

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, APRIL 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 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, Jay Weisensale, Andy Hoffman, and Darrell Raubenstine. Also present, Township Manager Marc Woerner. Chris Toms Township Engineer was not present.

ITEM NO. 3 Approval of Minutes – Regular Meeting, March 17, 2016

Jay Weisensale made a motion to approve the Minutes from the March 17, 2016 as corrected, seconded by Duane Diehl. **Motion carried.**

ITEM NO. 4 Correspondence

Chairman Myers indicated no correspondences were received.

ITEM NO. 5 Visitors

Chairman Jim Myers asked if there were 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 had nothing new to report another than what was on the agenda.

ITEM NO. 9 Old Business

1. Extension Requests

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

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

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

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

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

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

Darrell Raubenstine made a motion to table, seconded by Andy Hoffman. **Motion carried.**

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

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

ITEM NO. 10 New Business

1. David and Dixie Wildasin – Variance Requests

Dave and Dixie Wildasin came before the Planning Commission to request a variance from Article 4 – 270-144 Indoor Commercial Recreation and a variance request from Article 4 – 270-158 Outdoor Commercial Facilities. Mr. Wildasin explained that they plan to turn the barn located on the property into a venue for weddings, wedding receptions and other small group functions.

A. Variance Request from Article 4 – 270-144 Indoor Commercial Recreation Facilities

B. Variance Request from Article 4 – 270-158 Outdoor Commercial Recreation Facilities

A discussion took place on the variance requests and the impact each would have on the surrounding area.

Darrell Raubenstine made a motion for a favorable recommendation to the Zoning Hearing Board to approve the variance requests with the understanding that the Zoning Hearing Board and the Zoning Officer review viable complaints and if viable complaints are received, to address them with the owners, seconded by Duane Diehl. **Motion carried.**

2. Clifford Mummert – Variance Request – 2655 Pleasant Hill Road

Mr. Clifford Mummert came before the Planning Commission to request a variance from Article 7 – 270-46 variance to encroach into 40 foot front setback. He wants to build a garage and add an addition to the front of his home, both will encroach into the 40 foot front setback.

A. Variance request from Article 7 – 270-46 variance to encroach into 40 foot front setback

Mr. Mummert gave a brief history of the property and answered questions from the Planning members.

Duane Diehl made a favorable recommendation to the Zoning Hearing Board to allow the variance to encroach into the 40 foot setback for both the addition to the house and the garage due to the topography of the property, seconded by Andy Hoffman. **Motion carried.**

ITEM NO. 11 Signing of Approved Plans

None at this time.

ITEM NO. 12 Sketch Plans and Other Business

Darrell Raubenstine asked Marc Woerner, Township Manager and the other Planning members what the criteria or rule for a motion of a five member board to approve something. He wonders if you need to have three “yeses” or can two “yeses” and

one “no” would give approval when only three members are in attendance. The Planning members explained that three members make a quorum so 2 “yeses” and one “no” or abstain would give a recommendation.

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 May 19, 2016 at 6 p.m.

ITEM NO. 15 Adjournment

Jay Weisensale made a motion to adjourn at 7 p.m., seconded by Andy Hoffman. *The motion carried.*

Respectfully Submitted,

Miriam E. Clapper
Recording Secretary