

MINUTES  
WEST MANHEIM TOWNSHIP  
PLANNING COMMISSION MEETING  
THURSDAY, APRIL 16, 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 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

Andy Hoffman made a motion to approve the minutes from the Regular meeting of Thursday, March 19, 2014 Planning Commission meeting, seconded by Jay Weisensale. *The motion carried.*

ITEM NO. 4 Correspondence

There were no correspondences

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

Kevin Null, Township Manager 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.

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 July 2, 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 expired on July 2, 2015.

Andy Hoffman made a motion to table the Plan, seconded by Darrell Raubenstine. *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 expired on July 2, 2015.

Duane Diehl 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 expired on July 2, 2015.

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

ITEM NO. 10 New Business

A. Conditional Use Hearing – 630 Hobart Road – ECHO Housing

Mr. Daryl Grubb came before the Commission seeking authorization to build a house on his property, located at 630 Hobart Road under the ECHO Housing provisions of West Manheim Township Zoning Ordinance Article 7, Section 3.2 (A).

Mr. Grubb stated that he wants to build a second house on the property to be closer to his son. He stated that he meets all of the setback requirements and the addressed each of the 10 requirements listed in Article 7, Section 3.2(A).

Mr. Grubb stated that the only one he does not meet is number 6 (Furnish evidence that approved system for sewage disposal and water shall be used). Mr. Grubb stated that he doesn't have approval for a sewage system yet. He wants to wait until he had approval for ECHO Housing. He also stated to meet number 9 (ECHO housing must be removed within 12 months after it is no longer an authorized use) their current plan is to eventually subdivide the property so the houses would be on two separate lots.

Commission members discussed their concerns on the width of lane right-of-way, maintenance and standards for private road. Andy Hoffman stated that the Commission wanted to make sure that Mr. Grubb understands that if he plans to subdivide the lot in the future he may need to address these items, and any other provision that may change over the years

Andy Hoffman made a motion for a favorable recommendation for a conditional approval for ECHO Housing at 630 Hobart Road Board of Supervisors, seconded by Duane Diehl. *The motion carried.*

B. Homestead Acres – Initial Plan Review

Chris Toms handed out the latest comments on the Plan.

Commission members questioned when they would see the plan. Commission members took time to review latest plans, dated with Chris Toms and Bill Swanick from HRG.

Commission members have several issues:

1. Plan shows construction occurring over twelve (12) phases, through 2027. The Commission discussed permitting four (4) phases, per the MPC.
2. The connection of interior streets to the proposed Northfields development.
3. Possibility of the Township not adopting the streets and make them the responsibility of the HOA.

Plan Review will be an agenda item and the Planning Commission will continue to review the plan, in section, at Planning Commission Meetings.

ITEM NO. 11 Signing of Approved Plans

There was no new business to discuss.

ITEM NO. 12 Sketch Plans and Other Business

There was no new business to discuss.

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 May 21, 2015 at 6:00 pm

ITEM NO. 15 Adjournment

Adjournment was at 8:15 p.m., in a motion by Duane Diehl, and seconded by Andy Hoffman. *The motion carried.*

RESPECTFULLY SUBMITTED,