

MINUTES  
WEST MANHEIM TOWNSHIP  
PLANNING COMMISSION MEETING  
THURSDAY, MARCH 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 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 Approval of Minutes – February 16 2017

Jay Weisensale made a motion to approve the Minutes from the February 16, 2017, Planning Commission meeting, seconded by Andy Hoffman. **Motion carried.**

ITEM NO. 4 Correspondence

Chairman Myers indicated they did not receive any correspondences other than what was on the Agenda.

ITEM NO. 5 Visitors

Chairman 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. Scott Barnhart, Burkentine and Sons, indicated he had a sketch plan to discuss. Chairman Myers explained that discussion would take place when the Commission got to “Sketch Plans” on the agenda.

ITEM NO. 7 Emergency Services Group Report

Mike Hampton, Emergency Services Director reported that he sent out the comments for the Brad Hill Sketch Plan and for Auchey Acres.

ITEM NO. 8 Report from Zoning Officer

Marc Woerner, Zoning Officer reminded the Planning members that they heard the Hawkins’s variance request last month and that the Hawkins will be going before the Zoning Hearing Board on the 28<sup>th</sup> of March. He noted the next zoning case will be for the YMCA for a sign variance, that they will hear at this meeting.

ITEM NO. 9 Old Business

1. Extension Requests

Chairman Myers 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.

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

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

Darrell Raubenstine made a motion to table Northfield – Phase I 38 Lot SFD Preliminary Plan – Northfield Joint Venture, LLP, pending the approval by the Board of Supervisors, seconded by Jay Weisensale. **Motion carried.**

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

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

Carl Gobrecht came before the Planning Commission to request a favorable recommendation on the Gobrecht/Klinedinst Plan and to answer any questions the Commission would have on the Plan.

Chris Toms reviewed his comment letter and answered questions from the Planning Commission.

After discussing the plan, Chairman Myers asked for a motion

Andrew Hoffman made a motion for a favorable recommendation for approval to the Board of Supervisors on the Carl L & Glenn E. Gobrecht/David S. & Bethany L. Klinedinst Final Subdivision Plan, with all engineer's comments being addressed seconded by Darrell Raubenstine. **The motion carried.**

ITEM NO. 10 New Business

- A. J. A. Myers – Homestead Acres – Phase I – 53 Lot Final Subdivision Plan

Jeff Stough was present on behalf of J. A. Myers Builders. Jeff Stough came before the Planning Commission to ask for a favorable recommendation to the Board of Supervisors to approve the Final Phase I of Homestead Acres plan. Township Engineer, Chris Toms agreed with Jeff Stough that the plan before the Planning members was Phase I and that it matched what had been approved with the Preliminary Plan. He explained pending approval of the Planning Module, posting of security, and getting all signatures, he recommends approval.

Jay Weisensale made a motion for a favorable recommendation for approval to the Board of Supervisors pending all engineer's comments have been addressed, which are planning module approval, seals and signatures and posting security, seconded by Darrell Raubenstine. **Motion carried.**

- B. Hanover Area Y.M.C.A. - 650 Fairview Drive – VA #02 - 03-02-2017 Variance Request – Application for a Variance request from the West Manheim Zoning Ordinance, Article XIX, Sign Regulations and Requirements, §270-186 F, G, and R General regulations for all signs and, §270-190 Permanent sign requirements

Jeremy Frey, Esquire, attorney for the YMCA was present on behalf of the YMCA. He reminded the Planning members that the Y.M.C.A. was a permitted use approved by the Zoning Hearing Board approximately two years ago through a special exception.

He explained the reason the YMCA was asking for the variance. The YMCA is allowed in a residential zone with a special exception, free standing and wall signs are not permitted in a residential zone. Signage is something that is necessary to the YMCA needs. He pointed out that the church located next to the YMCA does have a free-standing sign. The YMCA is proposing signage that would not only mark the property, but be a benefit to those trying to get to and from the YMCA, which is the reason for the multiple variances.

Attorney Frey proceeded to list the variances the YMCA was requesting. The first variance request was to allow a free-standing sign in the residential district. The second variance request was for the square footage of the free-standing sign. The third

variance is to have an illuminated sign. The fourth variance request is for an electric message board. They are requesting that the message board change more frequently than 45 seconds per message. The fifth variance request is to allow the free-standing sign to encroach into the right-of-way. They propose the freestanding sign be 1.16 feet from the right-of-way. Attorney Frey included the various wall signs with the fifth request.

He pointed out that each Planning member should have pictures of each of the signs along with the signs dimensions as well as a plan that shows the locations of each sign.

After Planning members and those representing the YMCA discussed the various variance requests, the Planning members made the following motions.

Jay Weisensale made a motion to send a favorable recommendation to the Zoning Hearing Board allowing all directional signs to be placed on the building walls and building doors, seconded by Andy Hoffman. **Motion carried.**

Jay Weisensale made a motion to send a favorable recommendation to the Zoning Hearing Board allowing a free-standing sign in a residential district, seconded by Darrell Raubenstine. **Motion carried.**

Darrell Raubenstine made a motion to send a favorable recommendation to the Zoning Hearing Board. Even though the Planning Commission would like to see 10 feet, due to the nature of the situation, the Planning Commission is willing to recommend the request of 1.16 feet due to the hardship, seconded by Duane Diehl. **Motion carried.**

Jay Weisensale made a motion to send a favorable recommendation to the Zoning Hearing Board allowing the free-standing sign to be illuminated, seconded Duane Diehl. **Motion carried.**

Jay Weisensale made a motion to send a favorable recommendation to the Zoning Hearing Board allowing the sign to be greater than 50 square feet making the size of the sign 50.25 square feet, seconded by Darrell Raubenstine. **In a vote of four in favor and one opposed the Motion carried.**

Darrell Raubenstine made a motion to send a favorable recommendation to the Zoning Hearing Board allowing an illuminated message board with the message changing every 45 seconds, and asking the YMCA to consider allowing for Amber Alerts and public notices from the Police Department, seconded by Jay Weisensale. **In a vote of two in favor and three opposed, the Motion failed.**

Duane Diehl made a favorable recommendation to the Zoning Hearing Board allowing an illuminating message board with the messages changing every 30 seconds and asking the YMCA to consider allowing for Amber Alerts/Public Notices, seconded by Darrell Raubenstine. **In a vote of one in favor and four opposed, the Motion failed.**

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. Mr. Minnich explained that they are not adding a cul-de-sac, they are extending the current cul-de-sac. After a question and answer period, along with discussing some possible options on the sketch plan, the Planning members voiced their displeasure of seeing the cul-de-sac on the Plan and again, reminded those presenting the Plan cul-de-sacs are not allowed in the Township.

Mr. Hill asked what amount of homes would be allowed to be built on the property and received an answer of two. Township Engineer, Chris Toms explained when you go to three, the ordinance requires that access roads be built to Township specifications, which is a challenge for private driveways.

ITEM NO. 13 Public Comment

Chairman Myers 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 April 20, 2017 at 6:00 p.m.

ITEM NO. 15 Adjournment

Jay Weisensale made a motion to adjourn at 7:50 p.m., seconded by Andy Hoffman. ***The motion carried.***

Respectfully Submitted,

Miriam E. Clapper  
Recording Secretary