

MINUTES  
WEST MANHEIM TOWNSHIP  
PLANNING COMMISSION MEETING  
THURSDAY, FEBRUARY 18, 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, Andy Hoffman, Darrell Raubenstine, Duane Diehl, and Jay Weisensale. Also, present Marc Woerner Manager, Linus Fenicle Township Solicitor and Chris Toms, Township Engineer.

ITEM NO. 3 Approval of Minutes – Re-Organization Meeting, January 21, 2016

Duane Diehl made a motion to approve the Minutes from the January 21, 2016 Planning Commission Re-Organization meeting, seconded by Andy Hoffman. **Motion carried.**

ITEM NO. 4 Correspondence

Chairman Myers indicated they received the waiver request for the YMCA.

ITEM NO. 5 Visitors

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

ITEM NO. 6 Public Comment – Items Not Listed on Agenda

Chairman Myers asked if there was anything not already listed on the Agenda that they wanted to discuss and received no reply.

ITEM NO. 7 Emergency Services Group Report

Mike Hampton, Emergency Services Director indicated he had nothing to report.

ITEM NO. 8 Report from Zoning Officer

Marc Woerner, Zoning Officer reminded the Planning members about reviewing the recommended changes to the SALDO and Zoning Ordinance for making any changes or recommendations.

ITEM NO. 9 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

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

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

Duane Diehl made a motion to table, seconded by Jay Weisensale. **Motion carried.**

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

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

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

Jay Weisensale made a motion to table, seconded by Duane Diehl. **Motion carried.**

D. Tollgate Rd. Subdivision Preliminary Plan

Duane Diehl made a motion to table, seconded by Jay Weisensale. **Motion carried.**

ITEM NO. 10 New Business

A. South Hanover YWCA Waiver Request

1. Waiver Request from SALDO §235-64.E.(4)(a)(1)-[4] terminal and interior landscaped island

Gerry Funk of Group Hanover came before the Planning Commission to request a waiver from SALDO §235-64.E.(4)(a)(1)-[4] terminal and interior landscaped island. He explained that at the previous Planning Commission meeting it was suggested that he apply for this waiver. The YMCA would maintain the islands that run parallel with Fairview Drive. Removing these islands would help with snow removal.

Darrell Raubenstine made a motion for favorable recommendation to the Board of Supervisors to grant the waiver request from SALDO §235-64.E.(4)(a)(1)-[4] terminal and interior landscaped island, seconded by Andy Hoffman. **Motion carried**

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

Representatives from JA Myers and another un-named representative came before the Planning Commission to discuss and answer any questions that the Planning Commission members had about the revised Homestead Acres - Oakwood Dr. & Valley View Drive – 366 Lot Preliminary Subdivision Plan.

Chris Toms, Township Engineer went over each of his comments from his engineer lettered dated February 10, 2016. As he went over his comments, representatives from J A Myers Building and Development and the Planning Commission discussed the plan.

ITEM NO. 11 Signing of Approved Plans

None at this time.

ITEM NO. 12 Sketch Plans and Other Business

None at this time.

ITEM NO. 13 Public Comment

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

ITEM NO. 14 Next Meeting

WEST MANHEIM TOWNSHIP  
PLANNING COMMISSION RE-ORGANIZATION MEETING MINUTES  
THURSDAY, FEBRUARY 19, 2015

The next Planning Commission meeting is scheduled for March 17, 2015 at 6:00 p.m.

ITEM NO. 15 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