

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, OCTOBER 15, 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 were Jeff Garvick, Interim Township Manager and Chris Toms, C. S. Davidson.

ITEM NO. 3 Approval of Minutes

Duane Diehl made a motion to approve the minutes from the Regular meeting of Thursday, September 17, 2015, seconded by Jay Weisensale. *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

Emergency Services represented by Mike Hampton had nothing new to report

ITEM NO. 8 Report from Zoning Officer

Jeff Garvick, Interim Zoning Officer 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 expires on January 5, 2016.

Jay Weisensale made a motion to table the Plan, seconded Darrell Raubenstine. *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 January 5, 2016.

Jay Weisensale made a motion to table the Plan, seconded 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 expires on January 5, 2016.

Duane Diehl made a motion to table the Plan, 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 January 5, 2016.

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

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

Chairman Jim Myers noted that the extension review time expires on January 5, 2016.

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. He distributed copies of revised plans that were not received in time to make it into the Commissions packets.

Mr. Powell gave an overview of the plan and the changes that had been made to the plan. He mentioned that the Commission should have received a copy of the letter sent to him informing him that the Board of Supervisor had made a decision on all of his waiver requests.

The Planning members continued to express their concerns of storm water runoff and the private drive versus public street/road.

Jay Weisensale asked Chris Toms if he had any concerns. Chris expressed that he did not have any concerns on the storm water. He informed the Planning members that he spoke to the Township's solicitor and the Interim Manager about the Planning members concern that lots 1 and 2 are not fronting on a public street. He explained that both agree that lots 1 and 2 must front either a public road or a private street built to the Township's standards.

Mr. Powell brought and handed out excerpts from the Zoning and SALDO to explain how and why he felt it was justified under the previous manager's opinion.

After a lengthy discussion took place on the continued issues with the plan, it was decided to table the plan.

Mr. Powell requested a written decision from the Zoning Officer so he could respond to the decision.

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

ITEM NO. 10 New Business

1. Carl M. & Donna F. Carter Final Minor Subdivision Plan and Waiver Request

Doug Stambaugh of Group Hanover Inc, was present representing Mr. and Mrs. Carl M. Carter to review and answer any questions the Planning members would have on the plan, Mr. Carter was also present.

Mr. Stambaugh explained the plan was consolidating 75 and 87 Country Lane into one large lot. He explained the owner of both parcel would be demolishing the structure located on 87 Country Lane. The owner plans to add an addition onto the

current structure on 75 Country Lane, add a garage and driveway coming into the garage. He explained the home on 87 Country Lane is no longer habitable. The kitchen has completely been removed, septic system is in the process of being abandoned and the water service has been terminated. He explained this will all be completed in three phases.

Township Engineer, Chris Toms asked when the home on 87 Country Lane will be demolished. Mr. Carter explained the addition would be built first and depending on how much room there is between the garage and the decommissioned structure the garage would be built before the home is demolished, then the driveway.

The Township Engineer informed Mr. Carter and Mr. Stambaugh that the plans would not be signed until the three notes on sheet #2 has been satisfied by the Township. Once all three items on sheet #2 have been satisfied the combined lot would be compliant.

A. Waiver Request from Article 3 Section 302 A & B to allow the plan to be considered as a Final Plan and to waive the Preliminary Plan.

Jay Weisensale made a motion for a favorable recommendation to the Board of Supervisors for approval of the waiver request from Article 3 Section 305 A & B to allow the plan to be considered a Final Plan and to waive the Preliminary Plan, seconded by Andy Hoffman. ***The motion carried.***

B. Waiver Request from Article 4 Section 402 A.4.f.5 to allow the plan to be exempt from showing on-lot sanitary sewer, wells and other water supply facilities within one thousand (1000) feet of site.

Jay Weisensale made a motion for a favorable recommendation to the Board of Supervisors for approval of the Waiver Request from Article 4 Section 402 A.4.f.5 to allow the plan to be exempt from showing on-lot sanitary sewer, wells and other water supply facilities within one thousand (1000) feet of site, seconded by Andy Hoffman. ***The motion carried.***

Andrew Hoffman made a motion for a favorable recommendation for approval to the Board of Supervisors on the Final Minor Subdivision Plan, seconded by Jay Weisensale. ***The motion carried.***

ITEM NO. 1 Signing of Approved Plans

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 November 19, 2015 at 6:00 pm

ITEM NO. 15 Adjournment

Adjournment was at 7:25 p.m., in a motion by Jay Weisensale, and seconded by Andy Hoffman. ***The motion carried.***

Respectfully submitted,

Miriam E. Clapper
Recording Secretary