

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, MAY 17, 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. Township Manager, Marc Woerner and Township Engineer, Chris Toms were present.

APPROVAL OF MINUTES – Regular Meeting, April 19, 2018

Andy Hoffman made a motion to approve the Minutes from the Planning Commission meeting of Thursday, April 19, 2018, seconded by Jay Weisensale. **Motion carried.**

CORRESPONDENCE

Chairman Jim Myers indicated they did not receive any correspondences.

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. Planning Commission Board member Darrell Raubenstine indicated he would like to discuss the enforcement of storm water areas where residents are planting trees and the “junk hole” being started in the Township.

EMERGENCY SERVICES GROUP REPORT

Mike Hampton, Director of Emergency Services was not present.

REPORT FROM ZONING OFFICER

Marc Woerner, Zoning Officer reported that the Zoning Hearing Board granted the variance request for Cody Kephart on Glenville Road. Mr. Kephart asked for relief from the side yard setbacks for a garage he wanted to build.

Marc also informed the Planning members that the Board of Supervisors denied the request of the Horak/Yorlets Partnership to have the entire parcel located at 2917 Baltimore Pike go from a split-zone residential/commercial-industrial to all commercial. The Board also denied the request for the street designation change of Tollgate Road to go from a local road to a major collector road.

OLD BUSINESS

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

(Review Time Expires 08/22/2018)

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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

1. Case – VA #03-05-02-2018

Applicant: Brian & Jennifer Baney – Application for a Variance from the West Manheim Township Zoning Ordinance, Article VIII, § 270-46 Area Regulations The applicant is seeking a variance to build a wrap-around porch that would connect to the existing porch and to build a two-story addition within the front setback of Raubenstine Road.

Location of Applicant's property: 340 Raubenstine, Hanover, PA 17331

Mr. Baney came before the Planning Commission to request a variance from Article VIII, § 270-46 Area Regulations and to answer any questions the Planning members had concerning his request. He explained that he wanted to add a wrap-around porch to an existing porch and to build a two-story addition to the existing home. He explained that the porch would not encroach pass the existing porch.

A discussion took place on where the 65-foot setback started. Chris Toms, Township Engineer explained that it started at the right-of-way. He then showed the applicant how to revise his site plan to reflect accurately where the house is located. It does not change his variance request application.

Duane Diehl made a motion for a favorable recommendation to the Zoning Hearing Board to grant the variance request, seconded by Andy Hoffman. Planning members, Duane Diehl, Andy Hoffman, Chairman Jim Myers and Darrell Raubenstine voted yes. Planning member Jay Weisensale abstained. The motion carried.

2. Case – VA #04-05-02-2018

Applicant: Randy & Kimberly Wentz – Application for a Variance from the West Manheim Township Zoning Ordinance, Article VIII, § 270-46 Area Regulations The applicant is seeking a variance to build a covered side porch to connect to the existing front porch.

Location of Applicant's property: 809 Hobart Road, Hanover, PA 17331

Randy and Kimberly Wentz were present to give an overview of their request for a variance from Article VIII, § 270-46 Area Regulations, which he stated is the same as the Baneys' request. He explained that they wanted to build a covered side porch to connect to the existing front porch. Their porch, like the Baneys' porch, would not encroach pass the existing porch.

Duane Diehl made a motion for a favorable recommendation to the Zoning Hearing Board to grant the variance request, seconded by Jay Weisensale. The motion carried.

3. Case – VA #05-05-03-2018

Applicant: Clifford Mummert – Application for a Variance from the West Manheim Township Zoning Ordinance, Article IV, § 270-22 Area Regulations. The applicant is seeking a variance to encroach into the 40-foot front yard setback. The applicant is also seeking a Variance from Article XV, § 270-90 (E) Accessory Building. The applicant is seeking a variance on the maximum building height shall not be higher than 1 1/2 stories or 20 feet, whichever is less.

Location of Applicant's property: 2655 Pleasant Hill Road, Hanover, PA 17331

Mr. Clifford Mummert came before the Planning Commission to request a variance from Article IV, § 270-22 Area Regulations and Article XV, § 270-90 (E) Accessory Building. He explained that he had previously been before the Planning

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Commission to ask for the variance to encroach into the 40-foot front yard setback, but the variance approval to build his garage expired before he could build it. He explained that he is also seeking a variance on the maximum building height.

He then explained that his property contains a large amount of shale, which is very difficult to cut through. He hopes by locating his garage closer to the road, he will find a soft spot in the soil. He would like to make the garage 25 feet high to be able to use more of the second floor for storage. He explained there would be no living space on the second floor of the garage.

Andy Hoffman made a motion for a favorable recommendation on what was previously approved by the Zoning Hearing Board, seconded by Jay Weisensale. Andy Hoffman and Jay Weisensale voted yes and Duane Diehl, Chairman Jim Myers and Darrell Raubenstine voted no. Motion failed.

A discussion took place on what a hardship is and whether this project was a hardship that the applicant had created or was it preexisting. Jay Weisensale then read from the Ordinance on the definition of a hardship. After reading the definition and further discussion the Planning members felt this does meet the definition of a hardship.

Jay Weisensale made a motion for a favorable recommendation to the Zoning Hearing Board and the Board of Supervisors, if necessary, that they approve this hardship with regards to height of the structure and the setback, seconded by Duane Diehl.

Motion carried

4. Case – VA #06-05-03-2018

Applicant: Bryan & Robyn Hess – Application for a Variance from the West Manheim Township Zoning Ordinance, Article XV, § 270-92 (B) Fences and wall. The Applicant is seeking a variance to allow the installation of a new fence within an electrical easement.

Location of Applicants' property: 2301 Woodbrook Court, Hanover, PA 17331

Robyn Hess came before the Planning Commission to request a variance from Article XV, § 270-92 (B) Fences and wall. She explained that the fence is for two dogs and children. She explained that when they purchased the property they were not aware there was an electrical easement in the backyard. They knew the electrical lines were on their property line and they would not be able to put the fence on the property line. Once they applied for the permit, they were made aware that they would not be able to place the fence near the electrical lines or easement, making their backyard un-useable. She explained placing the fence in either side yard would be difficult because of the locations of the stormwater facilities, the well and the septic system.

Discussion took place on fence location and the electrical easement. Chris Toms Township Engineer and Miriam Clapper Township Secretary left the meeting to go to the Map Room to get a copy of the Final Subdivision Plans. When Chris Toms returned he explained what was going on with the attachment that was sent in with the Hess's variance request.

Jay Weisensale made a motion with pending approval from Adams Electric for a favorable recommendation to the Zoning Hearing Board to move the fence line parallel to the Lakeside Drive portion of the easement, not to encroach on the easement, but be parallel with it and cross the easement in two places only, seconded by Andy Hoffman. **Motion carried.**

SIGNING OF APPROVED PLANS

There were no plans to be signed.

SKETCH PLANS

There were no sketch plans for review.

OTHER BUSINESS

None at this time.

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PUBLIC COMMENT

Darrell Raubenstine brought his concerns about new property owners planting trees in drainage swales. He was under the impression that trees needed to be planted outside the swale. He also wondered who enforces where trees are planted when they are planted in the swale.

He also brought to the Township attention what appears to be the start of a “junk hole” starting in a retention basin located along the Baltimore Pike. He explained if you look towards the back of the basin, at the top of the breast, behind the trees, somebody is throwing debris in the basin. Darrell Raubenstine believes the property is in the 2300 block of Baltimore Pike.

NEXT MEETING

The next scheduled meeting for the Planning Commission is Thursday, June 21, 2018 at 6 p.m.

ADJOURNMENT

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

Respectfully Submitted,

Miriam E. Clapper, Recording Secretary

Chairman