

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, MAY 19, 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, Andy Hoffman, Darrell Raubenstine and Jay Weisensale. Also, present Township, Manager Marc Woerner, Township Engineer, Chris Toms and Township Solicitor, Linus Fenicle.

ITEM NO. 3 Approval of Minutes – Regular Meeting, April 21, 2016

Andy Hoffman made a motion to approve the Minutes from the regular meeting of Thursday, April 21, 2016, Planning Commission meeting, seconded by Jay Weisensale. ***The motion carried.***

ITEM NO. 4 Correspondence

Chairman Jim Myers noted there were no correspondences.

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, Director of Emergency Services was not present to give any report; however Chairman Jim Myers did note that the members had received an email from Mike Hampton.

ITEM NO. 8 Report from Zoning Officer

Marc Woerner, Zoning Officer indicated that what he had would be addressed on the Agenda.

ITEM NO. 9 Old Business

1. Extension Requests

Chairman Jim Myers asked if anyone was present to discuss Orchard Estates. When he received no reply he asked for a motion to table the plan. Duane Diehl noted that the review time for Orchard Estates was now June 3, 2016.

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

Jay Weisensale made a motion recommending that the Board of Supervisors deny the plan unless acted upon by June 3, 2016, seconded by Darrell Raubenstine. ***The 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. *The 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, seconded by Jay Weisensale. *The motion carried.*

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

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

2. Request for Preliminary Plan approval of Homestead Acres – Oakwood Dr. & Valley View Drive -366 Lot Preliminary Subdivision Plan

Representatives Jeff Stough from JA Myers and Solicitor for J. A. Myers, Paul Minnich came before the Planning Commission to discuss the revisions to the plan that were requested by the Planning Commission and answer any questions.

After a lengthy questions and answers period, representatives from J. A. Myers indicated they would take the phasing suggestions and apply them to the Plan. The Plan had been tabled under Extension Request by Jay Weisensale and seconded by Darrell Raubenstine. The motion carried.

New Business

1. Discussion on Zoning and SALDO Amendments

Township Manager/Zoning Officer Marc Woerner explained that the Board of Supervisors has proposed some amendments to the Zoning Ordinance and the SALDO Ordinance. He explained this was a draft copy that has been given to them for their review and to submit their comments. Marc reviewed the Zoning and the SALDO changes. He asked that they bring any recommendations or revisions to the regular Planning meeting on June 16.

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 June 16, 2016 at 6:00 p.m.

ITEM NO. 15 Adjournment

Duane Diehl made a motion to adjourn at 7:55 p.m., seconded by Jay Weisensale. *The motion carried.*

WEST MANHEIM TOWNSHIP
PLANNING COMMISSION RE-ORGANIZATION MEETING MINUTES
THURSDAY, MAY 19, 2016

Respectfully Submitted,

Miriam E. Clapper
Recording Secretary