

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

ITEM NO. 3 Approval of Minutes – Regular Meeting, October 20, 2016

Chairman Myers felt under Sketch Plan and Other Business Item #12 there should be some distinction between Prinland Heights, the 1-lot subdivision for Carl L. & Glenn E. Gobrecht/Davis S. & Bethany L. Klinedinst Final Subdivision Plan and the discussion concerning Lutheran Social Services.

Jay Weisensale made a motion to approve the Minutes from the regular Planning Commission meeting of Thursday, October 20 2016, as corrected, seconded by Andy Hoffman. *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 anyone present wanted to discuss an item not listed on the Agenda and received no reply.

ITEM NO. 7 Emergency Services Group Report

Mike Hampton, Director of Emergency Services had nothing to report.

ITEM NO. 8 Report from Zoning Officer

Marc Woerner Zoning Officer informed the Planning members that they would be hearing a case tonight for a special exception for a change of use for a non-conformance. The case will then go before the Zoning Hearing Board in December.

ITEM NO. 9 Old Business

1. Extension Requests

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

Duane Diehl made a motion to table Homestead Acres – J.A. Myers – Oakwood Dr. & Valley View Dr. – 134 Lot Preliminary Plan, seconded by Jay Weisensale. *The motion carried.*

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

Duane Diehl made a motion to table Benrus L. Stambaugh II, et al – 1 Lot Land Development Plan – Brunswick Dr. & Oak Hills Dr., seconded by Jay Weisensale. *The motion carried.*

ITEM 10. New Business

A. Carl L. & Glenn E. Gobrecht/Davis S. & Bethany L. Klinedinst Final Subdivision Plan

1. Waiver Request from Article 3. Section 305 A. & B. (Chapter 235, §235-10 A & B)
2. Waiver Request for Planning Waiver & Non-Building Declaration

Carl Gobrecht representing the Gobrecht/Klinedinst plan was present to discuss and answer any questions that the Planning members might have on the plan or the waiver request. He presented a newly revised plan to the Planning members and Township Engineer Chris Toms explaining that his engineer had addressed some of the Township Engineer's comments with this plan.

He explained his biggest concern was the 100-foot right-of-way that he must have in front of the remaining 60 acres. Mr. Gobrecht pointed out the 100-foot coming out to Shorbs Hill Road needs to be 150 feet because the right-of-way cannot be a part of the 100 feet. Chairman Myers asked if this was his waiver request.

Chris Toms, Township Engineer explained that the first waiver request was to forego preliminary plan approval and go straight to final plan approval. He then explained the Planning Commission could act on the Planning Waiver & Non-Building Declaration when acting on the Plan. The Township Engineer explained that the Planning Waiver and Non-Building Declaration is not part of the Township's Ordinances, but it is a requirement of D.E.P. planning, so it is on the Plan. The Township's Ordinance requires that they do sewage planning and by putting this note on the plan, they have satisfied the Township's requirement. He felt that item #2 could be stricken from the Agenda.

Duane Diehl made a favorable recommendation to the Board of Supervisors to grant the waiver request from Article 3, Section 305 A & B to allow the plan to be a final plan seconded by Andy Hoffman. Motion carried.

There was no action taken on item #2, Waiver Request Planning Waiver & Non-Building Declaration. Chairman Myers asked that the Minutes reflect that the Planning Commission will act on the Waiver Request and the Final Plan at the same time.

A discussion took place on the Township Engineer's comment concerning the lot configuration to provide at least a minimum 100-foot lot width for the proposed Lot #2. Chris then went through the rest of his comments and pointing out where waiver request might be necessary. Chris Toms also explained that York County Planning Commission first three comments should be taken into account when asking for waiver request.

Chris Toms suggested talking with the Township Zoning Officer, Marc Woerner about the zoning requirement for road frontage.

B. Liberty Restoration and Construction – Special Exception Requests from Article 18 Nonconformities

1. Special Exception from, Section 270-178 – Proof and registration
2. Special Exception from, Section 270-183 – Changes from one nonconforming use to another

Eric Hare came before the Planning Commission to ask for a favorable recommendation to the Zoning Hearing Board to house his restoration and construction business. He explained that he hoped to purchase the property at 3016 Baltimore Pike and put in an offer to purchase the property when a zoning issue came to his attention.

He explained that this property had previously been zoned for auto service and he was proposing to use the property to house the office and for storage for his restoration company. The house located on the property would be a rental property. He does have two company vehicles, but does have a trailer that would be kept inside the garage. They are not a typical construction company. He is looking to restore the house and the garage. Mr. Hare stated his goal is to restore Hanover's homes whether it is an older home, or a home destroyed by fire or water damage.

Marc Woerner, Township Zoning Officer explained that it meets all of the requirements of the Zoning Ordinance for change of use for a non-conformance use.

Jay Weisensale made a motion for a favorable recommendation to the Zoning Hearing Board to approve the requests for a special exception from, Section 270-178 – Proof and registration and special exception from, Section 270-183 – Changes from one nonconforming use to another with the understanding there will be no outside storage, seconded by Duane Diehl. 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

Mike Hampton informed the Planning Board that review letters have gone out for Utz Terrace, Northfield and Prinland Heights.

ITEM NO. 14 Next Meeting

The next Planning Commission meeting is scheduled for December 15, 2016 at 6 p.m.

ITEM NO. 15 Adjournment

Jay Weisensale made a motion to adjourn at 6:40 p.m., seconded by Andy Hoffman. *The motion carried.*

Respectfully Submitted,

Miriam E. Clapper
Recording Secretary