

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, JANUARY 21, 2016
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 with the Pledge of Allegiance.

ITEM NO. 2 Roll Call

The roll was called and the following Commission Members were present: Chairman Jim Myers, Andrew Hoffman, Duane Diehl, Darrell Raubenstine and Jay Weisensale. Also present were Marc Woerner Township Manager and Chris Toms Township Engineer.

ITEM NO. 3 Re-Organization - 2016

A. Chairman

Andy Hoffman made a motion to nominate Jim Myers as Chairman of the Planning Commission, seconded by Jay Weisensale. **Motion carried.**

B. Vice-Chairman

Darrell Raubenstine made a motion to nominate Andrew Hoffman as Vice-Chairman of the Planning Commission, seconded by Jay Weisensale. **Motion carried.**

C. Secretary

Duane Diehl made a motion to nominate Darrell Raubenstine as Secretary of the Planning Commission, seconded by Jay Weisensale. **Motion carried.**

D. Recording Secretary

Darrell Raubenstine made a motion to nominate Miriam Clapper as Recording Secretary for the Planning Commission, seconded by Duane Diehl. **Motion carried.**

E. Establish the Meeting Dates and Times for the Planning Commission Meetings

Duane Diehl made a motion to continue to meet the third Thursday of each month starting at 6:00 p.m., seconded by Darrell Raubenstine. **Motion carried.**

ITEM No. 4 Approval of Minutes – December 17, 2015

Jay Weisensale made a motion to approve the Minutes from the December 17, 2015, Planning Commission meeting as corrected, seconded by Darrell Raubenstine. **Motion carried.**

ITEM NO. 5 Correspondences

Chairman Myers indicated they received no correspondences.

ITEM NO. 6 Visitors

Chairman Jim Myers asked were there any visitors present that wished to address the Commission, and received no reply.

ITEM NO. 7 Public Comment – Items Not Listed on Agenda

Carl Gobrecht indicated that he had asked to be on the Agenda and was told that he was on the Agenda.

ITEM NO. 8 Emergency Services Group Report

Mike Hampton indicated that he had nothing new to report.

ITEM NO. 9 Report from Zoning Officer

Marc Woerner, Zoning Officer informed the Planning Commission that the Zoning Hearing Board will be meeting on January 26 to hear the various requests for the Y.M.C.A.

Chairman Myers asked if any decision had been made to expand the Zoning Hearing Board from a 3 to 5 member board. Marc explained the Zoning Hearing Board would remain at three until the Township is ready to revise the Zoning Ordinance.

ITEM NO. 10 Old Business

1. Extension Requests

Chairman Jim Myers noted that the extension review time for the following plans expires on April 8, 2016.

A. Orchard Estates – Gobrecht – Shorbs Hill Rd. – 56 Lot Preliminary Plan

Andy Hoffman made a motion to table the Plan, seconded by Jay Weisensale. Motion carried.

B. Homestead Acres – J.A. Myers – Oakwood Dr. & Valley View Dr. – 134 Lot Preliminary Plan

Andy Hoffman made a motion to table the Plan, seconded by Jay Weisensale. Motion carried.

C. Benrus L. Stambaugh II, et al – 1 Lot Land Development Plan – Brunswick Dr. & Oak Hills Dr.

Duane Diehl made a motion to table the Plan, seconded by Darrell Raubenstine. Motion carried.

D. Homestead Acres - Oakwood Dr. & Valley View Drive – 366 Lot Preliminary Subdivision Plan

Chris Toms informs the Planning members that C.S. Davidson had completed their review, but had some storm water comments that he said needed to be addressed by their engineer. They ask that the Plan be tabled. Motion carried.

Jay Weisensale made a motion to table the Plan, seconded by Andy Hoffman. Motion carried.

E Tollgate Rd. Subdivision Preliminary Plan

Darrell Raubenstine made a motion to table the Plan, seconded by Jay Weisensale. Motion carried.

F. South Hanover YMCA Preliminary/Final Lot Consolidation & Land Development Plan

Jay Weisensale made a motion to table the Plan, seconded by Darrell Raubenstine. Motion carried.

ITEM NO. 11 New Business

A. Homestead Acres - Oakwood Dr. & Valley View Drive – 366 Lot Preliminary Subdivision Plan - REVISED

Darrell Raubenstine made a motion to table, seconded by Jay Weisensale. Motion carried.

B. Waiver Request for Tollgate Rd. Subdivision Preliminary Plan

Jack Powell PE, Inc. was present on behalf of developers Mr. James Horak and Mr. Donald Yorlets. He gave a presentation to the Planning Commission members showing them what the plan looks like according to the SALDO and what the plan looks like with the waivers he is requesting. After discussing the two different plan options, the Planning members took action on the waiver requests.

1. Waiver Request from SALDO § 235-46 Street Design Standards, C.3 Horizontal Curve Radius

Andy Hoffman made a motion for favorable recommendation to the Board of Supervisors to grant the waiver request from SALDO § 235-46 Street Design Standards, C.3 Horizontal Curve Radius, seconded by Jay Weisensale. **In a 4 to 1 vote, the Motion carried.**

2. Waiver Request from SALDO § 235-46 Street Design Standards, E.3 Minimum Street Separation

Andy Hoffman made a motion for favorable recommendation to the Board of Supervisors to grant the waiver request from SALDO § 235-46 Street Design Standards, E.3 Minimum Street Separation, seconded by Jay Weisensale. **In a 4 to 1 vote, the Motion carried.**

3. Waiver Request from SALDO § 235-46 Street Design Standards, F. Improvements Specifications

4. Waiver Request from SALDO §235-53 Sidewalks

5. Waiver Request from SALDO §235-54 Curbing

Duane Diehl, in one motion, made a favorable recommendation to the Board of Supervisors to grant the waiver request from SALDO § 235-46 Street Design Standards, F. Improvements Specifications; the waiver request from SALDO §235-53 Sidewalks; and the waiver request from SALDO §235-54 Curbing, with the additional wording placed on the Plan “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”, seconded by Jay Weisensale. **In a 4 to 1 vote, the Motion carried.**

6. Waiver Request from SALDO §235-65 Light Requirements and Design Standards, C.1.a.

Andy Hoffman made a motion for favorable recommendation to the Board of Supervisors to grant the waiver request from SALDO § 235-65 Light Requirements and Design Standards, C.1.a., with the understanding that an individual lamp post will be installed at the entrance to the private road that would be a part of lot #2, seconded by Jay Weisensale. **In a 4 to 1 vote, the Motion carried.**

C. South Hanover Y.M.C.A. Preliminary/Final Lot Consolidation & Land Development Plan

Gerry Funke of Group Hanover, Inc. along with Bill Wineholt representing the Y.M.C.A. were present to discuss the South Hanover YMCA. He explained that the lot consolidation has already taken place and a new deed has been recorded. The Assessment Office will not turn it into one lot until after the approval of the land development plan. It will show up as two lots until the plan has been approved and record, even though there is a deed stating it is one lot.

Chairman Myers reminded Mr. Funk that the plan still has the wrong soil type listed on the plan. Mr. Funk will make a note to himself to change the soil type on the plan.

Chris Toms informed the Planning members that a revised plan has been provided and that he and Mr. Funk met to discuss the revised plan. He explained that most of his comments that are outstanding are things such as the required easements and those comments that will be addressed from outside agencies that are required.

After discussing the plan, Chairman Myers asked for a motion.

Andy Hoffman made a motion for a favorable recommendation to the Board of Supervisors to approve the South Hanover Y.M.C.A. Preliminary/Final Lot Consolidation & Land Development, with the condition that all outstanding engineering comments will be met; the soils chart be corrected and walkways extensions be added to the plan, seconded by Darrell Raubenstine. **Motion approved.**

ITEM NO. 12 Signing of Approved Plans

Planning members signed Reservoir Height Phase 2C Plan and John and Doris Hughes Plan.

ITEM NO. 13 Sketch Plans and Other Business

Carl Gobrecht came before the Planning Commission with a partial sketch plan for a revision to Orchard Estates. The reason Mr. Gobrecht came before the Planning Commission was to discuss a potential subdivision of approximately 10 acres from the previously submitted subdivision plan.

ITEM NO. 14 Public Comment

Chairman Jim Myers asked if any one present would like to make any comments at this time and received none.

ITEM NO. 15 Next Meeting

The next Planning Commission meeting is scheduled for February 18, 2016 at 6:00 p.m.

ITEM NO. 16 Adjournment

Jay Weisensale made a motion to adjourn at 7:45 p.m., seconded by Duane Diehl. ***The motion carried.***

Respectfully Submitted,

Miriam E. Clapper
Recording Secretary