

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, MAY 18, 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, Darrell Raubenstine, Jay Weisensale, Township Manager Marc Woerner and Township Engineer Chris Toms. Andy Hoffman was not present.

ITEM NO. 3 Approval of Minutes – Regular Meeting, April 20, 2017

Duane Diehl made a motion to approve the Minutes from the regular Planning Commission meeting of Thursday, April 20, 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 if any visitors 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 Wildasins will go before the Zoning Hearing Board on May 23 for a re-hearing on the use of the farm. The Zoning Heard Board will continue to hear the South Hanover Area YMCA application for the freestanding sign and its placement with regards to the right-of-way.

He also wanted to make the Planning members aware of mini cell towers that are being placed in some Township's rights-of-way. The York County Municipal Administrators Association had a presentation by the Cohen Law Group at their last meeting and has requested that the Cohen Law Group put forth a proposal to all municipalities involved revising their Zoning Ordinances related to the distribution of antenna systems.

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 Darrell Raubenstine. **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 Darrell Raubenstine. **Motion carried.**

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

Darrell Raubenstine made a motion to table Smith Estates – 2 Lot Preliminary/Final Subdivision Plan, seconded by Jay Weisensale. **Motion carried.**

D. Recommendation for Approval Auchey Acres – 4 – Lot Final Subdivision Plan
(Review Time Expires 7/31/2017)

Jeff Stough with J. A. Myers Building and Development along with Robert Sharrah of Sharrah Design Group were present to represent J. A. Myers Building and Development to discuss and answer questions concerning Auchey Acres – 4 – Lot Final Subdivision Plan.

Duane Diehl made a motion for a favorable recommendation to the Board of Supervisors to approve Auchey Acres – 4 – Lot Final Subdivision Plan on the condition that Mike Hampton, Emergency Services reviews the revised plan to verify that all of Emergency Services comments have been addressed and Engineer’s comments have been addressed, seconded by Jay Weisensale. In a vote of 3 to 1, Duane Diehl, Chairman Jim Myers and Jay Weisensale voting “yes” and Darrell Raubenstine voting “no”, the Motion carried.

ITEM NO. 10 New Business

None at this time.

ITEM NO. 11 Signing of Approved Plans

The Planning members signed the previously approved High Pointe at Rojen Farms – Revised Parcel B – Final Subdivision Plan and High Pointe at Rojen Farms – South Section IIB & IIC.

ITEM NO. 12 Sketch Plans

None at this time.

ITEM NO. 13 Other Business

None at this time.

ITEM NO. 13 Public Comment

ITEM NO. 14 Next Meeting

The next Planning Commission meeting is scheduled for June 15, 2017 at 6 p.m.

ITEM NO. 15 Adjournment

Duane Diehl made a motion to adjourn at 7:05 p.m., seconded by Jay Weisensale. *The motion carried.*

Respectfully Submitted,

Miriam E. Clapper, Recording Secretary

Chairman