

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, MARCH 17, 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, Duane Diehl, and Jay Weisensale. Also present Chris Toms, Township Engineer. Planning members Andy Hoffman, Darrell Raubenstine and Township Manager Marc Woerner were absent.

ITEM NO. 3 Approval of Minutes – Regular Meeting, February 18, 2016

Duane Diehl made a motion to approve the Minutes from the February 18, 2016 with clarification to remove the island ends located in the YMCA parking lot, seconded by Jay Weisensale. **Motion carried.**

ITEM NO. 4 Correspondence

Chairman Myers indicated they received extension request.

ITEM NO. 5 Visitors

Chairman Jim Myers asked if there 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 Jim 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 was not present no report.

ITEM NO. 8 Report from Zoning Officer

Marc Woerner, Zoning Officer was not present.

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

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

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

ITEM NO. 10 New Business

1. David and Dixie Wildasin – Variance Requests

Mr. and Mrs. Wildasin came before the Planning Commission to request a variance from 4.34 indoor commercial recreation and variance request from 4.48 Outdoor Commercial Facilities. He explained that they planned to turn the barn located on the property into a wedding venue. After a question and answer period, Mr. Wildasin realized he did not have enough information in his application. The Planning members suggest he speak with the zoning officer.

- A. Variance Request from 4.34 Indoor Commercial Recreation Facilities
- B. Variance Request from 4.48 Outdoor Commercial Recreation Facilities

Duane Diehl made a motion to table the Zoning Hearing Board Application until Mr. Wildasin clarifies his request, seconded by Jay Weisensale. Motion carried

2. Tollgate Rd. Subdivision Preliminary Plan

Jack Powell, PE, Inc. was present on behalf of developers Mr. James Horak and Mr. Donald Yorlets. Mr. Powell informed the Planning members that all waiver requests were granted by the Board of Supervisors and he has received approval of the NPDES Permit from York County Conservation District. Mr. Powell informed the Planning members he does need to resubmit the planning module and the Board of Supervisors did approve the Resolution for resubmitting the planning module.

Jay Weisensale made a motion for a favorable recommendation that the Board of Supervisor approve the Tollgate Road Subdivision Preliminary Plan, seconded by Duane Diehl. **In a 2 to 1 vote the Motion carried.** Jim Myers voted against 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

The next Planning Commission meeting is scheduled for April 21, 2016 at 6:00 p.m.

ITEM NO. 15 Adjournment

Duane Diehl made a motion to adjourn at 6:30 p.m., seconded by Jay Weisensale. *The motion carried.*

Respectfully Submitted,

Miriam E. Clapper
Recording Secretary