

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, FEBRUARY 16, 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 Secretary, Darrell Raubenstine, followed with the Pledge of Allegiance.

ITEM NO. 2 Roll Call

The roll was called and the following Commission Members were present: Darrell Raubenstine, Duane Diehl, and Jay Weisensale. Also, present Marc Woerner Manager and Chris Toms, Township Engineer. Chairman Jim Myers and Vice Chairman Andy Hoffman were not present.

ITEM NO. 3 Approval of Minutes – Re-Organization Meeting, January 19, 2017

Duane Diehl made a motion to approve the Minutes from the January 19, 2017, Planning Commission Re-Organization meeting, seconded by Jay Weisensale. **Motion carried.**

ITEM NO. 4 Correspondence

Secretary Raubenstine indicated they did not receive any correspondences other than what was on the Agenda.

ITEM NO. 5 Visitors

Secretary Raubenstine 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

Secretary Raubenstine 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, Emergency Services Director was not present.

ITEM NO. 8 Report from Zoning Officer

Marc Woerner, Zoning Officer reported that he had nothing new to add other than what was already on the Agenda. He informed the Planning members that he did not have an update on the Wildasins' appeal.

ITEM NO. 9 Old Business

1. Extension Requests

Secretary Raubenstine asked for motions to table the following plans:

- A. 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. **Motion carried.**

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

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

- C. Carl L & Glenn E. Gobrecht/David S. & Bethany L. Klindedinst Final Subdivision Plan
(Review Time Expires 4/19/2017)

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

ITEM NO. 10 New Business

- A. Michael and Aleshia Hawkins Variance Request – Article VII, § 270-40 Side Setback

Michael Hawkins came before the Planning members to present his application and to ask for a favorable recommendation to the Zoning Hearing Board to his variance request to encroach into the side yard setbacks. This would allow him to extend the existing structure into a two-car garage. The applicant also noted that the property was rezoned to commercial, but has been a house and used as a residence since 2002.

Jay Weisensale made a motion for a favorable recommendation to the Zoning Hearing Board to grant the Variance request of Article VII, §270-40 side setback, 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

- A. Brad Hill 17 Lot Sketch Plan

Scott Barnhart, Burkentine & Sons Contractors, Brad Hill and Paul Minnich, Solicitor for Mr. Hill were present to discuss Brad Hill's 17-Lot sketch plan. After a question and answer period on the sketch plan, the Planning members voiced their displeasure of seeing the cul-de-sac on the Plan and reminded those presenting the Plan cul-de-sacs are not allowed in the Township.

Chris Toms, Township Engineer informed the Planning members that the Plan had not gone to the In-House meeting.

ITEM NO. 13 Public Comment

Secretary Raubenstine asked if any one present would like to make any comments and received none.

ITEM NO. 14 Next Meeting

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

ITEM NO. 15 Adjournment

Duane Diehl made a motion to adjourn at 6:50 p.m., seconded by Jay Weisensale. **The motion carried.**

Respectfully Submitted,

Miriam E. Clapper
Recording Secretary