

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, MARCH 15, 2018
6:00 PM

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.

ROLL CALL

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

APPROVAL OF MINUTES – Regular Meeting, February 15, 2018

Andy Hoffman made a motion to approve the Minutes from the Planning Commission meeting of Thursday, February 15, 2018 as corrected, seconded by Jay Weisensale. **Motion carried.**

CORRESPONDENCE

Chairman Jim Myers indicated the Planning Members received thank you letters from second and fifth graders from West Manheim Elementary School for serving their community through the Planning Commission.

VISITORS

Chairman Jim Myers asked if there were any visitors present that wished to address the Commission and received no reply.

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.

EMERGENCY SERVICES GROUP REPORT

Mike Hampton, Director of Emergency Services was not present. Chairman Myers noted that an email was received stating there was nothing new to report.

REPORT FROM ZONING OFFICER

Marc Woerner, Zoning Officer was not present.

OLD BUSINESS

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

(Review Time Expires 08/22/2018)

Bob Sharrah from Sharrah Design Group, Inc. was present on behalf of the applicant to answer any questions or concerns that the Planning members might have on the plan. He explained that he had received comments from the engineer and had addressed some of those comments and that he was still addressing the comments from the Conservation District regarding the NPDES permit. He informed the Planning members that he had received approval for the planning module from DEP.

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Township Engineer Chris Toms apologized for not having his engineer's letter out in time for everyone to review his comments and went on to point out that Mr. Sharrah would be asking for two modification requests, which would need action at this meeting. He also pointed out some of the other comments in his letter dated March 15, 2018, copy in the subdivision file.

Township Engineer Chris Toms brought to the attention of the Planning members that formal requests for modification were included in the letter from Sharrah Design Group, Inc, dated February 21, 2018. Specifically, on page 3, item 15 included a request to modify §235-46. D.3, vertical curves shall have a minimum length of 200 feet for local roads. Robert Sharrah of Sharrah Design and Township Engineer proceeded to explain the reason for the modification, with Chris Toms explaining that C.S. Davidson supports this modification.

Chairman Myers then asked about the second modification, which is §235-46. E.3, the minimum separation between the center line intersections of streets on a minor collector is to be 500 feet. Pumping Station Road is designated as a "Minor Collector" street. Robert Sharrah then explained the reason for the modification. C. S. Davidson also supports the modification.

After all discussion took place on these two modifications, Township Engineer Chris Toms informed the members that a decision would also need to be made related to stormwater. He explained that the developer is requesting to be exempt from placing fencing around the stormwater facilities. Robert Sharrah then explained that the retention basins are very shallow and didn't feel they posed any safety issues.

After discussion took place on the modifications that were requested, Chairman Myers asked for the Planning Commission decision.

Duane Diehl made a motion for a favorable recommendation for approval to the Board of Supervisors on modification of §235-46. D.3, Vertical curves shall have a minimum length of 200 feet for local roads, §235-46. E.3, Street intersections, the minimum separation between the center line intersections of streets on a minor collector is 500' and for an unfavorable recommendation on the modification §221-19. C.7 Fencing shall be provided for above ground detention facilities per this section, which will require fencing be place around all retention basins located in the Harpers Hill Subdivision, seconded by Jay Weisensale. **Motion carried.**

Chairman Myers asked for motions to table the plan:

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

NEW BUSINESS

A. Variance Request:

- (1) Case – VA #02 - 03-01-2018

Applicant: Cody Kephart – Application for a Variance from the West Manheim Township Zoning Ordinance, Article VIII, § 270-46 Area Regulations in Farming District. The Applicant seeks a variance for relief from side setback

Location of Applicants' property: 126 Glenville Road, Hanover, PA 17331

Cody Kephart was present to discuss and explain his need for his variance request. He explained that according to the West Manheim Township Zoning Ordinance, Article VIII, § 270-46 Area Regulations in Farming District, if a building is more than 250 square feet it must be 30 or more feet off the property line. He explained the size building he would like to build, he only has 14 feet from the side yard property line.

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The Planning members asked questions pertaining to the size of his home, the septic system location located on the left side of the property, the reason for the 10 feet between the garage and his home, and getting things into his backyard. Andy Hoffman has concerns with his measurements. Jay Weisensale voiced his concerns about the information the Township's Engineer showed of Mr. Kephart's property, which might or might not be accurate, if when Mr. Kephart builds his garage he would be two feet into his neighbor's yard. He felt that Mr. Kephart needed to find his actual property line to truly know how much side yard he had before he would build his garage. Andy Hoffman agreed with Jay Weisensale finding his property line was essential to building his garage. Explaining the surveyor will be measuring for compliance. It was suggested he get a metal detector to find his property pins.

Andy Hoffman made a favorable recommendation to the Zoning Hearing Board to approve the variance request of the applicant to build his garage in the 14-foot setback on his lot, seconded by Jay Weisensale. **Motion carried.**

B. Horak – Yorlets Partnership request the following changes

1. to have the Zoning Map for their property
from: Split zoned C-I Commercial/Industrial
to: C-I Commercial/Industrial in its entirety

2. to have the Comprehensive Plan, Map 4 Transportation.
from: Local Rd.
to: Major Collector

Jack Powell, engineer and Paul Minnich, Solicitor were both present to represent the builder and the property owners and to answer any questions or concerns that the Planning members might have on the Horak-Yorlets Partnership request for the Zoning Map change and the Comprehensive Plan, Map 4 Transportation change. He explained that the reason for the change is Mr. Phil Redding hopes to acquire the property with the intention of putting up a motel on the site.

Jack Powell, Engineer for the property owners, gave an overview of their petition and the need for the changes (copy in file).

Mr. Phil Redding, a local developer who is looking to build a motel on the property, explained that he has various projects throughout the Hanover area. He explained that the motel would be facing north and south, but mostly facing Tollgate Road. Mr. Redding explained the entrance to the facility would be next to the cemetery. He explained that there will be landscaping so that when looking at it from Tollgate Road you wouldn't see the building, because it will be setting behind the existing trees.

Discussion took place on the proposed project and whether Tollgate Road should go from a local road to major collector and whether the developer would be responsible for road improvements to the Baltimore Pike. Andy Hoffman wanted it on the record that he was opposed to the project if it does not include the opportunity to improve the intersection, which, in his opinion, is marginal to begin with.

Darrell Raubenstine made a motion for a favorable recommendation to the Board of Supervisors to change the residential to commercial industrial and second part of the road. He would also like the road to receive a favorable proposal as long there is going to be traffic studies done and road improvements as needed.

Jay Weisensale thought that Darrell Raubenstine should make a motion for only rezoning the map. Chairman Myers agreed with Jay Weisensale. Chairman Myers did not feel the Planning members had enough information to make any recommendation on the road change.

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Darrell Raubenstine made a motion for a favorable recommendation to the Board of Supervisors to change the split zoning from commercial industrial/ residential to be entirely commercial industrial, seconded by Duane Diehl. The Motion carried.

The Planning Commission made no recommendation on the Comprehensive Plan, Map 4 Transportation, change Tollgate Road from a local road to major collector.

SIGNING OF APPROVED PLANS

There were no plans to be signed.

SKETCH PLANS

There were no sketch plans presented

OTHER BUSINESS

None at this time.

PUBLIC COMMENT

Chairman Jim Myers asked if there were any visitors present that wished to address the Commission and received no reply.

NEXT MEETING

The next scheduled meeting for the Planning Commission is Thursday, April 19, 2018 at 6 p.m.

ADJOURNMENT

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

Respectfully Submitted,

Miriam E. Clapper, Recording Secretary

Chairman