

MINUTES  
WEST MANHEIM TOWNSHIP  
PLANNING COMMISSION MEETING  
THURSDAY, JUNE 16, 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, 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, May 19, 2016

Duane Diehl made a motion to approve the Minutes from the regular meeting of Thursday, May 19, 2016, Planning Commission meeting, seconded by Andy Hoffman. *The motion carried.*

ITEM NO. 4 Correspondence

Chairman Jim Myers noted the Planning Commission did receive extension requests that would be addressed later in the meeting.

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 a Mr. Michael Roepoke representing Northfield Joint Venture had some comments that he would like to share later in the meeting concerning the Homestead Acres 366 Lot Preliminary Subdivision Plan.

ITEM NO. 7 Emergency Services Group Report

Mike Hampton, Director of Emergency Services was not present to give any report.

ITEM NO. 8 Report from Zoning Officer

Marc Woerner, Zoning Officer informed the Planning members that on June 28, 2016, there will be a zoning hearing for the David and Dixie Wildasin property. He reminded the members that they had heard this case before.

ITEM NO. 9 Old Business

1. Extension Requests

Chairman Jim Myers made note that Orchard Estates – Gobrecht – Shorbs Hill Rd. – 56 Lot Preliminary Plan had been withdrawn on June 2, 2016.

Township Manager Marc Woerner informed the Planning Commission members that the Township had received a letter asking the plan be withdrawn.

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. *The 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 Duane Diehl. *The motion carried.*

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

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

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

Ben Reisinger from HRG and Solicitor Paul Minnich for J. A. Myers, came before the Planning Commission to discuss the revisions the Planning Commission had requested and answer any questions. Gail McLucas a stenographer with Geiger Loria Filius McLucas recorded the meeting at the request of J.A. Myers Builders.

Mr. Michael Roepoke representing Northfield Joint Venture brought his concerns about the impact that Homestead Acres plan has on his concept plan. He feels that there has not been any effort to bring both developments together by lining up the roads in each development.

After a lengthy question and answer period about Homestead Acres and Mr. Roepoke’s concept plan, representatives from J. A. Myers and Mr. Roepoke agreed to meet with the Township to discuss sewer easements and road placement.

All five planning members expressed their desire to see a plan depicting four phases, instead of the previous plan of eight phases.

Darrell Raubenstine made a motion to table the plan until the next meeting on July 21, 2016, to allow a meeting to be held with JA Myers, their engineer and solicitor, Northfield Joint Venture, their engineer and solicitor and the Township at the Township office to discuss outside issues and concerns, seconded by Jay Weisensale. Motion carried

New Business

1. Discussion on Zoning and SALDO Amendments

Chairman Jim Myers asked Township Manager/Zoning Officer Marc Woerner if he had anything new to present to the Planning members. Marc informed the members there was one revision since presenting the amendments to the Planning members. Section 270-41 located in the Zoning Ordinance for the Commercial/Industrial District under General Requirements for all businesses in that zone. In that area, it is currently required to connect to public water and sewer. He explained in the southern end of the Township there currently is no public sewer available and so it was felt wording should be added that says *where facilities exist*.

Township Engineer Chris Toms pointed out there was an error in Section 270-68a should read *15 acres or more* not *just 15 acres*.

Township Engineer Chris Toms and planning member Duane Diehl left the meeting at 8.10 p.m.

Township Manager Marc Woerner continued to review each change and made any recommended changes that the Planning members suggested to the Zoning Ordinance. Once all changes were reviewed, Chairman Jim Myers asked for a vote to move the changes forward to the Board of Supervisors.

Andy Hoffman made a motion for a favorable recommendation to have the Board of Supervisors to forward the recommended changes to the York County Planning Commission for their review and recommendations, seconded by Chairman Jim Myers. In a vote of two yes, one no and one abstain. **Motion carried**

Township Manager Marc Woerner then reviewed each change and made any recommended changes that the Planning members suggested to the SALDO Ordinance. When all changes to the SALDO were reviewed, Chairman Jim Myers asked for a vote to move the changes forward to the Board of Supervisors.

Jay Weisensale made a motion for a favorable recommendation to have the Board of Supervisors forward the recommended changes to the York County Planning Commission for their review and recommendations, seconded by Darrell Raubenstine. **Motion carried.**

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 July 21, 2016 at 6 p.m.

ITEM NO. 15 Adjournment

Andy Hoffman made a motion to adjourn at 9 p.m., seconded by Darrell Raubenstine. **The motion carried.**

Respectfully Submitted,

Miriam E. Clapper  
Recording Secretary