

MINUTES  
WEST MANHEIM TOWNSHIP  
PLANNING COMMISSION MEETING  
THURSDAY, NOVEMBER 19, 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 Marc Woerner, Township Manager and Chris Toms, C. S. Davidson, Township Engineer.

ITEM NO. 3 Approval of Minutes

Duane Diehl made a motion to approve the minutes from the Regular meeting of Thursday, October 15, 2015, seconded by Andy Hoffman. ***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

Marc Woerner, 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, and asked the Township engineer if there was anything new to report. Chris Toms reported that he had met with the owner and the owner is examining his options.

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 expires on January 5, 2016.

Andy Hoffman made a motion to table the Plan, seconded Jay Weisensale. *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.

Andy Hoffman made a motion to table the Plan, seconded Duane Diehl. *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.

Chris Toms reported that the Township had a meeting with the developer and their engineer to discuss the upgrade that will be necessary to the DGM pump station. As far as revised plans, he has not received anything new.

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.

Jay Weisensale made a motion to table the Plan, seconded Andy Hoffman. *The motion carried.*

ITEM NO. 10 New Business

1. George Morningstar Final Subdivision Plan – Supersedes Previous Plan

Chris Toms explained Sherry Morningstar and Wayne Kirby own the property at the corner of Sunset Drive. He went on to explain that the property adjacent to it, which is about 200 plus feet wide, is what was approved earlier this year to be taken from the lands of George Morningstar (to the east) and added to the Sherry Morningstar property. Since approval, there has been a change as to who will get that parcel of land. So now, they would like to take that parcel of land and added it to the lands of Martin and Belinda Morningstar on the opposite side of the road.

The County has waived their review and the Township engineer has no problem with this plan. A new deed will be created for Martin and Belinda that will include this parcel.

Jay Weisensale made a motion for a favorable recommendation for approval to the Board of Supervisors on the George Morningstar Final Subdivision Plan – Supersedes Previous Plan, seconded by Darrell Raubenstine. *The motion carried.*

2. John D. & Delores H. Hughes Final Minor Subdivision Plan and Waiver Requests

- A. Waiver Request from Article 3 Section 305 A & B to allow the plan to be considered as a Final Plan and to waive the preliminary Plan
- 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.

Chairman Myers read the waiver requests and asked Chris Toms if he was prepared to discuss the plan since the engineer for Mr. & Mrs. Hughes was not present.

Chris explained the first waiver request Article 3 Section 305 A & B to allow the plan to be consider as a final plan and to waive the preliminary plan request was a standard request for this type of plan. He explained that the second request 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. He asked the Planning Commission to stop considering this waiver. Chris gave direction that when the Township receive a set of plans with this waiver to throw it way. He explained that when reviewing the section of the SALDO for submitting a plan lists all the things that must be shown on a plan, but before that list it states “*Any of the following located on or within four hundred (400) feet of the development area or as listed, when having an impact on development.*” Therefore, when plans for add-ons come into the Township there is no need for this waiver.

Chris explained the triangular piece of property that is owned by Mr. and Mrs. Hughes is being subdivided. What they intend to do is to take the existing lot line between the Meyer property and the Kleckner property and extended it through that triangular piece.

At this point in the meeting Doug Stambaugh of Group Hanover Inc, was present representing Mr. and Mrs. John D Hughes to review and answer any questions the Planning members would have on the plan.

Chairman Myers asked for a motion on the waiver request from Article 3 Section A & B to allow the plan to be considered as a final plan and to waive the preliminary plan.

Duane Diehl 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.***

There was no vote taken on the waiver request from Article 402 A.4.f.5 since Chris Toms explained the request was not necessary.

Chris Toms also recommended taking action on the plan. After discussing the plan, Chairman Jim Myers asked for a motion to make a recommendation on the plan.

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. ***In a 4 to 1 vote, 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

Darrell Raubenstine questioned the large flag that is located at Camping World located on the Baltimore Pike. He also questioned whether the greenhouse that was destroyed on the Baltimore Pike would be allowed to rebuild since 75 percent was destroyed. Chris Toms explained they/he would need to talk with the zoning officer to get answer to those questions.

ITEM NO. 14    Next Meeting

The next scheduled meeting for the Planning Commission is December 17, 2015 at 6:00 pm

ITEM NO. 15    Adjournment

Adjournment was at 7:00 p.m., in a motion by Duane Diehl, and seconded by Jay Weisensale. ***The motion carried.***

Respectfully submitted,

Miriam E. Clapper  
Recording Secretary