

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, JANUARY 19, 2017
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, Andrew Hoffman, Darrell Raubenstine and Jay Weisensale. Also present were Marc Woerner Township Manager and Chris Toms Township Engineer.

ITEM NO. 3 Re-Organization - 2017

A. Chairman

Duane Diehl made a motion to nominate Jim Myers as Chairman of the Planning Commission, seconded by Darrell Raubenstine. **Motion carried.**

B. Vice-Chairman

Jay Weisensale made a motion to nominate Andrew Hoffman as Vice-Chairman of the Planning Commission, seconded by Darrell Raubenstine. **Motion carried.**

C. Secretary

Duane Diehl made a motion to nominate Darrell Raubenstine as Secretary of the Planning Commission, seconded by Andy Hoffman. **Motion carried.**

D. Recording Secretary

Township Secretary Miriam Clapper will remain as recording secretary.

E. Establish the Meeting Dates and Times for the Planning Commission Meetings

Jay Weisensale made a motion to continue to meet the third Thursday of each month starting at 6 p.m., seconded by Duane Diehl. **Motion carried.**

ITEM No. 4 Approval of Minutes – December 15, 2016

Andy Hoffman made a motion to approve the Minutes from the December 15, 2016, Planning Commission meeting, seconded by Duane Diehl. *The motion carried.*

ITEM NO. 5 Correspondences

Chairman Myers informed those present that each member of the Planning Commission received a letter from the children at West Manheim Elementary School thanking them for their service to the Community as a project for Dr. Martin Luther King Day. He also mentioned that he received a brochure from the Environmental Advisory Council Network informing them of a conference they are holding in May.

ITEM NO. 6 Visitors

Chairman Jim Myers asked were there any visitors present that wished to address the Commission, and received no reply.

ITEM NO. 7 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. 8 Emergency Services Group Report

Mike Hampton indicated that he had nothing new to report, but informed the Planning members that Emergency Services would be looking at the number of fire hydrants located in the Township to see if any can be moved or eliminated. He indicated that the Township Engineer had done a comprehensive plan indicating where fire hydrants are located.

Chris Toms Township Engineer gave a brief explanation of the Fire Hydrants Overlay Map.

ITEM NO. 9 Report from Zoning Officer

Marc Woerner, Zoning Officer informed the Planning Commission about the Wildasins' appeal. The Wildasins have filed a brief and are asking for a one judge deposition. A judge has been assigned to hear their appeal.

ITEM NO. 10 Old Business

1. Extension Requests

Chairman Jim Myers noted that the extension review for the following are:

- A. Benrus L. Stambaugh II, et al – 1 Lot Land Development Plan – Brunswick Dr. & Oak Hills Dr.
(Review Time Expires 11/03/2017)

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.***

- B. Northfield – Phase I 38 Lot SFD Preliminary Plan – Northfield Joint Venture, LLP
(Review Time Expires 3/22/2017)

Andy Hoffman made a motion to table Northfield – Phase I 38 Lot SFD Preliminary Plan – Northfield Joint Venture, LLP, seconded by Duane Diehl. ***The motion carried.***

- C. Carl L & Glenn E. Gobrecht/David S. & Bethany L. Klinedinst Final Subdivision Plan
(Review Time Expires 1/25/2017)

Jay Weisensale made a motion to table Carl L & Glenn E. Gobrecht/David S. & Bethany L. Klinedinst Final Subdivision Plan, seconded by Duane Diehl. ***The motion carried.***

2. New Business

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

Carl Gobrecht representing the Gobrecht/Klinedinst plan was present to ask for two waiver request.

1. Waiver Request from SALDO Article 3 Chapter 235-33 A.4.f.5 To allow the plan to be exempt from showing on-lot sanitary sewer, wells and other water supply facilities with on thousand (1000) feet of site

Andy Hoffman made a motion for a favorable recommendation to the Board of Supervisors to grant the waiver request from SALDO Article 3 Chapter 235-33 A.4.f.5 to allow the plan to be exempt from showing on-lot sanitary sewer, wells and other water supply facilities with on thousand (1000) feet of site, seconded by Jay Weisensale. ***The motion carried.***

2. Waiver Request from SALDO Article 4 Chapter 235.33 A.2.a to allow the plan to exempt from plan scale per ordinance

Andy Hoffman made a motion for a favorable recommendation to the Board of Supervisors to grant the waiver request from SALDO Article 4 Chapter 235.33 A.2.a to allow the plan to exempt from plan scale per ordinance, seconded by Jay Weisensale. ***The motion carried.***

Carl informed the Planning members that he would be submitting a revised plan showing the 150-foot right-of-way. He also expressed his dilemma in what to do about Bethany Klinedinst one of the property owners on the plan. He explained that Mrs. Klinedinst unexpectedly passed away on New Year's Eve. Chris Toms recommended asking for the Township's Solicitor's opinion on the matter.

ITEM NO. 11 New Business

ITEM NO. 12 Signing of Approved Plans

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

ITEM NO. 13 Sketch Plans

None were submitted.

ITEM NO 14 Other Business

Andy Hoffman asked about the subdivision located behind the Turkey Hill on the Baltimore Pike. A discussion took place on the age of the plan and did it fall under the 5-year requirement.

Andy Hoffman also commented on the de-commissioning of Shepard-Myers Water Dam. He wanted to know if the Township's Code has any loopholes that would allow the property to be sold in such a way that a large housing subdivision could be done there. Currently, the Code would only allow about 30 homes to be put on the 800 acres located in the Township.

Darrell Raubenstine made a motion recommending to the Board of Supervisors to do a review on the water dam property and also the Ordinance to see how it effects each other, seconded by Duane Diehl. ***The motion carried.***

ITEM NO. 15 Public Comment

Chairman Jim Myers asked if any one present would like to make any comments at this time and received none.

ITEM NO. 16 Next Meeting

The next Planning Commission meeting is scheduled for February 16, 2017 at 6:00 p.m.

WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
THURSDAY, JANUARY 19, 2017
ITEM NO. 17 Adjournment

Duane Diehl made a motion to adjourn at 6:35 p.m., seconded by Jay Weisensale. *The motion carried.*

Respectfully Submitted,

Miriam E. Clapper
Recording Secretary