

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
Thursday, October 20, 2016, 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, Jay Weisensale, the Township Manager, Marc Woerner and the Township Engineer, Chris Toms were also present.

ITEM NO. 3 Approval of Minutes – Regular Meeting, September 15, 2016

Andy Hoffman made a motion to approve the Minutes from the regular Planning Commission meeting of Thursday, September 15, 2016 as corrected, seconded by Duane Diehl. *The motion carried.*

ITEM NO. 4 Correspondence

Chairman Jim Myers noted the Township did receive correspondences from Emergency Services and an extension request from Benrus L. Stambaugh II, et al.

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 anyone present wanted to discuss an item not listed on the Agenda and a resident from the audience asked to introduce a plan to the Planning members. Chairman Myers indicated the plan would be introduced under Sketch Plans and Other Business. Darrell Raubenstine would like to discuss Lutheran Social Services. Chairman Myers indicated this would take place under Sketch Plans and Other Business.

ITEM NO. 7 Emergency Services Group Report

Mike Hampton, Director of Emergency Services was not present. No report given.

ITEM NO. 8 Report from Zoning Officer

Marc Woerner, Zoning Officer had nothing new to report at this time.

ITEM NO. 9 Old Business

1. Extension Requests

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

Jay Weisensale made a motion to table Homestead Acres – 134 Lot Preliminary Plan, seconded by Darrell Raubenstine. *The motion carried.*

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

Andy Hoffman made a motion to table the plan and to make a favorable recommendation to the Board of Supervisors to grant the extension request for one year, seconded by Duane Diehl. *The motion carried.*

ITEM 10. New Business

ITEM NO. 11 Signing of Approved Plans

None at this time.

ITEM NO. 12 Sketch Plans and Other Business

A. Prinland Heights – Concept Plan – Conservation Subdivision Design

Mr. Jerry Stahlman, Engineer of Stahlman Engineering was present on behalf of the developer. He gave an overview of the sketch/concept plan for Prinland Heights.

The Planning members voiced their concerns about the cul-de-sac located in the development.

Carl Gobrecht introduced to the Planning members a simple 1 lot -subdivision of 13.45 acres off of 72 acres. He noted that his son will be purchasing the retention pond located on the Klinedinst property. He will be submitting the proper paperwork to the Township.

Darrell Raubenstine informed the Planning members that the changes that will be taking place at the Lutheran Social Services (SpiriTrust) campus, he found out the height of the current apartment building was due to the lower level being a garage for the people living upstairs. SpiriTrust turned the lower level into apartments because SpiriTrust needed additional revenue.

Darrell Raubenstine also informed the Planning members of parking conditions on the SpiriTrust campus. He explained that whenever there is a large event on the campus, SpiriTrust buses those attending the Event in from the Walmart parking lot.

Jay Weisensale reminded the Members that the Planning members granted a favorable recommendation for the parking variance that SpiriTrust had requested.

ITEM NO. 13 Public Comment

ITEM NO. 14 Next Meeting

The next Planning Commission meeting is scheduled for November 17, 2016 at 6 p.m.

ITEM NO. 15 Adjournment

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

Respectfully Submitted,

Miriam E. Clapper
Recording Secretary