

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, MARCH 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 Chris Toms, Township Engineer. Kevin Null, Township Manager was not present

ITEM NO. 3 Approval of Minutes – February 19, 2015

Jay Weisensale made a motion to approve the Minutes from the February 19, 2015, Planning Commission meeting, seconded by Darrell Raubenstine. **Motion carried.**

ITEM NO. 4 Correspondence

Chairman Myers indicated they received request for extensions.

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

Mike Hampton indicated that he had nothing to specifically report for this meeting. He did inform them the Emergency Services Board did meet and reviewed several plans and plats. The Emergency Services Board did make a note on the High Pointe at Rojen Farms B & C Plat, even though it is not a plan. They proposed a different name for Nace Lane. The Township already has a Nace Drive. Mike Hampton explained it gets too confusing having roads with similar names, such as Firman Way and Furhman Mill.

ITEM NO. 8 Report from Zoning Officer

Kevin Null, Zoning Officer was not present, so no report given.

ITEM NO. 9 Old Business

1. Extension Requests

Chairman Jim Myers noted the Township has received extension requests for all subdivisions thru July 3, 2015.

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

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

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

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

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

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

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

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

ITEM NO. 10 New Business

A. People Bank – 1651 & 1659 Baltimore Pike – Final Land Development Plan

Ted Decker of Group Hanover, Inc. was present to represent Peoples Bank. Mr. Decker explained that he has addressed the Engineer’s comments and York County’s comments. Mr. Decker informed the Commission the Zoning Hearing Board did grant the variance request for the buffer.

He explained that the Board of Supervisor acted on the waiver requests approving the first four waivers and denying the last two, which had to do with the curbing and sidewalks. He further explained there was a lengthy discussion on the curbing. He explained they must install the sidewalk at time of construction. The Board is not making them put the curbing in immediately, but will need to put the curbing in when development is brought up from the south. Future curbing is what is on the Plan, and a note that says curbing installed within six months’ notice from the Board of Supervisors.

Mr. Decker continued to go over the Engineer’s comments explaining the remaining items addressed are outside agencies.

Chris Toms, Township Engineer had no additional comments. He was waiting to see what actions the Supervisors would take on the waivers, and had just finished his review prior to the meeting tonight. He would be issuing his review letter tomorrow (March 20, 2015). When asked by Darrell Raubenstine if the Planning Commission should table the plan, he replied there were just a few outside agencies comments that need addressed. He indicated the Planning Commission has given conditional approval in the past with those types of items needing addressed.

Duane Diehl made a motion to table, seconded by Darrell Raubenstine. After discussion whether to give conditional approval or to table, Chris Toms read his engineering comments into the minutes.

1. Details of the business sign should be provided to ensure it conforms to Article 8 §1.
2. The Sewer and Water Feasibility Report indicates that only one EDU is necessary, therefore a Planning Module does not need to be submitted.
3. The “right-out” access onto Baltimore Pike will require a Highway Occupancy Permit from PennDOT.
4. A Soil Erosion and Sedimentation Control plan approved by the York County Conservation District should be submitted to the Township. (§406.A)
5. The sanitary sewer easement should be considered when sitting the sidewalks.
6. Public improvement security should be provided in a form acceptable to the Township prior to plan approval. Any approval of the plan would need to be conditioned on acceptance of this security. (§602)

7. We recommend an additional infiltration test be conducted at the location and depth of the proposed infiltration bed. Given the nature of the design it should be clear it will function properly. (§310.A.6.b)

Once the Township's Engineer read his comments, Chairman Myers asked for a vote on the Motion on the floor to table the plan. **A unanimous vote not to table**

Darrell Raubenstine made a motion to give conditional approval based on the list of conditions the Township Engineer read to the Planning Commission, seconded by Duane Diehl. **Motion carried.**

ITEM NO. 11 Signing of Approved Plans

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

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 April 16, 2015 at 6:00 p.m.

ITEM NO. 15 Adjournment

Duane Diehl made a motion to adjourn at 6:50 p.m., seconded by Jay Weisensale. **The motion carried.**

Respectfully Submitted,

Miriam E. Clapper
Recording Secretary