

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, APRIL 20, 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, Andy Hoffman, Darrell Raubenstine, Jay Weisensale, Township Manager Marc Woerner and Township Engineer Chris Toms.

ITEM NO. 3 Approval of Minutes – Regular Meeting, March 16, 2017

Andy Hoffman made a motion to approve the Minutes from the regular Planning Commission meeting of Thursday, March 16, 2017, seconded by Jay Weisensale. ***The motion carried.***

ITEM NO. 4 Correspondence

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

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 was not present, no report given.

ITEM NO. 8 Report from Zoning Officer

Marc Woerner Zoning Officer informed the Planning members that the YMCA variance request would be going before the Zoning Hearing Board on April 25. He also informed the Planning members the Court of Common Pleas agreed with the Wildasins, and that the Wildasins will go before the Zoning Hearing Board on May 23 for a re-hearing.

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.
(Review Time Expires 11/03/2017)

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 6/21/2017)

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

C. Auchey Acres – 4 - Lot Final Subdivision Plan
(Review Time Expires 7/31/2017)

Darrell Raubenstine questioned why the Plan was submitted as a final plan. He felt that it should be a preliminary plan with all the problems the plan has. Township Engineer Chris Toms and Chairman Jim Myers explained that the Plan was 4 acres or less, which allowed the Plan to be submitted as a final plan.

Duane Diehl made a motion to table Auchey Acres – 4 - Lot Final Subdivision Plan, seconded by Andy Hoffman. Motion carried.

ITEM NO. 10 New Business

A. High Pointe at Rojen Farms – Revised Parcel B – Final Subdivision Plan
(Review Time Expires 6/26/2017)

Jim Piet with High Pointe, LLC of Woodhaven Building and Development along with Robert Sharrah of Sharrah Design Group were present to represent Woodhaven Building and Development to discuss High Pointe at Rojen Farms – Revised Parcel B – Final Subdivision Plan.

Township Engineer Chris Toms, would like a note placed on the plan that this plan supersedes the plan that the Planning Commission acted on in 2015, which created parcels B and C. He informed the Planning members that those parcels were never conveyed. He also asked that Sharrah Design Group use the new codified ordinance numbers on the plan which pertain to the waiver requests.

Jay Weisensale made a motion for a favorable recommendation of approval to the Board of Supervisors on the condition a note placed on the plan *that this plan supersede the Plan that the Planning Commission acted on in 2015 that created parcels B and C* and all other engineer and York County comments are addressed, seconded by Andy Hoffman. **Motion carried.**

B. High Pointe at Rojen Farms – South Section IIB & IIC
(Review Time Expires 6/14/2017)

Mr. Piet and Mr. Sharrah also presented High Point at Rojen Farms – South Section IIB & IIC were also present to discuss and answer any question on the plan.

Andy Hoffman made a favorable recommendation to the Board of Supervisors to approve High Pointe at Rojen Farms – South Section IIB & IIC Final Subdivision and Land Development Plan with all outstanding engineering comments being addressed, plus an access walkway, seconded by Duane Diehl. **Planning Members Duane Diehl, Andy Hoffman, Darrell Raubenstine, and Jay Weisensale voted, yes and Jim Myers voted, no. Motion carried.**

C. Smith Estates – 2 Lot Preliminary/Final Subdivision Plan
(Review Time Expires 7/2/2017)

Adam Smith with Libertas LLC along with Brandon Guiher of KPI Technology were present to represent Smith Estates – 2 Lot Preliminary/Final Subdivision Plan and to answer questions that the Planning members would have on the

subdivision. Mr. Guiher explained the project will take one existing lot of 26.91 acres and subdivide it into two lots. Lot A is a 10 acre for residential use and Lot B is a 16-acre lot that will remain agricultural. Currently the property is zoned agricultural.

A discussion took place on the plan with such things being discussed; if the developer should widen his side of Musselman Road, the possibility of asking for a utility easement, and put on the plan the standard note that *if the Supervisors feel that sidewalks, and/or curbing need to be installed within six months* could be placed on the plan. Township Engineer Chris Toms informed Mr. Guiher of KPI needs to submit a planning module and to address his comments. No action was taken at this time.

D. Springvale Subdivision

Township Engineer Chris Toms, informed the Planning members that the developer of the previously approved Springvale 8 lot Subdivision located off Tracey Road and Glenville Road area had agreed to widen Tracey Road. He explained that there was a note added to the plan that reads... *that section Tracey Road running the full length of the property and extending to Hobart Road shall be improved to 18 feet wide using 3 inches of 19 millimeters of super pave and 6 inches of 3A modified stone base.* When the builder/developer came in for the fourth building permit, they realized the subdivision plan was halfway through the building process.

Township Engineer Chris Toms, the developer and staff walked the road and reviewed the area. It was during this review that it was discovered that there were issues in widening Tracey Road. He explained that it would require removing trees and a springhouse along with a significant amount of disturbance to get the road widened to 18 feet and very disruptive to make the changes. He explained the developer has proposed taking the paving further by keeping Tracey Road the same width without causing any hardship to the existing property owners. Chris then explained that he looked at the square yardage that was proposed to be paved and extended the road at its current width to see how far it took the paving, which almost get Tracey Road to the Glenville Road. No action was necessary. He brought it to the Planning members to make them aware of the situation. He believes the Township will be working with the developer to make a better road.

ITEM NO. 11 Signing of Approved Plans

The Planning members signed the previously approved Carl L. Gobrecht & Glenn E. Gobrecht – David S. Klinedinst Final Subdivision Plan.

ITEM NO. 12 Sketch Plans

None at this time.

ITEM NO. 13 Other Business

Andy Hoffman reminded the Planning members that they had asked the Board of Supervisors to review the water dam property to see if there were any development issues with the Shepard-Myers Water Dam 800 acres, in case the 800 acres would be sold to a developer.

Township Manager Marc Woerner will bring their concerns to the Board's attention.

ITEM NO. 13 Public Comment

Jay Weisensale asked if the Township was considering selling the Township sewer system. Township Manager Marc Woerner briefed the Planning members on the process for selling the sewer system.

ITEM NO. 14 Next Meeting

WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
THURSDAY, APRIL 20, 2017

The next Planning Commission meeting is scheduled for May 18, 2017 at 6 p.m.

ITEM NO. 15 Adjournment

Jay Weisensale made a motion to adjourn at 7:45 p.m., seconded by Darrell Raubenstine. *The motion carried.*

Respectfully Submitted,

Miriam E. Clapper
Recording Secretary