

MINUTES  
WEST MANHEIM TOWNSHIP  
PLANNING COMMISSION MEETING  
THURSDAY, SEPTEMBER 17, 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 Planning Commission members were present: Chairman, Jim Myers, Duane Diehl Andrew Hoffman, Darrell Raubenstine and Jay Weisensale. Also present was Chris Toms, C. S. Davidson. Jeff Garvick, Interim Township Manager, was not present.

ITEM NO. 3 Approval of Minutes

Andy Hoffman made a motion to approve the minutes from the Regular meeting of Thursday, August 20, 2015, as corrected, seconded by Duane Diehl. ***The motion carried.***

ITEM NO. 4 Correspondence

Chairman Jim Myers noted there were no correspondences.

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 expires on October 2, 2015.

Jay Weisensale made a motion recommending the Board of Supervisors deny the Plan, unless an extension letter is received in the Township by the October 2, 2015 deadline, 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 expires on October 2, 2015.

Darrell Raubenstine made a motion recommending the Board of Supervisors deny the Plan, unless an extension letter is received in the Township by the October 2, 2015 deadline, seconded Duane Diehl. ***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 expires on October 2, 2015.

Darrell Raubenstine made a motion recommending the Board of Supervisors deny the Plan, unless an extension letter is received in the Township by the October 2, 2015 deadline, seconded 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 expires on October 2, 2015, 2015.

Darrell Raubenstine made a motion recommending the Board of Supervisors deny the Plan, unless an extension letter is received in the Township by the October 2, 2015 deadline, seconded Jay Weisensale. ***The motion carried.***

F. Tollgate Rd. & Baltimore Pike Property Subdivision Preliminary & Final

Chairman Jim Myers noted that the extension review time expires on October 2, 2015.

Jack Powell, PE, Inc. was present on behalf of developers Mr. James Horak and Mr. Donald Yorlets, to discuss the changes that had been made to the plan and to consider taking final action on the plan.

The Township Engineer informed the Planning members that he had not received a revised plan for reviewing since all of the waivers had been approved by the Board of Supervisors. So, he could not make any recommendation for approval.

A brief exchange took place on the storm water issues and the private drive.

Jay Weisensale made a motion recommending the Board of Supervisors deny the Plan, unless an extension letter is received in the Township by the October 2, 2015 deadline, seconded Darrell Raubenstine. ***The motion carried.***

ITEM NO. 10 New Business

1. Cathy J. Kwiatkowski Final Add-On Subdivision Plan

Reg Baugher from Hanover Land Services, representing Cathy J. Kwiatkowski, explained the plan/property before them was mostly located in Penn Township with a very small corner in West Manheim, which requires the Township to sign off the Plan.

Chris Toms, Township Engineer explained that he, along with the Interim Manager Jeff Garvick, want all of the Penn Township signatures on the Penn Township plan before the Planning Commission or Board of Supervisors sign off of the Plan.

Mr. Baugher informed the Planning members that the Penn Township Planning Commission approved the Plan on September 3, 2015 and it is set to go before the Penn Township Commissioners on September 21, 2015.

Andy Hoffman made a favorable recommendation of approval contingent upon Penn Township approval of the Plan, seconded by Jay Weisensale. The motion carried

ITEM NO. 1     Signing of Approved Plans

1. ACNB Bank – South Hanover Final Subdivision & Land Development Plans were signed

ITEM NO. 12   Sketch Plans and Other Business

There was no new business to discuss.

ITEM NO. 13   Public Comment

ITEM NO. 14   Next Meeting

The next scheduled meeting for the Planning Commission is October 15, 2015 at 6:00 pm

ITEM NO. 15   Adjournment

Adjournment was at 6:40 p.m., in a motion by Jay Weisensale, and seconded by Andy Hoffman. *The motion carried.*

Respectfully submitted,

Miriam E. Clapper  
Recording Secretary