

MINUTES  
WEST MANHEIM TOWNSHIP  
PLANNING COMMISSION MEETING  
THURSDAY, JULY 16, 2015  
6:00 PM

ITEM NO. 1 Meeting Called to Order

Chairman Jim Myers, followed by the Pledge of Allegiance, called the regular meeting of the West Manheim Township Planning Commission to order at 6:00 p.m.

ITEM NO. 2 Roll Call

The roll was called, and the following Planning Commission members were present: Chairman, Jim Myers, Duane Diehl Andrew Hoffman, Darrell Raubenstine and Jay Weisensale. Also, present Chris Toms, C. S. Davidson.

ITEM NO. 3 Approval of Minutes

Jay Weisensale made a motion to approve the minutes from the Regular meeting of Thursday, June 18, 2015, as corrected, seconded by Andy Hoffman. *The motion carried.*

ITEM NO. 4 Correspondence

Chairman Jim Myers noted that the Township received a resignation letter from Kevin Null, Township Manager and Zoning Officer.

ITEM NO. 5 Visitors

Chairman Jim Myers asked if there were any visitors present that wished to address the Commission; he 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 not listed on the Agenda; he received no reply.

ITEM NO. 7 Emergency Services Group Report

No one present to give a report.

ITEM NO. 8 Report from Zoning Officer

No one present to give a 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 October 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 October 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 October 2, 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 expired on July 2, 2015.

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

ITEM NO. 10 New Business

1. **Norman B Jr. & Janet M Nace/Hanover First Church of God Final Subdivision Plan**

Gerry Funke of G.H.I. (Group Hanover Inc.) was present on behalf of Mr. and Mrs. Nace and Hanover First Church of God. Mr. Funke gave an overview of the proposed project. As he pointed on the plan, he explained Mr. and Mrs. Nace own lots #3 and #4 and the Church own lots #1 and # 2. He explained that the YMCA would be purchasing lots #3 and #4. Once the purchase takes place, the YMCA and the Church will swap lot #2 for lot #4.

The Planning members voiced concern about lot #2 being land locked with the Subdivision. Mr. Funke went on to explain the need to proceed with this type of subdivision and that he would supply one set of plans showing the lots being tied together.

Darrell Raubenstine questioned who would be responsible for connecting the property to water and who would be responsible for the installation of the curbing. Mr. Funke indicated those details had not been discussed at this time.

Darrell Raubenstine made a motion for a favorable recommendation to the Board of Supervisors for the approval of the Final Subdivision Plan with the wording of who is responsible for the cost of connecting the property to water and the improvements along Fairview Drive, including lot#4, seconded by Duane Diehl. **Motion carried.**

2. **Waiver Request for Tollgate Rd. & Baltimore Pike Property Subdivision Plan**

Jack Powell, PE, Inc. was present on behalf of developers Mr. James Horak and Mr. Donald Yorlets, to discuss each waiver request. A discussion took place on each waiver request separately with the following action taken:

a. **Waiver from SALDO §504. Street Design Criteria, B.9 Existing Streets** – a waiver to forego any street improvements along Baltimore Pike and Tollgate Road since these streets meet current right-of-way and cart way widths

Duane Diehl made a motion for a favorable recommendation to the Board of Supervisors to approve only waiver request “a” from SALDO §504. Street Designs Criteria, B.9 Existing Streets, seconded by Andy Hoffman. **In a 4 to 1 vote, the motion carried.**

b. **Waiver from SALDO §512. Sidewalks A. Providing Sidewalks** – a waiver from installing sidewalk and instead the placement of the following note on the Plan in accordance with “*if the Supervisors feel that sidewalks, and/or curbing in accordance with Section 513, are not required at this time then the following language shall be provided on the final plans.*” “*Concrete curbs, sidewalks, and street widening shall be installed in accordance with the West Manheim Township Construction and Materials Specifications by the owner, heirs, or assigns, within six months after receipt of written notice from West Manheim Township.*”

Darrell Raubenstine made a motion for an unfavorable recommendation of approval to the Board of Supervisors of the waiver request from SALDO §512, seconded Duane Diehl. **Motion carried**

**c. Waiver SALDO §513 Curbing A - Providing Curbing** – a waiver from installing curbing and instead the placement of the following not on the Plan in accordance with “*if the Supervisors feel that sidewalks, and/or curbing in accordance with Section 513, are not required at this time then the following language shall be provided on the final plans.*” “*Concrete curbs, sidewalks, and street widening shall be installed in accordance with the West Manheim Township Construction and Materials Specifications by the owner, heirs, or assigns, within six months after receipt of written notice from West Manheim Township.*”

Darrell Raubenstine made a motion for an unfavorable recommendation of approval to the Board of Supervisors of the waiver request from SALDO §513, seconded by Jay Weisensale. **In a 4 to 1 vote, the motion carried.**

**d. Waiver from SALDO §514. Grading, B.10.c - Fill Placement** – a waiver to place fills over 1’ located within 10’ of an existing property line.

Andy Hoffman made a motion for a favorable recommendation to the Board of Supervisors of the waiver request from SALDO §514 with a letter from the Fire Department acknowledging their approval of the design, seconded by Duane Diehl. **Motion carried.**

**e. Waiver from SALDO §523 Landscape Plan Requirement, E.2 - Detached residential development** – a waiver from the required major deciduous tree planting requirements.

Darrell Raubenstine made a motion for a favorable recommendation to the Board of Supervisors of the waiver request from SALDO §523 as per the drawing LS1 – within 100 feet of the right-of-way line, seconded by Duane Diehl. **Motion carried.**

**f. Waiver from SALDO §523. Landscape Plan Requirements, F.1 Screening, Buffering and Fencing Standards** – a waiver from providing screening, buffering and fencing on the Commercial parcel at this time.

Darrell Raubenstine made a motion for a favorable recommendation to the Board of Supervisors for a temporary waiver from SALDO §523, that it would be the responsibility of the commercial developer in the future time of land development, seconded by Andy Hoffman. **Motion carried.**

**g. Waiver from SALDO §524. Lighting Requirements and Design Standards, C.1.a. - Community lighting system** – Instead of full compliance with “*A community lighting system shall be installed in proposed land developments. Light posts shall be located along one side of the street and at all intersections in the development, and shall be utilized to upgrade any existing intersections.*”, a waiver to allow the street lighting along Tollgate Road to be accomplished via individual house yard lamp post and the current pole-mounted street lights along Baltimore Pike will provide illumination along that area.

Andy Hoffman made a motion for a favorable recommendation to the Board of Supervisors of the waiver request from SALDO §524, seconded by Duane Diehl. **Motion carried.**

**h. SWM §309. Calculation Methodology, c.1.g. Design Standards – Detention and Retention Basins** – a waiver from providing fencing.

Andy Hoffman made a motion for a favorable recommendation to the Board of Supervisors of the waiver request from SWM §309, seconded by Duane Diehl. **Motion carried.**

After voting on the waiver requests, a discussion took place on the plan - no action taken.

### 3. ACNB - South Hanover – Plan Review

Chairman Jim Myers asked who in the audience was there to represent ACNB plan. Chris Toms, township engineer, explained he would be discussing the plan. He went on to explain that the ACNB – South Hanover plan did not need to come before the

Planning Commission because this plan had already been seen by the Planning Commission. He further explained that it was a re-creation of the Community Banks plan. He explained the plan had previously been given a favorable recommendation of approved in August of 2007 by the Planning Commission. The BOS has continued to table the plan. The new project proposed is the Adams County National Bank plan. The plan generally follows what was approved in 2007. The site is slightly smaller with less impervious area. The storm water design is slightly different meeting current NPDES standards. Chris explained that they provided a copy of the plan to let the Planning members know that this project is moving forward. The County will not be reviewing the plan since it is a revision of what they had previously approved. The developer's engineer will need to add some additional notes that tie this plan back to the previous plan, such as which Ordinance it was prepared under and when it was last reviewed, etc. He again stated it was informational purposes only, no action needed to take place on this plan.

A brief discussion took place on the need for an additional entrance and storm water management. No action was taken or needed.

ITEM NO. 1     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

Mike Hampton, Emergency Service Director explained to the Planning Commission members the role the Emergency Service Board has when reviewing plans. He explained that the Board consists of several entities such as police, fire, EMS, utilities and even though not all of the entities can attend their meeting, everyone involved receives the same email concerning plan reviews. He continued to explain when reviewing a plan they look to see how they can get in safely to do their job and to get out once the job is completed without much difficulty. They look at the road surface, the width of the cartway and places to turn around in order to get equipment out safely. They look at the placement of fire hydrants and make suggestions for placement along with reviewing the parameters. They want to make sure the road can handle the weight of the emergency equipment. At no time do they determine the number of dwellings in a development. If a cul-de-sac would have a large quantity of homes, they would voice their concern, but normally that is the job of the Planning Commission Board. Their major concern is getting in and out as quickly as possible. He reviewed the dates and times the Board meets.

ITEM NO. 14   Next Meeting

The next scheduled meeting for the Planning Commission is August 20, 2015 at 6:00 pm

ITEM NO. 15   Adjournment

Adjournment was at 7:50 p.m., in a motion by Jay Weisensale, and seconded by Andy Hoffman. *The motion carried.*

Respectfully submitted,

Miriam E. Clapper  
Recording Secretary