Subdivision Plan it shows the driveways coming off Leppo Mill Road. The Township has issued a driveway permit for a lot with the driveway coming off Leppo Mill Road and that driveway does meet the slope standards. He explained that there is absolutely no way that any driveway could come off the 50-foot right-of-way access road going back to that property, not without additional approval.

Darrell Raubenstine explained that his information is coming directly from the real estate agent. The Agent had told Darrell Raubenstine that he would be getting access to the last two lots from the access roadway going to the back property Kevin Null explained that they could not come off the back without making changes to the existing plans.

After a lengthy discussion on the access road in question, Kevin Null, Township Manager, reminded the Planning Commission that the Plan received approval and that anyone building on the lots would need to meet all the requirements listed on the Plan plus the Township's Ordinances.

Jay Weisensale wondered if there were any requirements for driveways. Do they need to be impervious or could they drive on mud? Kevin Null stated the Township has no requirements for driveways. They could drive on mud.

ITEM NO. 11 Signing of Approved Plans

None at this time.

ITEM NO. 12 Sketch Plans and Other Business

None at this time.

ITEM NO. 13 Public Comment

Chairman Jim Myers asked if any one present would like to make any comments at this time and received none.

ITEM NO. 14 Next Meeting

The next Planning Commission meeting will be the Re-Organizational Meeting scheduled for January 15, 2015 at 6:00 p.m.

ITEM NO. 15 Adjournment

Jay Weisensale made a motion to adjourn at 7:45 p.m., seconded by Andy Hoffman. *The motion carried.*

Respectfully Submitted,

Miriam E. Clapper
Acting Secretary