

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, MAY 21, 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, Jay Weisensale, Andrew Hoffman and Duane Diehl. Also present was Kevin Null, Township Manager and Christopher Toms, C.S. Davidson. Darrell Raubenstine was not present.

ITEM NO. 3 Approval of Minutes

Andy Hoffman made a motion to approve the minutes from the Regular meeting of Thursday, April 16, 2015, as corrected, seconded by Jay Weisensale. *The motion carried.*

ITEM NO. 4 Correspondence

Kevin Null, Township Manager presented a letter the Township received from Peoples Bank.

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, informed the Planning members that the Board of Supervisors did give conditional approval for ECHO housing for 630 Hobart Road on the condition they give documentation they have a right-of-way or ownership of the lane into their property.

He informed the Planning members that the Board of Supervisors would like them to look at the Sign Ordinance, specifically the section about internally lit signs on billboards. He will give them a formal request from the Board.

Kevin Null called on Chris Toms, Township Engineer to discuss the letter from Peoples Bank that Chairman Myers informed those in attendance that the Township had received. Kevin explained the letter was discussed at the Board of Supervisors meeting on Tuesday, May 19, 2015.

Chris Toms felt that the Bank is getting anxious to start the project, since the last item the bank will need is approval of the HOP. He informed the Planning members the NPDS permit needs one more revision and that permit will be approved. So, of the conditions that were placed on the plan, only the HOP needs approved. Chris Toms replied back to the developer, that when they received their NPDS permit they could start moving ground, but the Developer could not start building until the Developer receives Penn DOT's approval.

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

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

Jay Weisensale 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 expired on July 2, 2015.

Duane Diehl made a motion to table the plan, seconded by Jay Weisensale. ***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.

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

2. Review of Homestead Acres – J.A. Myers – Oakwood Dr. & Valley View Dr. – 366 Lots Preliminary Plan

Jeff Stough representing J. A. Myers came before the Planning Commission to seek direction on the pump station in Homestead Acres. Township Engineer, Chris Toms, informed Mr. Stough that it will take a separate meeting to discuss the issue about the pump station.

Planning Commission continued to voice their concerns about the streets. It was decided until new plans were presented, they would wait to review for comments.

ITEM NO. 10 New Business

There was no new business to discuss.

ITEM NO. 11 Signing of Approved Plans

There were no plans to sign.

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. Mike Hampton, EMA Director, reported the Emergency Service Board has reviewed Tollgate Road Plaza Subdivision Plan and sent their comments to the Developer's engineer and to the Planning members.

ITEM NO. 14 Next Meeting

The next Planning Commission meeting is scheduled June 18, 2015 at 6:00 pm

ITEM NO. 15 Adjournment

Adjournment was at 6:50 p.m., in a motion by Jay Weisensale, and seconded by Andy Hoffman. *The motion carried.*

Respectfully submitted,

Miriam E. Clapper
Recording Secretary