

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, FEBRUARY 19, 2015
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 with the Pledge of Allegiance.

ITEM NO. 2 Roll Call

The roll was called and the following Commission Members were present: Chairman, Jim Myers, Andy Hoffman, Darrell Raubenstine, Duane Diehl, and Jay Weisensale. Also, present Kevin Null, Township Manager and Chris Toms, Township Engineer.

ITEM NO. 3 Approval of Minutes – Re-Organization Meeting, January 15, 2015

Duane Diehl made a motion to approve the Minutes from the January 15, 2015 Planning Commission Re-Organization meeting as corrected, seconded by Darrell Raubenstine. **Motion carried.**

ITEM NO. 4 Correspondence

Chairman Myers indicated they received an extension request.

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 Myers asked if there was anything not already listed on the Agenda that they wanted to discuss and received no reply.

ITEM NO. 7 Emergency Services Group Report

Kevin Null, Township Manager indicated they had nothing to report.

ITEM NO. 8 Report from Zoning Officer

Kevin Null, Zoning Officer informed the Planning Commission that the Zoning Hearing Board will be meeting February 24, 2015 to hear two cases that the Commission had previously heard - Trone Outdoor Advertising variance for a billboard and Peoples Bank variance for setbacks.

ITEM NO. 9 Old Business

1. Extension Requests

Chairman Jim Myers noted that the extension review time for the following plans expires on April 2, 2015.

A. Orchard Estates – Gobrecht – Shorbs Hill Rd. – 56 Lot Preliminary Plan

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

B. Homestead Acres – J.A. Myers – Oakwood Dr. & Valley View Dr. – 134 Lot Preliminary Plan

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

B. Benrus L. Stambaugh II, et al – 1 Lot Land Development Plan – Brunswick Dr. & Oak Hills Dr.

Duane Diehl made a motion to table the Plan, seconded by Darrell Raubenstine. **Motion carried.**

C. Homestead Acres - Oakwood Dr. & Valley View Drive – 366 Lot Preliminary Subdivision Plan

Duane Diehl made a motion to table the Plan, seconded by Darrell Raubenstine. **Motion carried.**

ITEM NO. 10 New Business

A. Reservoir Heights – Phase 2 – Section B – Final Subdivision Plan.

Jim Barnes from James R. Holly & Associates, Inc. was present on behalf of Reservoir Heights LLC, along with Robert Holwick from Bob Ward Homes. Mr. Barnes explained that it was still the second phase of the development but, they are calling it Section B. Section A included all the lots that are tributary to South Pointe pump station. He explained that the 20 lots on the plan before them are tributary to the sewer lines that run along the Baltimore Pike. This plan is just a continuation of the development. The 20 lots all front either Swiftwater or Water Garden Drive.

Darrell Raubenstine expressed his concern about connecting roads that go to a dead end waiting to be connected. Mr. Holwick explained that Bob Ward Homes would have no problem putting in a temporary turn-a-round off Water Garden Drive.

Chris Toms, Township Engineer informed the Planning members they have addressed all engineer comments. He asked them to provide a copy of the hydrant plan from the York Water Company for the Township to review.

Mr. Barnes did inform the Planning members that he would need to revise the Plan to add two comments the Township's Engineer wants on the Plan. The comments concern the seepage pits and the pedestrian trail details on the cover sheet. They are seeking conditional approval.

Darrell Raubenstine made a favorable recommendation to the Board of Supervisors for conditional approval of the Plan once all engineer comments are addressed and the temporary turn-a-round addition is added to the Plan, seconded by Duane Diehl. **Motion carried/**

B. High Pointe at Rojen Farms – Farms – Parcel B & C – Final Subdivision Plat

Jim Piet with High Pointe, LLC of Woodhaven Building and Development was present to discuss the Plan. He explained they are subdividing out the lots that are remaining in West Manheim Township that have preliminary plan approval; so that at some point in time if they would choose to, it can be conveyed to another builder or developer. They propose no improvements for the Plan at this time; it is just a simple subdivision of lots out from the remaining lots in Penn Township. It makes for a cleaner subdivision for conveyance of the property.

Chris Toms informed the Planning members that he had no comments at the In-House meeting, but noted York County Planning Commission would like it noted on the Plan the date of the Zoning Ordinance being used to determine the area regulations. The Plan shows the SALDO that was in effect at the time of plan submission.

Jay Weisensale made a motion for a favorable recommendation of approval to the Board of Supervisors with the notation that York County would like added to the Plan, seconded by Darrell Raubenstine. **Motion carried.**

C. People Bank – 1651 & 1659 Baltimore Pike – Waiver Requests

Ted Decker and Todd Tyson of Groups Hanover, Inc. were present to represent Peoples Bank. Mr. Decker presented a marked-up plan to the Planning members showing the waivers that he was requesting and explained the need for each of them separately.

1. Waiver from Section 523. F.2.c.1 Fencing – to waive the installation of a 6 foot fence along the southern boundary line.

Jay Weisensale made a motion for a favorable recommendation of approval to the Board of Supervisors of the waiver request with the stipulation if the neighboring property owner ever removes the fence the bank must install a new one, seconded by Andy Hoffman. **In a 4 to 1 vote the Motion carried.**

2. Waiver from Section 305. A to allow the Land Development Plan to proceed as a Final Plan waiving the Preliminary Plan.

Jay Weisensale made a motion for a favorable recommendation of approval to the Board of Supervisors of the waiver request from Section 305.A to allow the Land Development Plan to proceed as a Final Plan waiving the Preliminary Plan, seconded by Andy Hoffman. **Motion carried.**

3. Waiver from Section 505. E.6 Clear Sight Triangle – dimensions to allow clear sight triangles as shown and dimensioned on the proposed Land Development Plan.

Andy Hoffman made a motion for a favorable recommendation of approval to the Board of Supervisors of the waiver request from Section 505.E.6 Clear Sight Triangle – dimensions to allow clear sight triangles as shown and dimensioned on the proposed Land Development Plan which shows, the access drive off of Simpson Drive matches the Township's local streets intersection clear sight triangle requirements of 75 feet left and right and 50 back, the corner of Simpson Drive and the Baltimore Pike as 150 feet right and 75 feet back, and the right out access to Baltimore Pike as 50 feet back and 150 feet left, seconded by Darrell Raubenstine. **Motion carried.**

4. Waiver from Section 511.B.3 Access Drive – to allow an access drive to be installed within 200 feet of an adjacent driveway on adjoining lot.

Darrell Raubenstine made a motion for a favorable recommendation to the Board of Supervisor to allow an access drive to be installed within 200 feet of an adjacent driveway on adjoining lot on the Baltimore to allow for a second access drive out of the property, seconded by Andy Hoffman. **Motion carried.**

5. Waiver from Section 512. Sidewalks – to waive the requirements to install sidewalk along the west side of the Baltimore Pike and south side of Simpson Drive.

Darrell Raubenstine made a motion for an un-favorable recommendation to the Board of Supervisor to waive the requirements to install sidewalks along the west side of the Baltimore Pike and south side of Simpson Drive, seconded by Duane Diehl. **Motion carried.**

6. Waiver from Section 513. Curbing – to waive the requirement to install curbing along the west side of the Baltimore Pike.

Andy Hoffman made a motion for an un-favorable recommendation to the Board of Supervisor to waive installation of curbing along the west side of the Baltimore Pike, seconded by Jay Weisensale. **Motion carried.**

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 is scheduled for March 19, 2015 at 6:00 p.m.

ITEM NO. 15 Adjournment

Jay Weisensale made a motion to adjourn at 7:30 p.m., seconded by Andy Hoffman. *The motion carried.*

Respectfully Submitted,

Miriam E. Clapper
Recording Secretary