

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

ITEM NO. 3 Approval of Minutes – Regular Meeting, September 21, 2017

Jay Weisensale made a motion to approve the Minutes from the regular Planning Commission meeting of Thursday, September 21, 2017, seconded by Andy Hoffman. *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 there were 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 had nothing new to report.

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)

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 Andy Hoffman. **Motion carried.**

B. J.A. Myers & Jodi M. Divido-Myers- Harper's Hill – 20 Lot Preliminary Plan
(Review Time Expires 10/30/2017)

Jay Weisensale made a motion to table J.A. Myers & Jodi M. Divido-Myers- Harper's Hill – 20 Lot Preliminary Plan, seconded by Duane Diehl. **Motion carried.**

ITEM NO. 10 New Business

A. J. A. Myers & Jodi M. Divido-Myers- Harper's Hill – 20 Lot Preliminary Plan

Jeff Stough with J. A. Myers Building and Development along with Robert Sharrah of Sharrah Design Group were present to update and answer any questions on the J. A. Myers & Jodi M. Divido-Myers- Harper's Hill – 20 Lot Preliminary Plan.

Darrell Raubenstine made a motion to table J.A. Myers & Jodi M. Divido-Myers- Harper's Hill – 20 Lot Preliminary Plan, seconded by Duane Diehl. **Motion carried.**

B. Variance Request:

- (1) Case – VA #04 - 10-03-2017

Applicant: Hanover Area Y.M.C.A. – Application for a Variance from the West Manheim Township Zoning Ordinance, Article XV, § 270-92 Fences and wall. The Applicant seeks a variance to enclose the soccer field and play area with an 8 foot high chain link fence which exceeds the maximum fence and wall height of 6 feet prescribed in the zoning ordinance. The Applicant's request is made for safety and public welfare purposes.

Location of Applicant's property: 650 Fairview Drive, Hanover, PA 17331

Chris Naylor attorney for Barley Snyder along with Billy Wineholt were present to represent the Hanover Area Y.M.C.A. and to answer any questions that the Planning members have on the Y.M.C.A.'s application for a variance request to install an 8 foot high fence instead of the required 6 foot high fence at their 650 Fairview Drive location.

Duane Diehl made a motion for a favorable recommendation to the West Manheim Township Zoning Hearing Board to approve the variance request, seconded by Jay Weisensale. **Motion carried.**

ITEM NO. 11 Signing of Approved Plans

None at this time.

ITEM NO. 12 Sketch Plans

At this point in the meeting Jay Weisensale presented a rough sketch plan of his property to the Planning members for discussion. No action taken.

ITEM NO. 13 Other Business

Township Engineer Chris Toms of C.S. Davidson, introduced Cory McCoy also from C.S. Davidson to the planning members and briefly discussed the process of extension request.

ITEM NO. 13 Public Comment

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None at this time.

ITEM NO. 14 Next Meeting

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

ITEM NO. 15 Adjournment

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

Respectfully Submitted,

Miriam E. Clapper, Recording Secretary

Chairman